

TOWN OF YUCCA VALLEY PLANNING COMMISSION MEETING



*The Mission of the Town of Yucca Valley is to
provide a government that is responsive to its citizens
to ensure a safe and secure environment
while maintaining the highest quality of life.*

**PLANNING COMMISSION: 6:00 PM
TUESDAY, OCTOBER 13, 2015**

**YUCCA VALLEY COMMUNITY CENTER
YUCCA ROOM
57090 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284**

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**Planning Commission
Jeff Drozd, Commissioner
Jeff Evans, Commissioner
Charles McHenry, Commissioner
Steven Whitten, Vice Chairman
Vicki Bridenstine, Chairman**

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**TOWN ADMINISTRATIVE OFFICE:
760-369-7207**

www.yucca-valley.org

**AGENDA
MEETING OF THE
PLANNING COMMISSION
TUESDAY, OCTOBER 13, 2015
6:00 PM**

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's Office at 760-369-7209 at least 48 hours prior to the meeting.

An agenda packet for the meeting, and any additional documents submitted to the majority of the Planning Commission, are available for public view in the Town Hall lobby and with respect to the staff agenda packet, on the Town's website, www.yucca-valley.org, prior to the Regular Meeting. Any materials submitted to the Agency after distribution of the agenda packet will be available for public review in the Town Clerk's Office during normal business hours and will be available for review at the Regular Meeting meeting. For more information on an agenda item or the agenda process, please contact the Town Clerk's office at 760-369-7209 ext. 226.

If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Commission Secretary. The Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.

Where appropriate or deemed necessary, action may be taken on any item listed in the agenda.

OPENING CEREMONIES:

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

CONSENT AGENDA:

All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous Planning Commission instruction. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the meeting. Public requests to comment on

consent calendar items should be filed with the Commission Secretary before the consent calendar is called.

MINUTES APPROVAL:

1. Planning Commission - Regular Meeting - Sep 22, 2015 6:00 PM

DEPARTMENT REPORTS:

2. Environmental Assessment, EA-05-15; Site Plan Review, SPR 01-15 Princeton Equine

Recommendation:

Environmental Assessment, EA 05-15: The review and approval of the Old Town Specific Plan (OTSP) included a Program Environmental Impact Report (EIR). The EIR evaluated future projects within boundaries of the OTSP. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the Program EIR. The project is consistent with the Program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

Site Plan Review, SPR 01-15: That the Planning Commission approves SPR 01-15 based upon the information contained within the staff report, the required findings and the recommended conditions of approval.

FUTURE AGENDA ITEMS:

PUBLIC COMMENTS:

In order to assist in the orderly and timely conduct of the meeting, the Planning Commission takes this time to consider your comments on items of concern which are on the Closed Session or not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three (3) minutes or less. Inappropriate behavior which disrupts, disturbs or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not included on the printed agenda.

STAFF REPORTS AND COMMENTS:

- Private Land Development Report
- Capital Projects Update Report

COMMISSIONER REPORTS AND COMMENTS:

ANNOUNCEMENTS:

The next meeting of the Planning Commission will be held on October 27, 2015 at 6:00 PM.

ADJOURNMENT:

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 22, 2015**

OPENING CEREMONIES

Chair Bridenstine called the meeting to order at 6:00 PM.

CALL TO ORDER

ROLL CALL

PRESENT: Drozd, Evans, McHenry, Whitten, Bridenstine

ABSENT:

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Charles McHenry, Commissioner
SECONDER: Jeff Evans, Commissioner
AYES: Drozd, Evans, McHenry, Whitten, Bridenstine

CONSENT AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Charles McHenry, Commissioner
SECONDER: Jeff Drozd, Commissioner
AYES: Drozd, Evans, McHenry, Whitten, Bridenstine

MINUTES APPROVAL

1. **Approval of September 8, 2015 Planning Commission Regular Meeting Minutes**

DEPARTMENT REPORTS

2. **Retail Special Events/Parking Lot Sales**

Recommendation:

That the Planning Commission discuss if retail special events/parking lots sales should be established within the Development Code. The Commission should also consider the display of retail merchandise outside of commercial establishments.

STAFF REPORT

Deputy Town Manager Stueckle provided the staff report. He provided a brief outline of the item, which was a request that the Planning Commission discuss potential changes of policy addressing retail parking lot sales. The sections of the code that allow for

temporary special events are not applicable to retail special events. Staff also asked the Commission to discuss outdoor retail display areas.

PUBLIC COMMENTS ITEM 2

- Christine Vattuone, Yucca Valley, spoke as the owner of Estate Sale Marketplace. She spoke in support of parking lot sales, and said they were necessary for business.
- Michael Heron, Yucca Valley, an employee of Estate Sale Marketplace, spoke in support of parking lot sales.
- Rin Shigeyasu, Yucca Valley, spoke in support of parking lot sales.
- Aida & Carlos De La Paz, Yucca Valley, spoke in support of outdoor retail displays and parking lot sales, and said that it was necessary for business.

One person, Donald Plum registered support but did not want to speak, and one person, Kenny Norland, submitted a comment card but was not present.

CLOSE PUBLIC COMMENTS

Staff said that historically outdoor display for sales activity has been prohibited unless the use was allowed by as part of a Conditional Use Permit and the business had a garden area for those type of features. Small display areas have been allowed, but that is not addressed in the code. Staff said that many communities that allow outdoor sales events limit those activities a few times per year.

Commissioner Evans said that he doesn't want to hinder small businesses, but he also said that guidelines and policies are put in place for a purpose, and the esthetics of the community are important. He said that parking lot sales and visual display are a necessary. He asked Staff about the current policy. Staff said that under the existing policy, there have been occurrences where enforcement activity was required. Staff said that the outdoor display of merchandise was an issue that needed to be addressed separately from parking lot sales events. Commissioner Evans said that if more business are holding these kind of sales then it is a concern.

Commissioner Whitten said that understood the difficulties small businesses face and the importance of visual displays. He said there are a number of activities that occur in Town, including blood drives, which are similar types of activity to parking lot sales. Commissioner Whitten also said that, in the specific case of Estate Sale Marketplace, he felt that the business had constituted a change in use and should have gone through a CUP or other permit process. Commissioner Whitten asked staff what the Old Town Specific Plan said about outdoor retail displays, and staff said that they were prohibited in the plan. Commissioner Whitten said that, unless the majority of residents complain, outdoor displays should be allowed if they are not creating a safety issue.

Commissioner McHenry said that he doesn't want to hurt businesses, but that some kind of regulations should be in place. He also addressed Estate Sale Marketplace, and said that he thought there was also an auto repair shop on the lot. He also said that the business may look like a swap meet to passerby and not a single retail store when there is too much stuff in the parking lot. He asked staff if in the past stores such as Big 5 had obtained permits before their sidewalk or parking lot sales. Staff said that historically staff had issued temporary special event permits for those activities, but with the adoption of the new code it became clear that parking lot sales were not called out. Commissioner McHenry said that he doesn't want to shut down businesses, but that there should be some kind of regulations. He suggested possibly allowing a square footage of outdoor display based upon the square footage of the business.

Commissioner Drozd agreed with Commissioner McHenry's suggestion of a percentage of the square footage of the building. He suggest a different schedule for businesses that depend on this kind of activity, such a certain number of days per month. He thought it should have to fit within the character of the Town. He said he thought Old Town should be different, and possibly less restrictive. He said that activities shouldn't block ADA access and shouldn't reduce the amount of available parking below the minimum required number. He thinks that enforcement should be a complaint driven issue.

Commissioner Whitten said that if the minimum parking requirement is met the rest of the space could be used for the display of outdoor merchandise. He said that a businesses that are a change in use should have to have the Conditional Use Permit.

Chair Bridenstine said that there is a difference between parking lot sales and sidewalk sales. She said that parking lot sales are large and should be limited to once a quarter or so, while sidewalk sales are smaller and would be reasonable once a month or so. She said that both types of activities should require a permit, including a site plan to establish ADA access, parking and other public safety issues. She said that sidewalk sales should be more forgiving, because they are smaller than parking lot sales events. She said that the permit should also set the number of days an event is allowed to continue, to prevent large amounts of merchandise outside of the store all the time. She said that she understood the need for visual effect, but felt that planning was important, and that it was critical that it look nice.

Chair Bridenstine reopened public comments.

PUBLIC COMMENTS ITEM 2

- Christine Vattuone, Yucca Valley, owner of Estate Sale Marketplace, spoke in support of outdoor displays and parking lot sales. She said her displays are neat and that it doesn't look like a swap meet.
- Michael Heron, Yucca Valley, an employee of Estate Sale Marketplace, spoke in support of parking lot sales. He spoke in support of a limited outdoor display by square footage.

He said that they would be willing to limit sales to once a month, and said there should be guidelines on what you can and can't do.

- Christine Vattuone said that they would like to have two weekend sales a month for 9 to 10 months a year.

CLOSE PUBLIC COMMENTS

Commissioner Evans asked staff if this was a code issue or a compliance issue. Staff said that they were asking the Commission to determine if there were code issues that need to be addressed. It was staff's opinion that minimum outdoor display areas should be established by the code. Establishing regulations for parking lot sales is a separate issue. Commissioner Evans asked if staff could work on developing that portion of the code.

Staff said that they will bring the issue back to the Commission for discussion a second time and then work on drafting the code.

Commissioner Evans said no one on Commission wants to shut down any businesses, and that they see the need for these kind of activities.

Commissioner Whitten asked about what kind of burden on staff time it would be to add additional permitting processes. Staff said that, in their opinion, display areas should not have a permit, but would be established by a standard set by the code. Parking lot sales event is a separate dialogue. Commissioner Whitten asked if there had been a president of working with a business to establish a test case. Staff said that there was not.

Commissioner Whitten asked about Estate Sale Marketplace's permit application. Staff said that they applied under the Temporary Special Event Permit, and the application was rejected as that permit is not applicable to their business operation.

Commissioner McHenry said that there needed to be some kind of regulations in place.

Commissioner Drozd said that he agreed with staff that outdoor display shouldn't require a permit, but should have established by policy. He said that, while there had been discussion of Estate Sale Marketplace, this was an issue that effected many businesses.

Chair Bridenstine provided a summary of the topic that the Commission had discussed listing: establishing the difference between parking lot sales, sidewalk sales and display; limiting the outdoor display to a percentage of the square footage of the building; establishing that safe pedestrian travel, ADA access and sufficient parking is maintained; how often sales events are allowed; and the duration allowed for a given sales event.

Commissioner Drozd said that activities should also have to conform to the character of the Town, and that would be a complaint driven factor. Commissioner Whitten asked

how we would define character. He said that would be difficult determine, and that the General Plan and Old Town Specific Plan are sufficient for describing character.

No motion was made on this item.

RESULT: NO MOTION MADE

3. Identification of Accessory Buildings vs. Structures Planning Commission Discussion

Recommendation:

That the Planning Commission discuss and identify accessory buildings vs. Structures pursuant to Section 9.07.060, and provide direction to staff.

STAFF REPORT

Deputy Town Manager Stueckle provided the staff report, which was a request for the Commission to discuss and identify building vs structures in relation to the accessory building ordinance. Staff said that a building was defined as any structure having a roof supported by columns or walls and used or intended for the shelter, housing or enclosure of any individual, animal, process, equipment or materials of any kind. Staff described a property with a guest house, multiple free standing solar arrays, patio covers, green house, chicken coop and a water heater structure. Staff also discussed other examples of properties with multiple structures. The staff report included a list of types of structures which might be determined as a building or a structure. Staff said that this was the Commission's first opportunity to discuss the issue, and that staff did not expect the Commission to take action on the item at that meeting.

PUBLIC COMMENTS ITEM 3

None

CLOSE PUBLIC COMMENTS

Commissioner McHenry said that it is a difficult issue. He used the example of beehives, and said it was something that could be nit-picked to death.

Commissioner Drozd asked staff what size of building didn't require a building permit. Staff said that it was buildings under 120 square foot, but that in the Accessory Building section of the code, the size of the building didn't matter. Commissioner Drozd suggested some kind of standard based on whether or not the structure was used to shelter things long term.

Commissioner Evans said he thought structures were not designed for permanent occupancy, and buildings were designed or permanent occupancy. Commissioner Evans also suggested having a uniform definition that starts at the County level.

Commissioner Whitten said that there is no completely right answer, and that there will always be a reason for challenges. He said thought there was already a process in place to deal with situations where an applicant challenges staff's determination, which would come before the Planning Commission to decide. He said he felt that the code should not be changed.

Staff said that they had presented the list approach to the Commission as way to improve consistency and to avoid making arbitrary decisions. Commissioner Whitten said that he would be willing to accept the list as it was presented.

Chair Bridenstine said that they should look at permanent vs. temporary structures. She listed portable greenhouses and prefabricated sheds as examples of temporary structures. She said that for free standing solar structures you would need to look at the primary use. When there is a carport with solar on top, the primary use is the carport rather than free standing solar. She said she likes the list idea, but feels that they need to evaluate it further.

Staff will work on the issue and bring it back to the Commission.

No motion was made on this item.

RESULT: NO MOTION MADE

4. Recommendation to Town Council General Plan Implementation Strategies Development Code Regulation & Special Planning Study Prioritization

Recommendation:

That the Planning Commission review and prioritize Development Code regulations/special planning study prioritization and forward that recommendation to the Town Council for their consideration during strategic planning discussions.

STAFF REPORT

Deputy Town Manager Stueckle provide the staff report, which was a request that the Planning Commission discuss prioritization of items that need to be addressed.

PUBLIC COMMENTS ITEM 4

None

CLOSE PUBLIC COMMENTS

Commissioner Evans said that it seems that the majority of the items are dealing with environment it some way, and that it itself is a priority.

Commissioner Whitten said that a lot of the outstanding issues are in the open space conservation section of the General Plan. He said that the adoption of new irrigation and landscaping water standards is something that will be determined by the Water District and the State and the Town will have to comply as a community. Commissioner Whitten identified the revision of the sign regulations as a high priority. He said that he thought adult oriented business regulations had been dealt with during the revision of the Development Code. Commissioner Whitten asked staff for clarification on the status of the current adult oriented business ordinance, and said that addressing that would have to be a priority as well. He also identified wildlife corridor as a hot topic, but is a lower priority due to the changing environment due to drought. He also said the hot food truck might be a priority, but he said that the cottage food industry was primarily already dealt with under home occupation permits.

Commissioner McHenry agreed with Commissioner Whitten that sign ordinance needs to be a priority. He said that the grading plan and standards also need to be addressed. He said that cottage food industry should be addressed. He would also like to address the Master Drainage Plan, although that will probably be far in the future.

Commissioner Drozd listed items that he felt should be a top priority including: development of a truck map route, noise standards, sign regulations, and the wildlife corridor map.

Chair Bridenstine said that there are some really big subjects on the list that the Town can't afford to currently address, but there may be low hanging fruit which could be addressed now. She identified items which she felt should be a top priority including: the truck route map, sign regulations, adult oriented business regulations, inaccuracies in the wildlife corridor map, and open space preservation and grading issues. She said that some issues such as the open spaces preservation and grading plan are important but could potentially be addressed next year.

No motion was made on this item.

RESULT: NO MOTION MADE

FUTURE AGENDA ITEMS

Staff provided an overview of upcoming projects.

PUBLIC COMMENTS

STAFF REPORTS AND COMMENTS

Staff said that in order to expedite meeting, staff would forgo the usual reports on the status of current private land development or capital projects, and instead offered to answer any questions the Commission had.

COMMISSIONER REPORTS AND COMMENTS

Commissioner Evans asked staff for an update on several projects. He also asked staff about the issue of traffic accidents at the intersection of Sage and SR62, particularly the recent fatality. Staff said that Town had previously requested Caltrans address that intersection, and Caltrans performed their investigation and said that they would install one warning chevron, however that sign had not been installed.

Commissioner Whitten said that he was going to be unavailable from the October 17th to the 3rd of November. He also expressed concern over the intersection of Sage and SR62, and asked if there would be some possibility to install something outside of the Caltrans easement. Staff said that the Town was having internal discussion on the issue and would following up with Caltrans. Commissioner Whitten also thanked staff

Commissioner McHenry thanked staff. He asked staff for an update on the old Carrows building, and spoke about the issue of the traffic accident intersection of Sage and SR62. He said he would like Town to do anything we are able to do, rather than waiting for Caltrans.

Commissioner Drozd also spoke about the intersection of Sage and SR62 and wanted to remind staff of the previous student death and other accidents that have occurred at that intersection. He also congratulated Commissioner Quander for the success of his film festival.

Chair Bridenstine thanked staff. She said there was more on the agenda than she anticipated, but it was important to get things resolved. She thanked her fellow commissioners and reminded the public that they were volunteers.

ANNOUNCEMENTS

The next meeting of the Planning Commission will be held on October 13, 2015 at 6:00 PM.

ADJOURNMENT

The meeting was closed at 7:42 p.m.

Respectfully Submitted,

Allison Brucker

Commission Secretary

Town of Yucca Valley

PLANNING COMMISSION STAFF REPORT

To: Honorable Chair and Planning Commissioners
From: Diane Olsen, Planning Technician
 Shane Stueckle, Deputy Town Manager
Date: September 24, 2015
Meeting Date: October 13, 2015

Subject: Environmental Assessment, EA-05-15; Site Plan Review, SPR 01-15 Princeton Equine

Recommendation:

Environmental Assessment, EA 05-15: The review and approval of the Old Town Specific Plan (OTSP) included a Program Environmental Impact Report (EIR). The EIR evaluated future projects within boundaries of the OTSP. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the Program EIR. The project is consistent with the Program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

Site Plan Review, SPR 01-15: That the Planning Commission approves SPR 01-15 based upon the information contained within the staff report, the required findings and the recommended conditions of approval.

Prior Commission Review:

There has been no prior Commission review of this matter.

Executive Summary: The Planning Commission is the review authority for Site Plan Review applications. Site Plan Review, SPR-01-15, was submitted on June 11, 2015, and deemed complete on September 23, 2015. The Planning Commission's decision is final unless appealed to the Town Council.

Order of Procedure:

- Request Staff Report
- Request Public Comment
- Commission Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question (Roll Call Vote)

Discussion:

The following information provides both summary and detailed data on the project application. The property is located on the southeast corner of Inca Tr and Benecia Trail and is also identified as APN: 586-081-08

Case: ENVIRONMENTAL ASSESSMENT, EA 05-15
SITE PLAN REVIEW, SPR 01-15 PRINCETON EQUINE

Request: A PROPOSAL TO CONSTRUCT AN EQUINE VETERINARY CLINIC, TO INCLUDE A 2,720 SQUARE FOOT TREATMENT AREA/OFFICE, 576 SQUARE FEET OF OUTDOOR HOLDING PENS, A 60' DIAMETER ROUND PEN, A 400 SQ FT EUTHANASIA ENCLOSURE, PARKING AND LANDSCAPING.

Applicant: CHRISTINA KAYVON-PIERCE
7654 CONDALIA AVENUE
YUCCA VALLEY, CA 92284

Property Owner:
ROBERT KAYVON
7654 CONDALIA AVENUE
YUCCA VALLEY, CA 92284

Representative:
BILL WARNER
NV5, INC
42-829 COOK STREET, SUITE 104
PALM DESERT, CA 92284

Location: VACANT LOT ON THE SOUTHEAST CORNER OF BENECIA TRAIL AND INCA TRAIL AND IS ALSO IDENTIFIED AS APN: 586-081-08.

Existing General Plan Land Use Designation:
THE SITE IS DESIGNATED OLD TOWN INDUSTRIAL COMMERCIAL (OTIC)

Existing Zoning Designation:
THE SITE IS DESIGNATED OLD TOWN INDUSTRIAL COMMERCIAL (OTIC)

Surrounding General Plan Land Use Designations:
NORTH: OLD TOWN INDUSTRIAL COMMERCIAL (OTIC)
SOUTH: OLD TOWN HIGHWAY COMMERCIAL (OTHC)
WEST: OLD TOWN INDUSTRIAL COMMERCIAL (OTIC)

EAST: OLD TOWN INDUSTRIAL COMMERCIAL (OTIC)

Surrounding Zoning Designations:

NORTH: OLD TOWN INDUSTRIAL COMMERCIAL (OTIC)
SOUTH: OLD TOWN HIGHWAY COMMERCIAL (OTHC)
WEST: OLD TOWN INDUSTRIAL COMMERCIAL (OTIC)
EAST: OLD TOWN INDUSTRIAL COMMERCIAL (OTIC)

Surrounding Land Use:

NORTH: MINI STORAGE
SOUTH: HOTEL
WEST: VACANT
EAST: VACANT

RECOMMENDATIONS:

Environmental Assessment, EA 05-15: The review and approval of the Old Town Specific Plan (OTSP) included a Program Environmental Impact Report (EIR). The EIR evaluated future projects within boundaries of the OTSP. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the Program EIR. The project is consistent with the Program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

Site Plan Review, SPR 01-15: That the Planning Commission approves SPR 01-15 based upon the information contained within the staff report, the required findings and the recommended conditions of approval.

PROJECT PLANNER: DIANE OLSEN

REVIEWED BY: SHANE STUECKLE

Appeal Information:

Actions by the Planning Commission, including any finding that a negative declaration be adopted, may be appealed to the Town Council within 10 calendar days. Appeal filing and processing information may be obtained from the Planning Division of the Community Development Department. Pursuant to Section 9.63.090 of the Development Code, minor modifications may be approved by the Planning Division if it is determined that the changes would not affect the findings prescribed in Section 9.63.080 of the Development Code, Required Findings, and that the subject of the proposed changes were not items of public controversy during the review and approval of the original permit, including modifications to phasing schedules for the project.

I. GENERAL INFORMATION

PROJECT DESCRIPTION: The project consists of a proposed 2,720 square foot equine veterinary clinic treatment area/office, 576 square feet of outdoor holding pens, a 60’ diameter round pen, a 400 square foot euthanasia enclosure, parking and landscaping. The business hours are generally Monday through Friday, 8:00 AM to 5:00 PM. Emergency or as needed services may occur outside of these general days/hours of operation. Business operations anticipate four employees at the time of opening the business. The proposed structure is single story with a western architectural theme. A majority of business operations are proposed to occur indoors, with some activities occurring outdoors. A masonry and wrought iron wall is proposed to be installed on Benecia Trail and on Inca Trail project frontages, and a masonry wall is proposed to be constructed on the south and east property boundaries.

LOCATION: The project is located on the southeast corner of Benecia Trail and Inca Trail and is also identified as APN: 586-081-08.

PROJECT SYNOPSIS

SITE COVERAGE

PROJECT AREA	Entire site = 0.87 acres
BUILDING AREA	Treatment Area/Office 2,720 sq ft Outdoor Holding Pens 576 sq ft Round Pen 3,600 sq ft
PHASED CONSTRUCTION	No
FLOOD ZONE	Map 8855 Zone A (special flood hazard areas subject to inundation by the 1% annual chance flood).
ALQUIST PRIOLO ZONE	No
OFF-SITE IMPROVEMENTS REQ.	Yes, Sidewalks
ASSESSMENT DISTRICTS REQ.	Yes
MAINTENANCE DISTRICT FORMATION	Yes
RIGHT-OF-WAY DEDICATION REQ.	No
UTILITY UNDERGROUNDING	All new service lines shall be underground in conformance to Ordinance 233, or as amended by Town Council.

AIRPORT INFLUENCE AREA	No
TRAILS & BIKE LANE MASTER PLAN	There are no trails or bike lanes on or adjacent to the project site
PUBLIC FACILITY MASTER PLAN	No facilities on or adjacent to the project
PARKS AND RECREATION MASTER PLAN	There are no park and recreation facilities on or adjacent to the project site.
MASTER PLAN OF DRAINAGE	Yes, Inca Trail Wash Facility is proposed to be located in Inca Trail
STREET LIGHTS	No
SPECIFIC PLAN/PLANNED DEVELOPMENT	Old Town Specific Plan
GATEWAY REIMBURSEMENT DISTRICT	Yes
AVALON SIGNAL REIMBURSEMENT DISTRICT	No
FUTURE PLANNING COMMISSION ACTION REQUIRED	No
FUTURE TOWN COUNCIL ACTION REQUIRED	Only if Commission actions are appealed

II. PROJECT ANALYSIS

GENERAL PLAN CONSIDERATION: The proposed equine veterinary clinic is to be located on a parcel designated as Old Town Industrial Commercial (OTIC). The Old Town Industrial Commercial land use district “allows a variety of industrial, commercial, or residential uses in a portion of the Old Town Specific Plan area.

OLD TOWN SPECIFIC PLAN CONSIDERATION: *The State Route 62 Industrial/Commercial District is planned to provide a variety of industrial, light industrial, flex-tech, service commercial and limited live-work residential development. The OTIC district encourages quality-designed lower intensity industrial development of smaller scale manufacturing and assembly. The District is intended to serve as a primary node for locally serving businesses and commercial activity. By establishing streetscape elements, landscaped buffers, and quality site design, the OTIC District is envisioned to contribute to a positive visual image along State Route 62.*

Veterinarian clinics and animal hospitals are identified by Section 4.3.1 of the Old Town Specific Plan as a permitted use subject to a Site Plan Review.

DEVELOPMENT CODE CONSIDERATION: The proposed project is located in the Old Town Industrial Commercial zoning district.

ENVIRONMENTAL CONSIDERATIONS: The review and approval of the Old Town Specific Plan (OTSP) included a Program Environmental Impact Report (EIR). The EIR evaluated future projects within boundaries of the OTSP. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the Program EIR. The project is consistent with the Program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

ADJACENT LAND USES: The project site is located on the southeast corner of Benecia Trail and Inca Trail. Surrounding uses include a hotel to the south, a mini storage to the north and vacant lots to the east and west. Retail use is located to the south east of the project site.

SITE CHARACTERISTICS: The site is a vacant lot that appears to have been previously graded. Vegetation includes small weeds and grasses. There are no regulated native plants located on the property. The Conceptual Grading Plan submitted with the project application indicates minimal grading is anticipated, with approximately 500 cubic yards each of cut and fill.

BUILDING ELEVATIONS: The proposed structure is a pre-fabricated building, constructed of metal frame(s), wood siding with a metal roof. The architectural style is western, designed to resemble a barn. The building is proposed to have a redwood stain.

The Town's Commercial Design Guidelines provide a variety of architectural themes and styles. This includes the "western", as does the Old Town Specific Plan Design Guidelines. The following is an excerpt from the Town's Commercial Design Guidelines.

D. ARCHITECTURE STYLES

Yucca Valley's unique desert environment and historic influences can be maintained through an adherence to southwestern and other similar architectural styles. Those that best reflect the character of the community can be defined as Desert Western, Ranch, Mission, Mediterranean, Santa Fe and Southwest architecture. Contemporary designs, including a 50's era look or that are responsive to local climatic conditions and are consistent with these architectural design principles are not precluded; however, such designs must provide sufficient quality of design and materials to assure they meet the aesthetic goals of the community and compliment development within the immediate area surrounding the project site.

Construction should represent any chosen style through appropriate detailing and proper application of materials. A consistent architectural style should be used for a building and elements that relate to it, such as trellises, planters, etc. Multi-building projects should also use a consistent architectural style throughout the project. While specific architectural styles are not

dictated by the Development Code, the desert western, ranch, and modern composite styles predominate throughout Yucca Valley and should be emulated to keep Yucca Valley's unique "sense of place". "High tech" or styles using simple shaped structures with unarticulated or plain surfaces and insubstantial materials to create stark visual effects should be avoided.

Western Architecture Background

The migration westward brought us a form of Architecture we call "western". The structures were usually built with wood, were simple and were quickly constructed, and normally had front parapets which were stepped or sculptured to provide interest and signboards. This form of architecture is present throughout the west where quickly constructed "boomtowns" sprung up to accommodate the miners, ranchers, and farmers demands. The western movie set at Pioneertown which was constructed in the 1950's and the historical presence of many miners and ranchers in the area make this an architectural style with a strong background within the Morongo Basin. Illustrations from the Commercial Design Guidelines are attached.

The following language is from the Old Town Specific Plan, Design Guidelines.

5.3 Architecture

The construction of new buildings and rehabilitation of existing structures are critical to the continued economic vitality of Yucca Valley. These new and rehabilitated buildings should be compatible with the character of the area in which they are located. New structures should be sympathetic and compatible with the surrounding buildings in terms of mass, scale, height, facade rhythm, placement of doors and windows, and color and use of materials without feeling that they have to precisely duplicate an architectural style from the past to be successful.

5.3.1 Architectural Styles

The following general principles should be considered in determining an architectural style.

Designers should familiarize themselves with the design elements and details used on older buildings in the Yucca Valley area.

For new infill buildings, select material carefully and use correct architectural detailing to avoid looking like cheap historic imitations; avoid architectural "gimmicks."

Avoid sharp contrasts between architectural styles on adjacent parcels; do not use dramatic visual contrasts from neighboring structures as attention-getters.

For side and rear building facades, provide a level of design detail and finish compatible with that of the front facade, particularly if they are visible from streets, alleys, adjacent parking areas, or residential uses.

Franchise architecture with corporate signatures is strongly discouraged.

Use special architectural features to accent buildings at prominent street corners and at the terminus of a street corridor or pedestrian way.

While a predetermined architectural theme is not required of new and rehabilitated structures, the following architectural styles and forms are most appropriate in Old Town, as described in the following sections.

1. Territorial/Western
2. Spanish Eclectic/Mission Revival
3. Streamlined Modern/Art Deco
4. Artisan Industrial
5. Contemporary

1. Territorial/Western

This style is typified by character-defining elements such as flat or stepped-parapet rooflines and covered walkways, natural wood, board and batten, wood shingles, and heavy timber. This style is primarily recommended in the Old Town Mixed Use Subdistrict, but is appropriate in all the land use subdistricts.

Again, illustrations from the Old Town Specific Plan are included for reference.

ACCESS/PARKING: Two points of access to the site are proposed, including access from both Benecia and Inca Trail. Parking requirements for veterinary projects are based upon one parking space per 400 square feet of building area. Based upon 2,720 square feet of building, the project is required to have 7 parking spaces. Chapter 9.33, Parking, of the Development Code requires that all driveway, aisles, turning and maneuvering areas be paved with not less than two and one half inches of asphalt concrete or equivalent surfacing. Due to the type of development and the concerns of hardscaping with equine, this requirement is met through the installation of decomposed granite around the south and east portion of the project for dust control and other purposes.

DRAINAGE/ON-SITE RETENTION: On-site retention, consistent with Development Code policy of increment plus ten percent, is proposed as an underground storm water retention system located approximately along the north-north eastern portion of the property.

The Yucca Valley Master Plan of Drainage identifies the Inca Trail Wash as requiring drainage facilities. A 54" pipe is proposed for Inca Trail in the Master Plan of Drainage. Based upon existing rights of way, no additional rights of way are required for this facility to be constructed in the future. Public Facility Development Impact Fees include proportion shares of drainage facilities identified in the Master Plan of Drainage. Additionally, no construction of this facility is recommended at this time as additional off-site drainage improvements would be necessary

for effective use of this facility. As such, payment of Public Facility Development Impact Fees are the only necessary action for this project.

PUBLIC IMPROVEMENTS: Both Benecia and Inca Trails are constructed with paving as well as curb and gutter. Inca Trail is approximately 40' in width, curb to curb. Benecia Trail is approximately 35' in width curb to curb. At 40' in width, Inca Trail will allow parking on both sides of the street, with one travel lane in each direction. At 35' feet in width, Benecia Trail is not wide enough to allow parking on both sides of the street and to still maintain one travel lane in each direction. Based upon the development and property access patterns in this area, staff recommends that the north side of Benecia Trail be identified as "No Parking", between Kickapoo and Hopi. This is not the responsibility of the applicant, and will be implemented by the Town.

A "Stop" sign is located at the intersection of Inca and Benecia Trails, requiring north bound traffic on Inca Trail to stop at the intersection. No additional regulatory or warning signs are necessary.

The project is located in the Gateway Reimbursement District whereby the Town constructed streets, curbs and gutters in 2005, and requires reimbursement for the construction of those public improvements/facilities. The reimbursement amount per parcel was established with the Gateway Reimbursement District. This parcels proportional share is \$9939.

The project is conditioned to construct sidewalks on both Benecia and Inca Trails. Section 9.30.40 of the Yucca Valley Development Code specifies infrastructure levels based upon zoning district and parcel size. For Industrially designated zoning districts, Table 3-1 requires that sidewalks be constructed on both sides of a street where parcels are less than one acre in size.

FUTURE HDWD SEWER CONNECTION: Based upon plans available from HDWD at this time, the Phase I wastewater line runs in the alley on the south side of the project site. Therefore connections will be made to this location unless the system plans are modified by HDWD.

ADA ACCESS: ADA access is required for this development project from the public right of way to the proposed building. For this project, ADA access is proposed adjacent to the driveway on Benecia Trail, following along the paved vehicle access/parking area, and ADA access then connects to the building through a short sidewalk. An ADA van accessible parking stall consistent with current standards is located in the parking lot with a marked access route to the ADA sidewalk which connects to both the building and Benecia Trail.

AIRPORT COMPREHENSIVE LAND USE PLAN: The subject site is located outside of Safety Review Areas 1, 2 and 3 of the Yucca Valley Airport. The site is also located outside of the area where deed notices are required.

DISCUSSION:

The project includes a treatment area /office of 2,720 square feet, outdoor holding pens of 576 square feet, an outdoor round pen of approximately 3,600 square feet and a euthanasia enclosure of approximately 400 square feet. The project also includes required parking and landscaping. The applicant has proposed a masonry and wrought iron wall to be installed on Benecia Trail and on Inca Trail, and a masonry wall to be installed on the south and east property boundaries.

Services include wellness exams, lameness evaluations, radiograms and ultrasounds inside the treatment area. The outdoor holding pens are for animals that are awaiting treatment or have been treated and waiting to be picked up. The outdoor round pen is for lameness evaluations. The standard hours of operation for the clinic are Monday thru Friday, 8 AM to 5 PM. There will be no animals kept at the facility overnight. Services may be provided outside of the standard hours and days on an as needed basis. The business operation anticipates a total four employees at the time of initiating operations, which includes two clinic owners and two other employees. Future employee growth will be based upon business levels. Spring/fall seasons are projected to be busy seasons, with summer business levels being reduced. Projected or desired customer levels are one-to-two horses per hour, with approximately eight horses per day being present on site.

An on-site euthanasia enclosure is proposed for when those services are needed. A majority of all euthanasia's are completed in the field. But there may be circumstances where this activity occurs on site. Contract disposal services are engaged when necessary for animal pickup. This enclosure is proposed to be constructed of tan concrete slump stone matching the walls on the south and east sides of the clinic.

As noted in this staff report, a hotel is located immediately south with general retail to the south east, both separated by a 24' alley running east/west along the project sites southern boundary. As noted in the letter from the applicant dated July 13, 2015, and received on September 10, 2015, the round pen, located at the south east corner of the site, is used for lameness evaluations. Therefore based upon information provided by the applicant, this area will have relatively limited use, as all other exams and treatments occur inside the proposed structure. Four holding pens are proposed 5' away from the eastern property line. These pens are for the animal holding both before and after exams/treatments. These pens are constructed of 1 5/8 inch 16 gauge galvanized steel pipe and measure approximately 47' x 12'.

Odor and dust control is addressed through Condition of Approval number P10. These standards are taken from the Town's animal regulations. These standards are enacted to ensure that adequate dust and odor control measures are taken on the site and that they do not impact surrounding properties or the general commercial/industrial area.

Project Summary: Animal hospitals/veterinarian clinics are an allowed use in the OTIC zoning district. The projects' architecture is consistent with themes contained in both the Old Town Specific Plan as well as the Town's Commercial Design Guidelines. There are no projected traffic impacts created by the project. On-site retention is consistent with the Town's policies

of retaining on-site increment plus ten percent. The conditions of approval are structured to minimize and/or eliminate impacts to surrounding properties that may be created by outdoor business activities.

SITE PLAN REVIEW FINDINGS:

- A. That the location, size, design, density and intensity of the proposed development is consistent with the General Plan, the purpose of the land use district in which the site is located, and the development policies and standards of the Town;
- The site is bounded by Benecia Trail to the north, Inca Trail to the west. There is a hotel located to the south of the project, a mini storage facility located to the north and vacant lots to the east and west. Surrounding General Plan and Zoning designations are Old Town Industrial Commercial (OTIC) on the north, west and east and Old Town Highway Commercial (OTHC) on the south.. The project as proposed is consistent with the Old Town Specific Plan, the Development Code, and the General Plan.*
- B. That the location, size, design and architectural design features of the proposed structures and improvements are compatible with the site's natural landform, surrounding sites, structures and streetscapes;
- The site is bounded by Benecia Trail to the north and Inca Trail to the west. There is a one story hotel located to the south of the project, a mini storage facility located to the north and commercial retail located on 29 Palms Hwy southeast of the project. To the east and west of the project are vacant lots. The proposed single story construction building is consistent in height with surrounding development. Percentage of site development/lot coverage with permanent structures is well below that allowed by the Development Code.*
- C. That the proposed development produces compatible transitions in the scale, bulk, coverage, density and character of the development between adjacent land uses;
- The properties surrounding the project are either developed with one story commercial or industrial projects or are vacant lots. This project is proposed as a one story structure approximately 17' in height. The building at 2,720 square feet will cover approximately 75 of the lot area. The proposed project is consistent with the surrounding environment in regards to structure height and lot coverage.*
- D. That the building site and architectural design is accomplished in an energy efficient manner;
- The site is being developed consistent with adopted setback and building height standards, allowing opportunities to maximize energy efficiency and conservation measures in construction and building operations. Construction of the building must conform to the most recent edition of the California Building Codes ensuring compliance with the most recent energy efficiency minimum standards.*
- E. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures.

As outlined in the staff report and these findings, the construction materials, colors, textures, height and bulk are consistent with the Development Code standards and requirements and are consistent with surrounding development patterns. The materials are also consistent with the guidelines set forth in the Old Town Specific Plan as well as the Town's Commercial Design Guidelines.

- F.** That the development proposal does not unnecessarily block views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;
The height of the structure is proposed to be 17'. This structure height is consistent with other projects in the vicinity, and as such, does not obscure visibility or block views.
- G.** That the amount, location, and design of open space and landscaping conforms to the requirements of the Development Code, enhances the visual appeal and is compatible with the design and functions of the structure(s), site and surrounding area;
The conceptual landscape plan indicates that seven 15 gallon trees and four 8' Ocotillo are being incorporated into the project landscaping, in addition to small shrubs and ground cover. Overall, the project is compatible with the requirements of the Development Code in regards to landscaping and visual appeal.
- H.** That quality in architectural design is maintained in order to enhance the visual environment of the Town and to protect the economic value of existing structures;
The proposed structure is a pre-fabricated building of western style architecture designed to resemble a barn. The design is consistent with the requirements of the Old Town Specific Plan Design Guidelines and the Town's Commercial Design Guidelines
- I.** That there are existing public facilities, services, and utilities available at the appropriate levels and/or that new or expanded facilities, services and utilities shall be required to be installed at the appropriate time to serve the project as they are needed;
Each utility provider charges connection and service fees which are designed to include the need for additional facilities as growth occurs. The project applicant will be required to pay these fees as applicable.
Electrical services are provided by Southern California Edison. Natural gas services are provided to by The Gas Company. The Hi-Desert Water District (HDWD, District) serves the Town of Yucca Valley. Solid waste services are provided by Burrtec Inc. The Town of Yucca Valley requires mandatory solid waste services and the project will be served by Burrtec.
- J.** That access to the site and circulation on and off-site is required to be safe and convenient for pedestrians, bicyclists, equestrians and motorists;

On site circulation, as proposed, includes two points of ingress/egress, one on Benecia Tr and one on Inca Tr. Internal circulation is proposed around the east side of the property for the loading and unloading of animals. The Development Code requires that all access aisles be paved, therefore the project has been conditioned to pave the access proposed around the east side of the property.

- K.** That traffic generated from the proposed project has been sufficiently addressed and mitigated and will not adversely impact the capacity and physical character of surrounding streets;
The applicant anticipates that approximately one to two animals per hour will be seen at the facility, for a maximum of eight to sixteen animals per day.
- L.** That traffic improvements and/or mitigation measures have been applied or required in a manner adequate to maintain a Level of Service C or better on arterial roads, where applicable, and are consistent with the Circulation Element of the Town General Plan;
 The project is anticipated to generate a maximum of approximately 40 average daily trips, including employees and clients. There are currently insignificant (less than 100) vehicle trips on Inca Trail and Benecia Trail at this time. The additional traffic generated by the project will not significantly increase existing volumes or cause the level of service on any road in proximity to the site to drop below a level of service "C".
- M.** That there will not be significant harmful effects upon environmental quality and natural resources including endangered, threatened, rare species, their habitat, including but not limited to plants, fish, insects, animals, birds or reptiles;
The site is a vacant lot that appears to have been previously graded in anticipation of site development. The site is surrounded by development on the north and south sides, with graded but vacant properties to the east and west. Vegetation includes small weeds and grasses. There are no regulated native plants on the property. No negative impacts to the environment have been identified, including biological resources.
- N.** That there are no other relevant or anticipated negative impacts of the proposed use that cannot be mitigated and reduced to a level of non-significance in conformance with CEQA, the California Environmental Quality Act;
The project is located within the Old Town Specific Plan (OTSP) area. As part of the OTSP process, an Environmental Impact Report (EIR) was prepared that evaluated future development in the OTSP area and any possible impacts to the environment. The proposed project will not have any effects not considered within the scope of the EIR. Therefore, no additional environmental review is necessary.
- O.** That the impacts which could result from the proposed development, and the proposed location, size, design and operating characteristics of the proposed development, and

the conditions under which it would be operated or maintained will not be detrimental to the public health, safety and welfare of the community or be materially injurious to properties or improvements in the vicinity or be contrary to the adopted General Plan;

The project is located within the Old Town Specific Plan (OTSP) area. As part of the OTSP process, an Environmental Impact Report (EIR) was prepared that evaluated future development in the OTSP area and any possible impacts to the environment. The proposed project will not have any effects not considered within the scope of the EIR. Therefore, no additional environmental review is necessary.

- P.** That the proposed development will comply with each of the applicable provisions of this code, and applicable Town policies; except approved variances.

The project, as conditioned, complies with the standards and requirements set for in the Yucca Valley Development Code, the Old Town Specific Plan and the adopted General Plan policies, as identified in this staff report.

Alternatives:

None recommended

Fiscal Impact:

N/A

Attachments:

Draft Conditions of Approval

Standard Exhibits

Application Materials

Plans and Elevations

Project Description Letter

Chapter 9.68 Site Plan Review

Section 9.33.070 Parking Area Design Standards

Section 9.30.040 Installation of Street and Infrastructure Improvements

Design Guidelines Information

Old Town Specific Plan Information

Airport Overlay Map

TOWN OF YUCCA VALLEY
DRAFT CONDITIONS OF APPROVAL
 SITE PLAN REVIEW, SPR 01-15
 PRINCETON EQUINE

This request is for approval of the construction of an equine veterinary facility, to include a 2,720 square foot treatment area/office, 576 square feet of outdoor holding pens, a 60' diameter round pen, a 400 square foot euthanasia enclosure, landscaping and required parking. The project is located on the southwest corner of Inca Trail and Benecia Trail and is identified as APN: 586-081-08.

GENERAL CONDITIONS

- G1. The applicant shall agree to defend, indemnify and hold harmless the Town of Yucca Valley, its agents, officers and employees, at his sole expense, against any action, claim or proceedings brought against the Town or its agents, officers or employees, to attack, set aside, void, or annul this approval or because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the Town of Yucca Valley Development Code. The applicant shall reimburse the Town, its agents, officers, or employees for any court costs, and attorney's fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition. The Town shall promptly notify the applicant of any claim, action or proceedings arising from the Town's approval of this project, and the Town shall cooperate in the defense.
- G2. This Site Plan Review shall become null and void if construction has not commenced within three (3) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission, in conformance with the Town of Yucca Valley Development Code. The applicant is responsible for the initiation of an extension request.

SPR 01-15 Approval Date: October 13, 2015

SPR 01-15 Expiration Date: October 13, 2018

- G3. The applicant shall ascertain and comply with requirements of all State, County, Town and agencies as are applicable to the project. These include, but are not limited to, County of San Bernardino Environmental Health Services, County of San Bernardino Transportation/Flood Control, County of San Bernardino Fire Department, Yucca Valley Building and Safety, Caltrans, High Desert Water District, Airport Land Use Commission,

California Regional Water Quality Control Board, Colorado River Region, the Federal Emergency Management Agency, MDAQMD-Mojave Desert Air Quality Management District, Community Development, Engineering, and all other Town Departments.

- G4. All conditions are continuing conditions. Failure of the applicant to comply with any or all of said conditions at any time may result in the revocation of any construction permits for the project.
- G5. No on-site or off-site work shall commence without obtaining the appropriate permits for the work required by the Town and the appropriate utilities. The approved permits shall be readily available on the job site for inspection by Town personnel.
- G6. The applicant shall pay all fees charged by the Town as required for application processing, plan checking, construction and/or inspections. The fee amounts shall be those which are applicable and in effect at the time work is undertaken and accomplished. Fees for entitlement prior to construction permits are based on estimated costs for similar projects. Additional fees may be incurred, depending upon the specific project. If additional fees for services are incurred, they must be paid prior to any further processing, consideration, or approval(s).
- G7. All improvements shall be inspected by the Town as appropriate. Any work completed without proper inspection may be subject to removal and replacement under proper inspection.
- G8. All refuse shall be removed from the premises in conformance with Yucca Valley Town Code 33.083.
- G9. During construction, the Applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town to eliminate any site related dirt and debris within the roadways. During business activities, the applicant shall keep the public right-of-way adjacent to the property in a clean and sanitary condition.
- G10. No staging of construction equipment or parking of worker's vehicles shall be allowed within the public right-of-way of streets or other public improvements that have been accepted into the Town's maintained system
- G11. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a qualified licensed land surveyor or civil engineer to reset those monuments per Town Standards and file the necessary information with the County Recorder's office as required by law (AB 1414).

- G12. Each phase of the project shall function independently of all other phases. All improvements shall be completed for each phase to ensure that each phase functions separate from the remainder of the project, and shall include, but not be limited to, street improvements, drainage and retention/detention facilities, water delivery systems, fire suppressions systems, post construction erosion and sediment control systems, all utilities necessary to serve the project, and those improvements deemed necessary by the Town. All phasing plans shall be illustrated on rough and precise grading plans, erosion and sediment control plans, all plan required for obtaining native plant plan approval, and on any other plan as deemed necessary by the Town.
- G13. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents
- G14. The Applicant shall reimburse the Town for the Town's costs incurred in monitoring the developer's compliance with the Conditions of Approval including, but not limited to, inspections and review of developer's operations and activities for compliance with all applicable dust and noise operations. This condition of approval is supplemental and in addition to normal building permit and public improvement permits that may be required pursuant to the Yucca Valley Municipal Code.
- G15. Prior to the issuance of a Certificate of Occupancy for any habitable structure in each phase of the project, all improvements shall be constructed, final inspection performed, punch-list items completed, and all installations approved by the appropriate agency.
- G16. For any import or export of material, the Project proponent shall provide the following for review by the Town Engineer: the route of travel, number of trucks, daily schedule, and length of time required. No hauling of material shall begin without the Town Engineer's approval.
- G17. Prior to any work being performed within the public right-of-way, the Project proponent shall provide the name, address, telephone, facsimile number, and e-mail address of the Contractor to perform the work. A description of the location, purpose, method of construction, and surface and subsurface area of the proposed work shall be supplied. A plat showing the proposed location and dimensions of the excavation and the facilities to be installed, maintained, or repaired in connection with the excavation, shall be provided and such other details as may be required by the Town Engineer.
- G18. The site shall be developed in accordance with the approved plans on file with the Town of Yucca Valley, in accordance with the Conditions of Approval approved for the project, and in accordance with the General Plan and Development Code. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Town.

- G19. Prior to issuances of building permits, all site plans, grading plans, landscape and irrigation plans, drainage/flood control plans, public improvement plans, erosion and sediment control plans, shall be coordinated for consistency with this approval.
- G20. The Town may allow phased constructed of the project provided that the improvements necessary to adequately serve or mitigate the impacts of each phase of development are completed prior to the issuance of a Certificate of Occupancy for that phase.
- G21. The applicant or the applicant's successor-in-interest shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.
- G22. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Town before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented.
- G23. All street dedications shall be irrevocably offered to the public and shall continue in force until the Town accepts or abandons such offers. All dedications shall be free of all encumbrances as approved by the Town Engineer.
- G24. The street design and circulation pattern of this project shall be coordinated with adjoining developments.
- G25. Violations of any condition or restriction or prohibition set forth in these conditions, including all approved construction plans, public and private, for this project and subject to the Town's overall project approval and these conditions of approval, shall subject the owner, applicant, developer or contractor(s) to the remedies as noted in the Municipal Code. In addition, the Town Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
- G26. At least one sign shall be posted on the site and must contain the following information: the grading permit number, the project name, map number (if appropriate), the authorized dust controller phone number(s), and the Town phone number. The sign must be obtained and installed by the developer using the sample format to be provided. The sign must be present at the pre-construction meeting or the grading

- permit will not be issued. The developer must keep the contact name and phone number active and current at all times. Failure of the contact system may be considered grounds for revocation of the permit.
- G27. After final plan check by the Town, original mylars (4 mil) shall be submitted to the Town for signature by the Town Engineer. All original mylars submitted for Town Engineer's signature must contain the design engineer's wet signature and stamp and all other required signatures.
- G28. The final conditions of approval issued by the approving authority shall be photographically or electronically placed on bond (blue/black line) paper and included in the Grading and Street Improvement plan sets on 24" x 36" bond (blue/ black line) paper and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field and during construction. Plan check fees shall not be charged for sheets containing the Conditions of Approval.
- G29. Prior to issuance of a certificate of occupancy, the applicant shall submit all improvement plans on compact disks in digital format acceptable to the Town Engineer.

PLANNING CONDITIONS

- P1. The development of the property shall be in conformance with FEMA and the Town's Floodplain Management Ordinance requirements. Adequate provision shall be made to intercept and conduct the existing tributary drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to modifying existing facilities or by securing a drainage easement.
- P2. Utility undergrounding shall be in accordance with Ordinance 233, or as amended by the Town Council.
- P3. All exterior lighting shall comply with the Ordinance 90, Outdoor Lighting and shall be illustrated on all construction plans.
- P4. Prior to the issuance of any permits the applicant/owner shall provide three (3) copies of a landscape plan showing the size, type and location of all plants. All ground within proposed landscape planter areas shall be provided with approved ground cover. This shall include but not be limited to drought-tolerant plant materials or colored desert rock. The Landscape Plan shall be approved by Hi-Desert Water District. All plants incorporated into the landscaping shall be drought tolerant and require minimal water usage.

- P5. **Applicant shall construct a trash enclosure in compliance with Ordinance 42 of the Town's Development Code.**
- P6. **The applicant shall pay their portion of the Gateway Reimbursement District in the amount of \$9,939.**
- P7. Parking and on-site circulation requirements shall be provided and maintained as identified on the approved site plan. Areas reserved for access drive and/or fire lanes shall be clearly designated.
- a) A minimum of seven (7) paved parking spaces shall be provided
 - b) All paved parking stalls shall be clearly striped and permanently maintained with double or hairpin lines with the two lines being located an equal 9 inches on either side of the stall sidelines. All regular parking stalls be a minimum 9' x 19'.
 - c) Any occupancy, which requires additional parking that has not been provided for through this Site Plan Review, shall not be approved until a revision is submitted for review and approval showing the additional parking.
 - d) All marking to include parking spaces, directional designation, no parking designation and fire lane designations shall be clearly defined and said marking shall be maintained in good condition at all times. The Town Traffic Engineer shall approve all signage and markings for the circulation related signage.
- P8. **The drive aisle around the south and east side of the project shall be covered with decomposed granite material and shall be graded and drained so as to dispose of all surface water.**
- P9. **The portable holding pens and portable round pen shall maintain a five (5) foot setback from the east property line.**
- P10. **The applicant shall submit, for Director approval, a dust, odor and vector control plan, including but not limited to, the following:**
- a. **Sprinkler system or other control methods adequate to control dust in outdoor areas shall be installed and utilized as necessary on the premises.**
 - b. **Lime, sand or other appropriate materials shall be utilized on the premises to eliminate odor problems.**
 - c. **Chemical spray and/or bait and other approved measures to control flies shall be utilized as frequently as necessary for vector control.**
 - d. **Livestock keeping areas shall be maintained in a clean and sanitary condition at all times.**
 - e. **Standing surface water, refuse and manure shall not be permitted to accumulate in piles that are not able to dry out. In all cases of livestock**

keeping, manure shall be removed daily and shall not be allowed to accumulate to create a nuisance to surrounding properties.

ENGINEERING CONDITIONS

- E1. **Construct six (6) foot wide sidewalk along the project's frontage on Benecia Trail and Inca Trail per Town of Yucca Valley standard drawing no. 220. Sidewalks shall be constructed adjacent to the existing curb and gutter. A Town encroachment permit will be required for construction of the sidewalks. The sidewalks may be shown on the project precise grading plans.**
- E2. **The proposed driveways on Benecia Tr and Inca Trail shall be constructed to Town of Yucca Valley standard no. 213. A Town encroachment permit will be required for construction of the new driveway onto Benecia Tr and Inca Tr. The driveways may be shown on the project precise grading plan.**
- E3. **There is a street light at the southwest corner of Inca Trail and Benecia Trail so a street light is not needed.**
- E4. **The Applicant's engineer shall provide a signed and stamped letter certifying that the proposed improvements will not adversely affect the floodway and that the structure is constructed outside the limits of the 100 year flood plain. Pursuant to the Town's Floodplain Ordinance, not causing an adverse affect means the cumulative effect of the proposed development when combined with all other all other existing and anticipated development will not increase the water surface elevation of the base flood one foot or more. As part of the Floodplain Ordinance the Flood Plain Administrator is required to notify state and federal agencies of development within the floodplain if the Base Flood Elevation is changed due to physical alterations. The Applicants engineer shall be responsible to provide backup information, if requested by such state and federal agencies, supporting his certification.**
- E5. **Prior to the issuance of a Grading Permit, a Grading Plan prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town prior to any grading activity. The rough and precise Grading Plans shall be reviewed and approved by the Town Engineer prior to issuance of grading permits. The applicant/owner is responsible for all fees incurred by the Town. Prior to Certificate of Occupancy, the Engineer-of-Record shall survey and certify that the site grading was completed in substantial conformance with the approved Grading Plans.**
- E6. **The Engineer-of-Record or other civil engineer shall survey and provide pad certification for the site prior to issuance of building permits.**
- E7. **Prior to the issuance of Permits, the Applicant shall comply with the recommendations of a site-specific Geotechnical and Soils Report which shall be reviewed and subject to Town approval. The report shall include recommendations for any onsite and offsite grading, foundations, compaction, structures, drainage, and existence of fault zones. It shall include recommendations for retention basins, slope stability and erosion control.**

- The soils engineering report shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, when necessary and opinions and recommendation covering the adequacy of sites for development. The report shall identify if the site contains any areas susceptible to landslide risk, liquefaction potential and/or subsidence potential on the project site. The report shall identify and include the location of major geologic features, topography and drainage, distribution and general nature of rock and soils, a reasonable evaluation and prediction of the performance of any proposed cut or fill in relation to geological conditions, and the capability of soils and substrata to support structures.
- E8. All recommended approved measures identified in the Soils Report shall be incorporated into the project design.
- E9. A retention basin and/or underground storage system shall be constructed and functional prior to the issuance of certificate of occupancy for the any structure within the project. The applicant shall provide on-site retention for the incrementally larger flows caused by development of the site, pursuant to a final drainage report prepared by a registered Civil Engineer, subject to review and approval by the Town Engineer.
- E10. A drainage report, prepared by a registered Civil Engineer, shall be prepared to determine the flows exiting the site under current undeveloped conditions compared to the incrementally larger flows due to the development of the site. The retention basin size will be determined, per County of San Bernardino Flood Control methodology, such that incremental 100 year 24-hour storm volume, plus 10%, is retained on-site.
- E11. In lieu of an engineered drainage report the retention basin and/or underground storage system shall be sized to retain 550 cubic feet of storm water for each 1,000 square feet, and increments thereof, of impervious area proposed (structures, driveways, parking areas, etc.).
- E12. Basin(s) shall be designed to fully dissipate storm waters within a 48 hour period.
- E13. A pre-filtration system shall be installed for all drain lines connected to any underground storage system to collect sediment and hydrocarbon material prior to discharge into the underground system.
- E14. Any grading or drainage onto private off-site or adjacent property shall require a written permission to grade and/or a permission to drain letter from the affected property owner.
- E15. In conjunction with precise grading certification, all retention/detention basins shall be certified by a civil engineer that they have been constructed in substantial conformance with the approved plans, and shall be certified that they have the required capacity and will operate in accordance with the approved drainage reports for the project.

- E16. No on-site or off-site work shall commence without obtaining the appropriate permits for the work involved from the Town. The approved permits shall be readily available on the job-site for inspection by the Town personnel.
- E17. All grading activities shall minimize dust through compliance with MDAQMD Rules 402 and 403.
- E18. Prior to issuance of a grading permit, a Fugitive Dust and Erosion and Sediment Control Plan shall be submitted and approved by the Town Engineer. The Fugitive Dust and Erosion and Sediment Control Plan shall illustrate all proposed phasing for construction of the project.
- E19. Prior to any work being performed in the public right-of-way, fees shall be paid and an encroachment permit shall be obtained from the Town. The Applicant shall apply for an encroachment permit from the Town for utility trenching, utility connection, or any other encroachment onto public right-of-way. The Applicant shall be responsible for the associated costs and arrangements with each public utility.
- E20. The Applicant shall restore any pavement cuts required for installation or extension of utilities for his project within the public right-of-way. In all cases where cuts are allowed, the Applicant is required to patch the cuts to Town standards and the approval of the Town Engineer. The patching shall include a grinding of the pavement to a width 4 feet beyond the edge of the trench on each side, or as determined by the Town Engineer, and replacement with a full-depth asphalt concrete recommended by the Soils Engineer.
- E21. The Applicant shall accept and properly dispose of all off-site drainage flowing onto or through the site.
- E22. The Applicant shall construct the replacement of any identified damaged curb and gutter, sidewalk, drive approach, asphalt concrete pavement, meter boxes, and other infrastructure that may be required by the Town Engineer or another Agency.
- E23. The Applicant shall install all water and sewer systems required to serve the project. All water and sewer systems shall be completed to the requirements of the Hi Desert Water District. Connection to the proposed sewage collection system by Hi-Desert Water District will be required upon completion of the system. **For reference only, the proposed Phase I sewer line is currently proposed to run in the alley along the project's southern boundary.**
- E24. The Applicant shall observe the construction of this project to make certain that no damage or potential for damage occurs to adjacent roadway, existing improvements, adjacent property and other infrastructure. The applicant shall be responsible for the repair of any damage occurring to offsite infrastructure and/or property damage as determined by the Town Engineer. The applicant shall repair any such damage prior to certificate of occupancy. If the damage is such that it is not repairable within a reasonable amount of time as determined by the Town Engineer, the applicant may petition the Town Engineer for additional conditions that may allow him the time, amount of surety and other requirements to repair the damage.

- E25. The Applicant shall be responsible for all improvements constructed within the public right-of-way as required by the conditions of approval. The improvements shall be constructed to the standards and requirements as determined and approved by the Town Engineer. Any improvements not considered to be to the required standards shall be replaced by the Applicant. The Applicant shall be required to maintain and repair those improvements prior to and after acceptance by the Town Council for the length of time required by the applicable conditions, standards and ordinances.
- E26. All improvement plans shall be designed by a Registered Civil Engineer.
- E27. Any area which remains undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers or a desert wildflower mix hydroseed on the affected portion of the site.
- E28. The Applicant shall be responsible for inspection, modification, and proper maintenance of the erosion control devices as necessary. If the Applicant fails or refuses to properly maintain the erosion control devices, the Town official may cause emergency maintenance work to be done in order to protect potentially impacted property. The cost shall be the responsibility of the developer.
- E29. If construction of erosion control systems outside of the project boundaries is necessary, permission to construct such systems from the owner of such off-site property is required. Plans for the off-site system shall be included with the on-site plans submitted to the Town Engineer. The plans for the off-site erosion control system shall include permission to grade and maintain the erosion control system from all affected property owners and letters of clearance and/or permits from all appropriate governmental entities.
- E30. The Applicant shall submit a post construction erosion and sediment control plan which identifies and illustrates all necessary improvements to prevent the movement and or loss of any soil and sediment materials from the project site, including all individual lots for construction of habitable structures, all slope banks, and all areas of the site capable of resulting in the deposit of soils and sediments with the street or storm drain system. The post construction erosion and sediment improvements shall be certified by a civil engineer that they were constructed in substantial conformance with the approved plans and specifications.
- E31. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. Soil testing for the subsurface disposal system shall meet the requirements of the Department of Environmental Health Services. Applicant shall submit a minimum of three (3) copies of percolation reports for the project site and an appropriate fee to DEHS for review and approval, a copy of the cover sheet with an approval stamp to Building and Safety Division at the time of building permit application, and two (2) copies of the approved percolation report to the Building and Safety Division at the time of construction plan check. The location of the septic system shall be shown on the project grading plans. It shall be the owner's

responsibility to ensure that the location of the septic system and any proposed underground stormwater collection system meet applicable codes related to separation distances.

- E32. It is understood that the Site Plan Review plans correctly shows all existing easements, traveled ways and drainage courses, and that their omission may require the Conditional Use Permit plans to be resubmitted for further consideration.
- E33. A construction area traffic control plan, including temporary and final permanent striping, shall be designed by a registered Civil Engineer or Traffic Engineer for review and approval by the Town Engineer for any street construction, closure, detour or other disruption to traffic circulation.
- E34. All street closures must be approved by Town Council action.
- E35. The following shall information regarding the presence of the Marine Corps Air Ground Combat Center (MGAGCC) shall be recorded on the title of each property contained within the boundaries of the Conditional Use Permit.

“The Marine Corps Air Ground Combat Center is located in the Morongo Basin. To prepare Marines for future conflicts, the MGAGCC carries out realistic training with military munitions, both day and night. As a result, Military aircraft fly over the area, and military vehicles drive on and off the base every day. This property is located directly under two aircraft flying routes and is located approximately 13 miles from the installation boundary. Consequently, you should expect to hear military training, see low-flying military aircraft, and encounter other experiences associated with the important mission of the MCAGCC”.

- E36. After final plan check by the Town, original mylars (4 mil) shall be submitted to the Town for signature by the Town Engineer. All original mylars submitted for the Town Engineer’s signature must contain the design engineer’s wet signature and stamp and all other required signatures.
- E37. With submittal of grading plans, street improvement plans, storm drain and retention/detention basin plans, and erosion and sediment control plans, the Applicant shall cause to be formed, or shall be annexed into an existing, maintenance district(s) for landscape, lighting, streets, drainage facilities or other infrastructure as required by the Town. The Applicant shall initiate the maintenance and benefit assessment district(s) formation, or annexation, by submitting a landowner petition and consent form (provided by the Town) and deposit necessary fees concurrent with the application for street and grading plan review and approval; and said maintenance and benefit assessment district(s) shall be established concurrent with the approval of the final map in the case of the subdivision of land, or prior to issuance of any certificate of occupancy where there is no subdivision of land.

- E38. All manufactured slopes over the height of 3 feet shall be irrigated and landscaped immediately following grading. Prior to issuance of a grading permit for any portion of the site, the applicant shall submit, for review and approval, an irrigation and landscaping plan or other appropriate treatment for all slope areas.
- E39. In conjunction with precise grading certification, all drainage systems, both and private, shall be certified by a civil engineer that they have been constructed in substantial conformance with the approved plans, and shall be certified that they have the required capacity and will operate in accordance with the approved drainage reports for the project.

BUILDING AND SAFETY CONDITIONS

- B1. Applicant/developer shall provide plans and obtain the required permits that comply with applicable provisions of the 2013 California Building, Plumbing, Electrical, and Mechanical Codes, the 2013 California Green Building Standards Code, and Title 24.
- B2. All Plans to be stamped and wet signed by California Licensed Engineer or Architect.
- B3. Provide all required ADA access plan (Parking, path of travel, building access, restroom, ADA workspace, etc.) per 2013 CBC, Chapter 11B.
- B4. Obtain San Bernardino Environmental Health approval for on-site septic/Treatment system.
- B5. Obtain San Bernardino County Fire approval for building and site improvements.
- B6. Obtain will serve letter from Hi-Desert Water.
- B7. Prior to final certificate of occupancy, as required by California State Health and Safety Code Section 19850, the applicant shall provide 1 copy of the stamped approved plans and revisions on CD in PDF format to the Town of Yucca Valley Building and Safety Division to serve as the official file copy of the approved building plans.
- B8. Submit 2 complete sets of plans and provide 1 electronic copy of all plans and all calculations at the initial plan review submittal.

Fire Conditions

- F1. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
- F2. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code
- F3. The Applicant shall be responsible for all fees required by San Bernardino County Fire Department.
- F4. The Development shall have a minimum of two points of vehicular access. These are for fire/emergency equipment access and evacuation routes.
- F5. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.
- F6. Not less than 2 complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
- F7. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.
- F8. A water system approved and inspected by the Fire Department is required. The system shall be operational prior to any combustibles being stored on the site. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel ways) and no more than three hundred (300) feet from any portion of a structure, or as required by San Bernardino County Fire Dept.
- F9. Hand portable fire extinguishers are required. The location, type and cabinet design shall be approved by the Fire Department.
- F10. The applicant shall submit a fire lane plan to the fire Department for review and approval. Fire land curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.

SPR 01-15 Princeton Equine
Planning Commission 10-13-2015

I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I UNDERSTAND THAT FAILURE TO SATISFY ANY ONE OF THESE CONDITIONS WILL PROHIBIT THE ISSUANCE OF ANY PERMIT OR ANY FINAL MAP APPROVAL.

Applicant's Signature _____ Date _____

DRAFT

Attachment: Draft Conditions of Approval (1171 : Princeton Equine)

TOWN OF YUCCA VALLEY

PROJECT NO: SITE PLAN REVIEW, SPR 01-15 PRINCETON EQUINE

PIQ

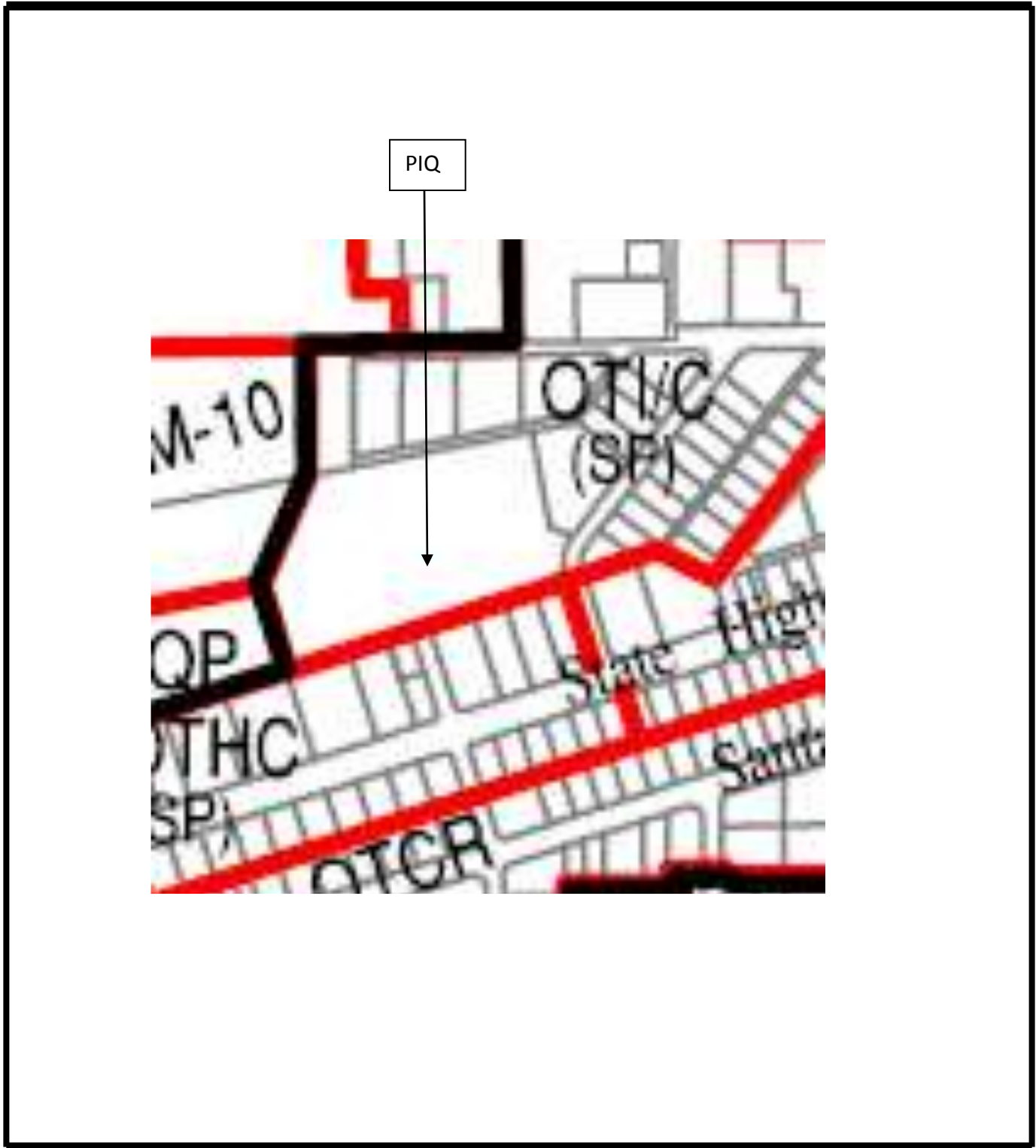


Attachment: Standard Exhibits (1171 : Princeton Equine)

AERIAL PHOTO

TOWN OF YUCCA VALLEY

PROJECT NO: SITE PLAN REVIEW, SPR 01-15 PRINCETON EQUINE

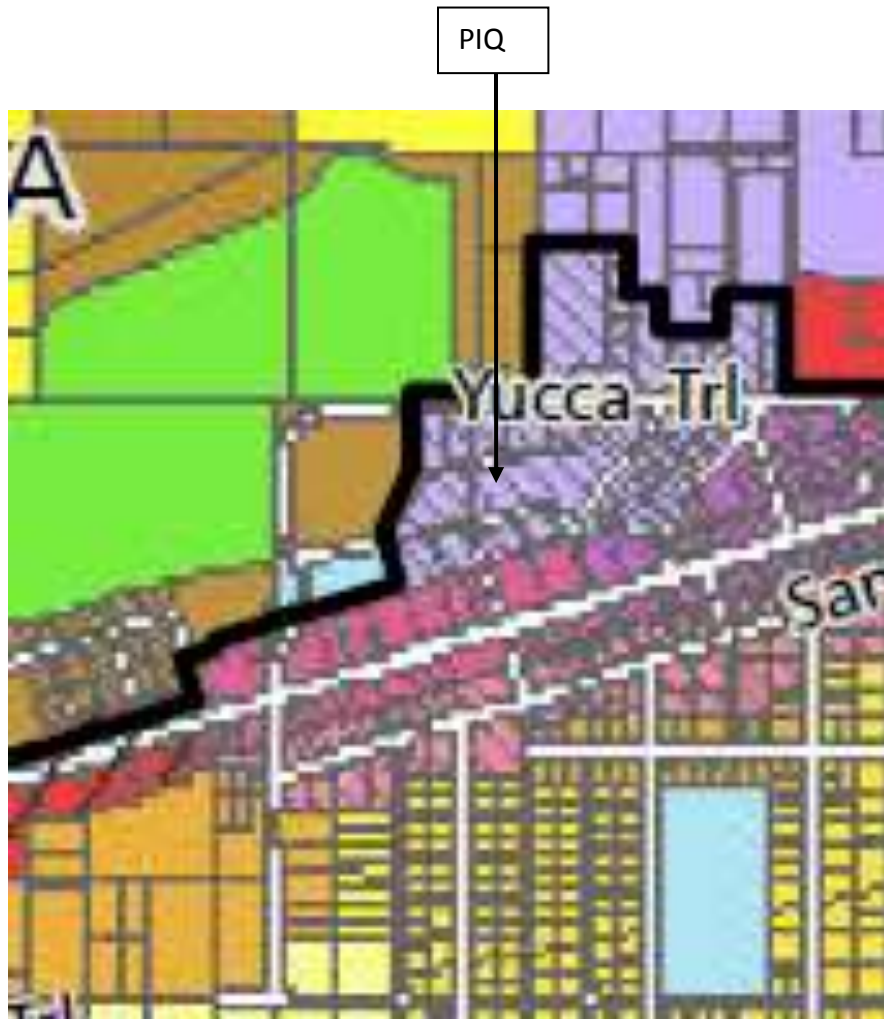


ZONING MAP

Attachment: Standard Exhibits (1171 : Princeton Equine)

TOWN OF YUCCA VALLEY

PROJECT NO: SITE PLAN REVIEW, SPR 01-15 PRINCETON EQUINE

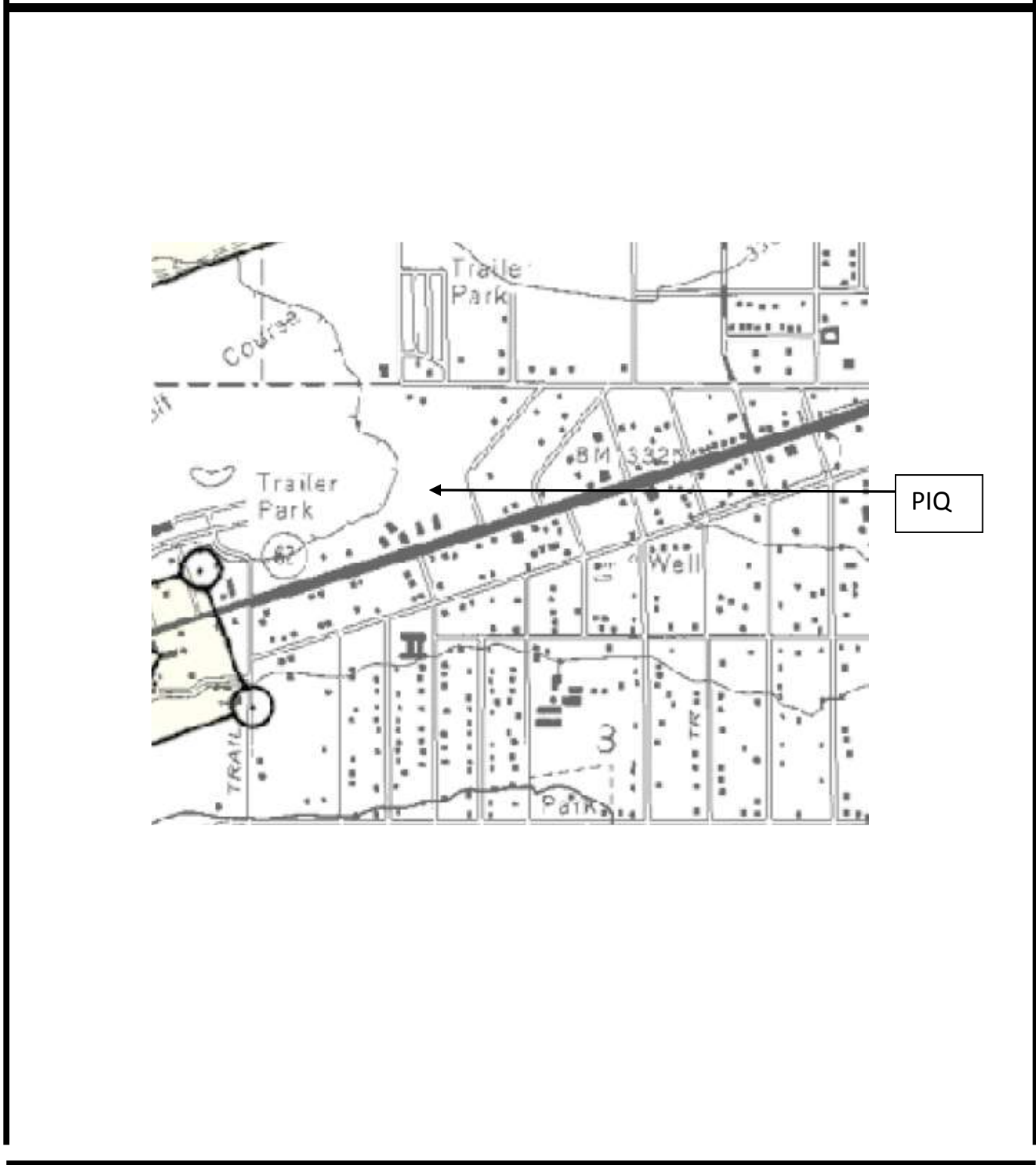


Attachment: Standard Exhibits (1171 : Princeton Equine)

GENERAL PLAN LAND USE MAP

TOWN OF YUCCA VALLEY

PROJECT NO: SITE PLAN REVIEW, SPR 01-15 PRINCETON EQUINE



Attachment: Standard Exhibits (1171 : Princeton Equine)

ALQUIST PRIOLO MAP

TOWN OF YUCCA VALLEY

PROJECT NO: SITE PLAN REVIEW, SPR 01-15 PRINCETON EQUINE



Map 8855, Zone A



SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

Attachment: Standard Exhibits (1171 : Princeton Equine)

FEMA FLOOD MAP

TOWN OF YUCCA VALLEY

PROJECT NO: SITE PLAN REVIEW, SPR 01-15 PRINCETON EQUINE

PIQ

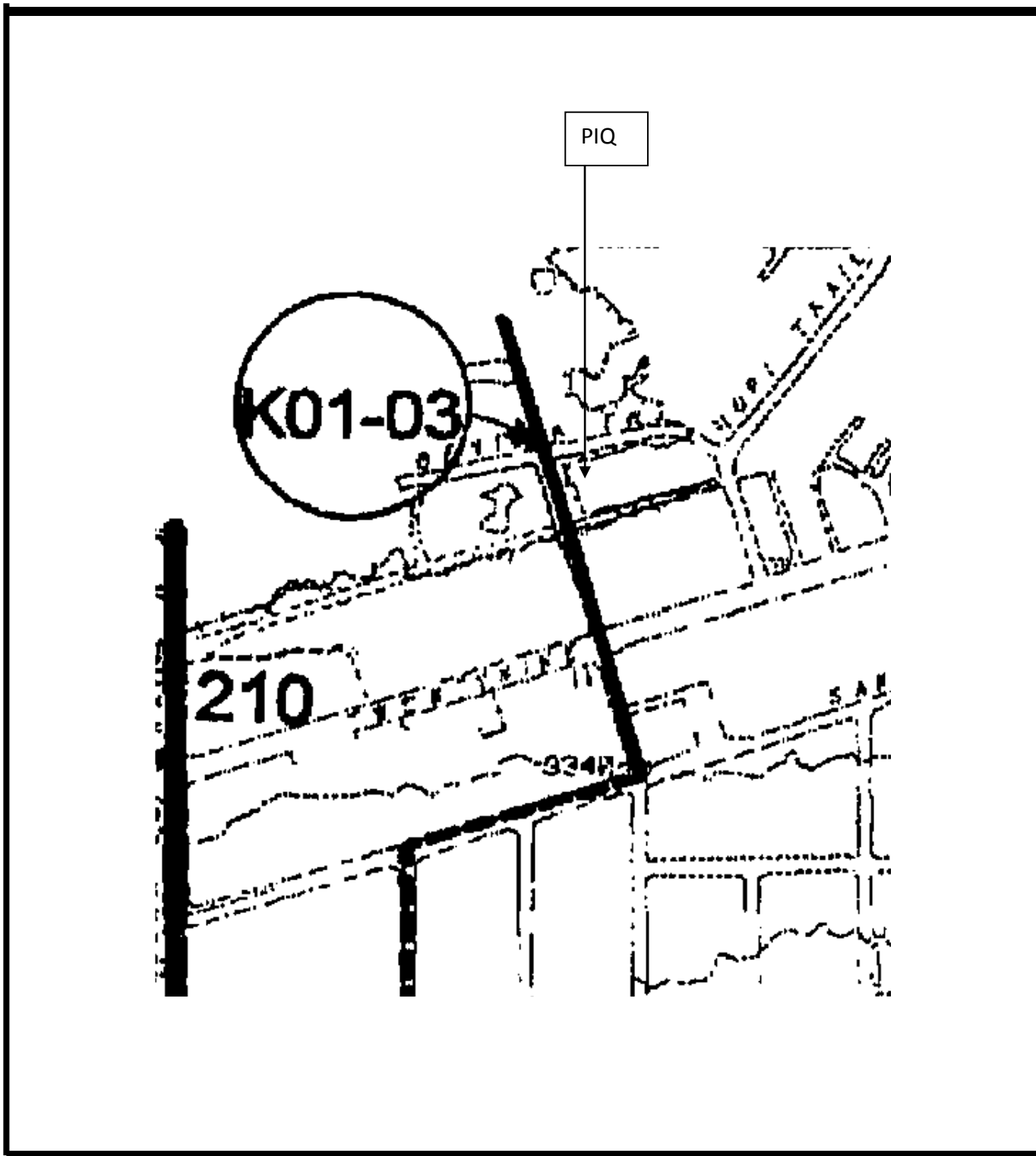


Attachment: Standard Exhibits (1171 : Princeton Equine)

FIRE OVERLAY MAP

TOWN OF YUCCA VALLEY

PROJECT NO: SITE PLAN REVIEW, SPR 01-15 PRINCETON EQUINE

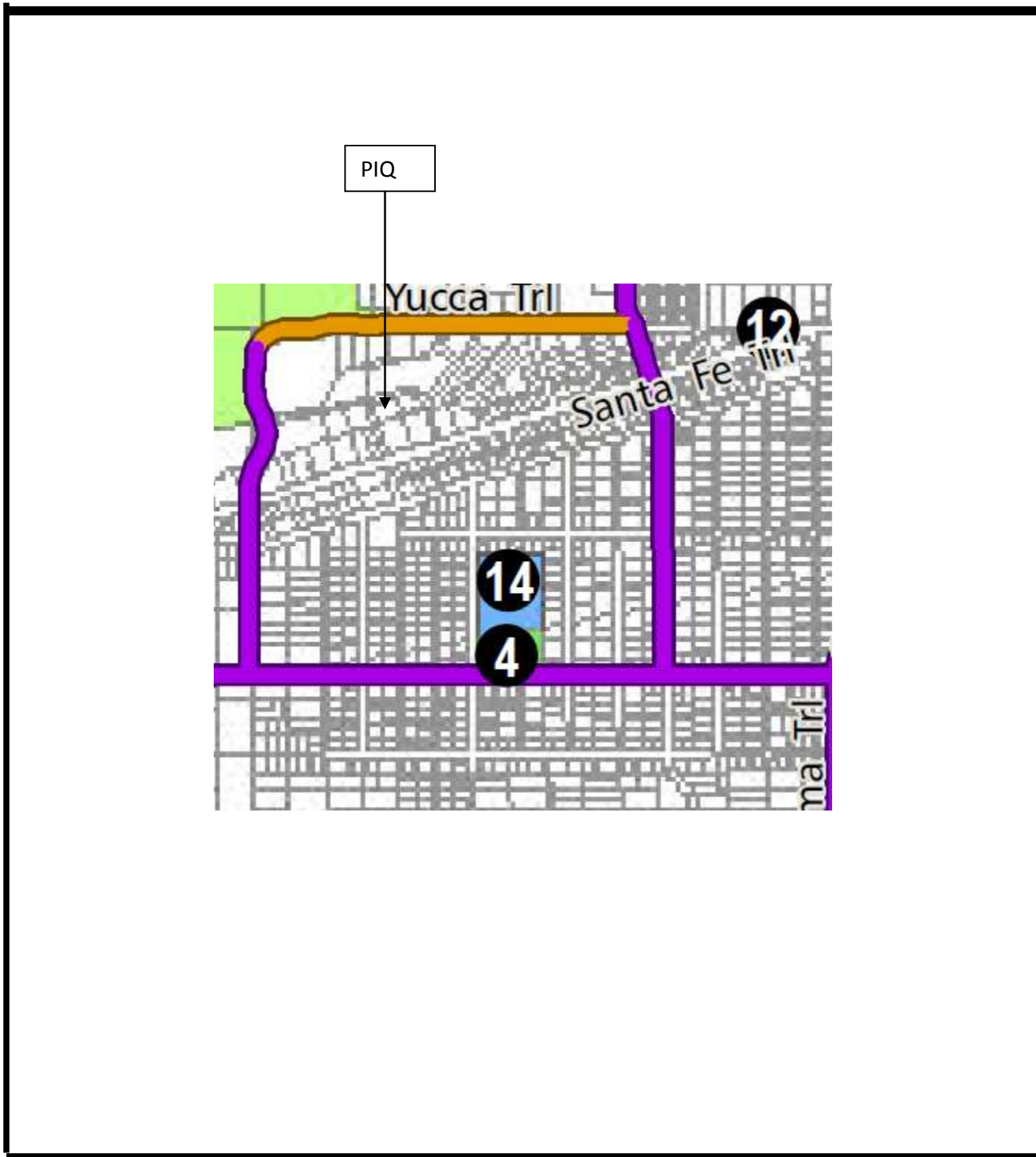


Attachment: Standard Exhibits (1171 : Princeton Equine)

MASTER PLAN OF DRAINAGE MAP

TOWN OF YUCCA VALLEY

PROJECT NO: SITE PLAN REVIEW, SPR 01-15 PRINCETON EQUINE



Attachment: Standard Exhibits (1171 : Princeton Equine)

BIKE ROUTE MAP



Site Plan Review Application

Date Received 06/11/15
 By D OLSEN
 Fee _____
 Case # SPR-01-15
 EA # EA-05-15

General Information

APPLICANT Christina Kayvon-Pierce Phone 760.585.6211 Fax _____
 Mailing Address 7654 Condalia Ave. Email melinda-allen@live.com
 City Yucca Valley State CA Zip 92284

REPRESENTATIVE NV5, Inc. Phone 760.341.3101 Fax 760.469.4086
 Mailing Address 42-829 Cook St., Suite 104 Email Bill.Warner@nv5.com
 City Palm Desert State CA ZIP 92284

PROPERTY OWNER Robert Kayvon Phone 323.620.1612 Fax _____
 Mailing Address 7654 Condalia Ave. Email _____
 City Yucca Valley State CA Zip 92284

Project Information

Project Address 7345 Inca Trail Assessor Parcel Number(s) 0586-081-08
 Project Location SE corner of Benecia Trail & Inca Trail
 Project Description: To develop one equine treatment facility with associated parking and related appurtenances on the vacant 39,000± s.f. lot

Please attach any additional information that is pertinent to the application.

Town of Yucca Valley
 Community Development Department
 Planning Division
 58928 Business Center Dr
 Yucca Valley, CA 92284
 760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
220' x 174' (0.9ac)
2. Existing site zoning: OT/C 3. Existing General Plan designation: OT/C
4. Precisely describe the existing use and condition of the site: vacant land, clean
5. Existing Zoning of adjacent parcels:
North OT/C South OTHC East OTMU West OTMU
6. Existing General Plan designation of adjacent parcels:
North OT/C South OTHC East OTMU West OTMU
7. Precisely describe existing uses adjacent to the site: North: mini-storage; south: motel;
west & east: vacant
8. Describe the plant cover found on the site, including the number and type of all protected plants: Light, growth of weeds; no protected plants

Note: Explain any "Yes" or "Maybe" responses to questions below. If the information and responses are insufficient or not complete, the application may be determined incomplete and returned to the applicant.

Yes Maybe No

9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.)
10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.)
11. Is the site within a resource area as identified in the archaeological and historical resource element?
12. Does the site contain any unique natural, ecological, or scenic resources?
13. Do any drainage swales or channels border or cross the site?
14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)
15. Is the site in a flood plain? (See appropriate FIRM)

Project Description

Complete the items below as they pertain to your project. Attach a copy of any plans submitted as part of the project application and any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. Commercial, Industrial, or Institutional Projects:

- A. Specific type of use proposed: Equine treatment facility
- B. Gross square footage by each type of use: 2,304 s.f.
- C. Gross square footage and number of floors of each building: one, single story
2,304 s.f. building
- D. Estimate of employment by shift: Three
- E. Planned outdoor activities: Portable horse pen for temporary holding; euthanasia enclosure

2. Percentage of project site covered by:

13 % Paving, 6 % Building, 12 % Landscaping, included % Parking

3. Maximum height of structures 20 (max) ft. _____ in.

4. Amount and type of off street parking proposed: 5 paved spaces

5. How will drainage be accommodated? Onsite flows to proposed onsite underground stormwater retention system and to driveways for discharge onto existing streets.

6. Off-site construction (public or private) required to support this project: .

Sidewalks, ramps and driveways at existing public street frontages

7. Preliminary grading plans estimate 800 cubic yards of cut and 800 cubic yards of fill

8. Description of project phasing if applicable: One phase only

**9. Permits or public agency approvals required for this project: Town of Yucca Valley
Building & Safety and Public Works**

10. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) No

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes Maybe No

- A. Emit dust, ash, smoke, fumes or odors?
- B. Alter existing drainage patterns?
- C. Create a substantial demand for energy or water?
- D. Discharge water of poor quality?
- E. Increase noise levels on site or for adjoining areas?
- F. Generate abnormally large amounts of solid waste or litter?
- G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
- H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
- I. Displace any residential occupants?

Certification

I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature: Cristina Kaye Ni Date: 06/04/15

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Signed: Cristina Kayali
Date: 06/04/15

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

NVS, INC.
to act as my agent and is further authorized to sign any and all documents on my behalf.

Signed: [Signature]
Dated: 06/04/15

Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: \$ 6,250⁻

Applicant's Signature Cristina Kayvon-Pierce Date: 06/04/15

Applicants Name CRISTINA KAYVON-PIERCE
(Please print)

Developer Disclosure Statement

This portion of the application must be fully completed and signed by the applicant. If not fully completed and signed, the application will be deemed incomplete.

Address of subject property: 7345 Inca Trail

Cross street: Benecia Trail

Date this Disclosure Statement is completed: 6/4/2015

Name of Applicant: Christina Kayvon-Pierce & Robert Kayvon

The Applicant is a:

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

Information for LLC, Partnership, Corporation

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

State of Registration _____

Managing member(s), General Partner(s) officer(s)

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____



HAZARDOUS WASTE SITE STATEMENT

I have been informed by the Town of Yucca Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 5.27.15

Jacki Burton

Applicant/Representative printed name

Jacki Burton

Applicant/Representative signature

ENVIROSTOR

CLEANUP SITES

- Coyote Trail
- Federal Superfund
- State Response
- Voluntary Cleanup
- School Cleanup
- Evaluation
- School Investigation
- Military Evaluation
- Tiered Permit
- Corrective Action

PERMITTED SITES

- Operating
- Post-Closure
- Non-Operating

OTHER SITES

- GeoTracker LUFT
- GeoTracker SLIC

MAP AN ADDRESS:

SHOW SITES WITHIN FEET OF THE FOLLOWING ADDRESS:

SITES CURRENTLY VISIBLE ON MAP: **STATUS** **PROJECT TYPE** **ADDRESS** **CITY**

0 SITES LISTED

EXPORT THIS LIST TO EXCEL



June 1, 2015
PDB033200

Town of Yucca Valley
58928 Business Center Drive
Yucca Valley, CA 92284

Attn: Shane Stueckle
Diane Olsen

Subject: Princeton Equine Clinic
Project Description and Existing Conditions
San Bernardino County APN 0586-081-08

Dear Shane and Diane,

Applicant Christina Kayvon-Pierce proposes to construct an equine veterinary clinic on the above-referenced, vacant parcel.

The existing 0.9 acre parcel is bounded on three sides by existing street improvements, and supports no existing native plants. The parcel was graded in the past, and the topography is fairly uniform, existing at an elevation which is as much as approximately 6 feet above the adjacent streets. The west one-fourth (approximately) of the site lies within a Flood Hazard Zone 'A' according to FEMA. No sensitive native plants exist on the site.

The proposed single-story, 2,304 s.f. pre-fabricated building will be occupied by equine holding pens, a storage room, restrooms and an office. The site facilities will also include outdoor portable pens, and an outdoor euthanasia enclosure. The building will be located outside of the FEMA flood hazard zone.

Two proposed driveways will provide access to 5 paved parking spaces, a trash enclosure, the clinic building and the other outdoor facilities.

The clinic will be operated primarily during daylight business hours by a staff of up to three individuals. Nighttime services may be provided occasionally, on an emergency basis.

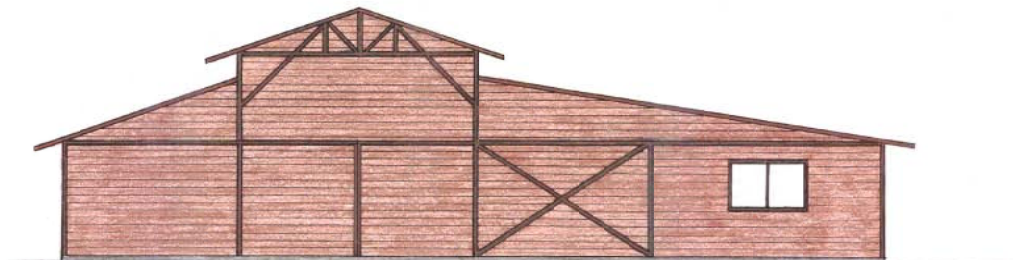
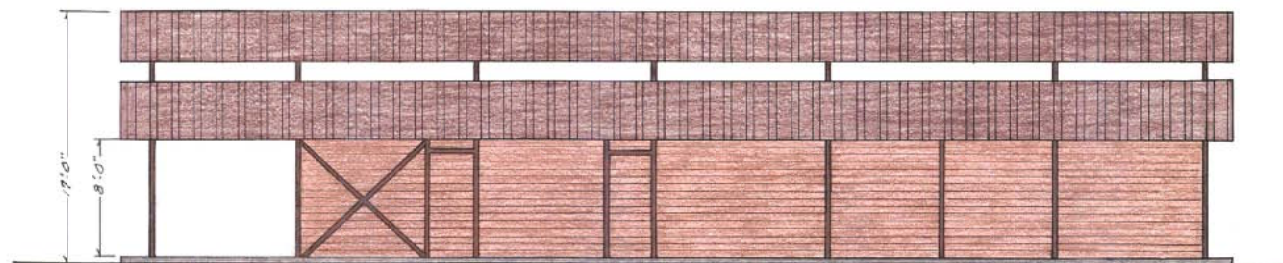
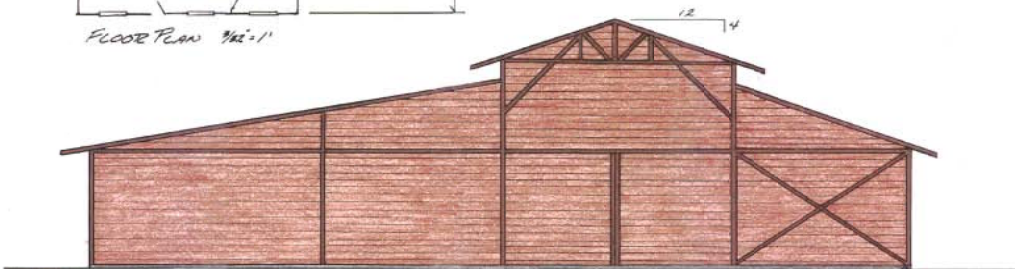
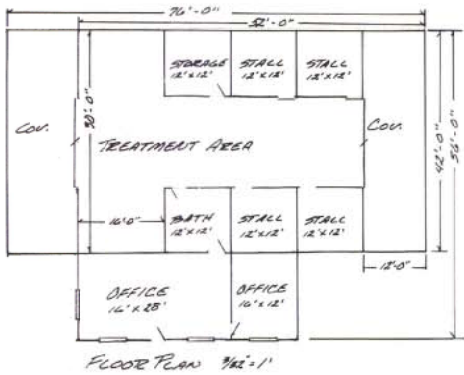
Sewage disposal will be provided by an onsite septic system of not more than 2,500 gallons in size, pending availability of a connection to a public sewer. RWQCB approval is not anticipated to be required. A portion of the onsite stormwater runoff will be retained onsite.

Sincerely,

NV5, Inc.

By: William H. Warner, P.E.
Project Manager

OFFICES NATIONWIDE



OFFICE 640 Sq. Ft.
 BARN 2,080 Sq. Ft.
 COVERED 960 Sq. Ft.



PRINCETON EQUINE CO. INC.			
SCALE: 1/4"=1'	APPROVED BY:	DRAWN BY: AAR	
DATE: 09-20-05	PROJECT:	PROJECT:	
7345 INCA TR., YUCCA VALLEY			
DEN 586-081-08			

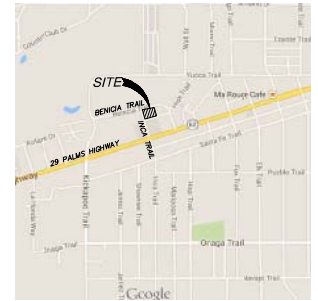
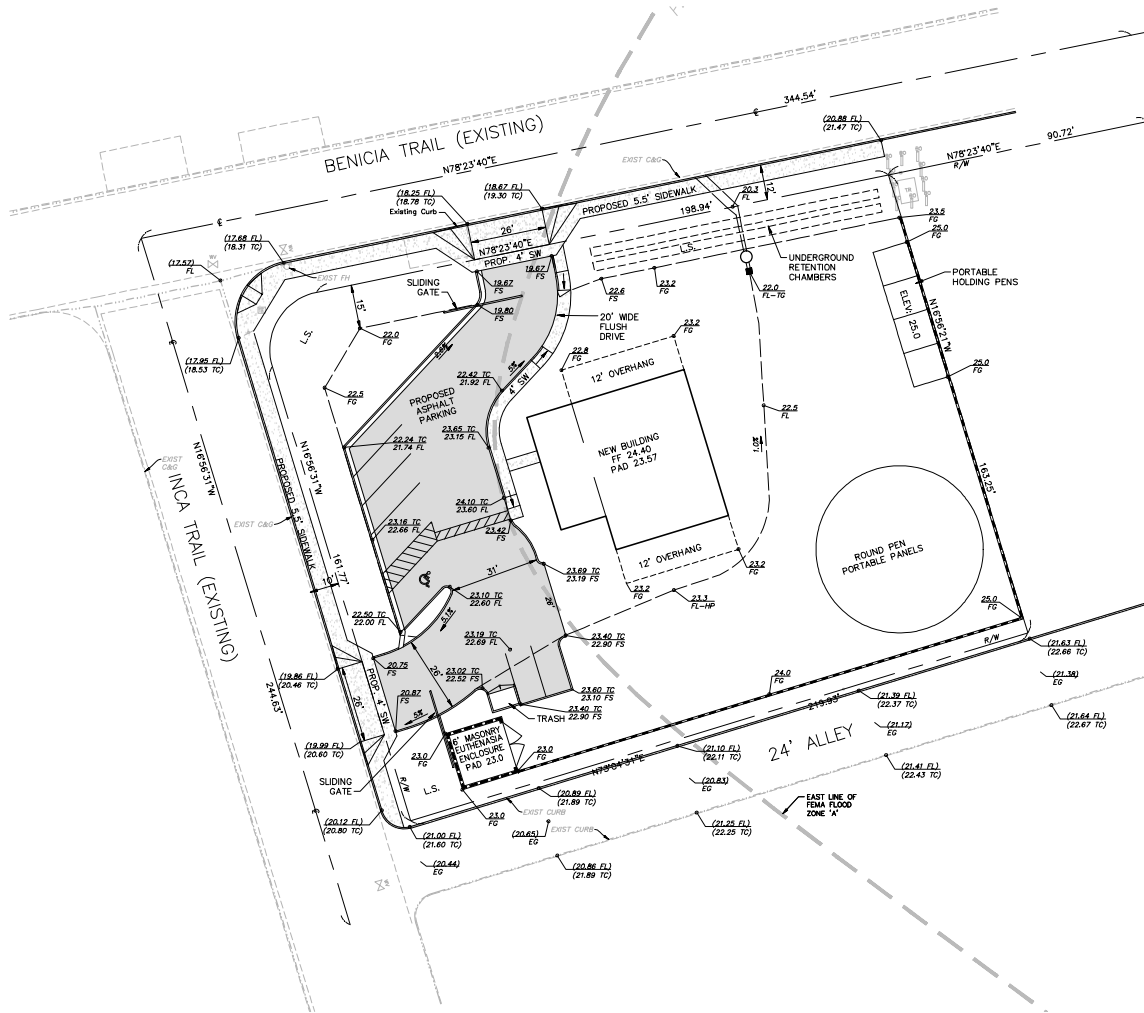


LEGEND

- ◆ INDICATES PROPOSED FIRE HYDRANT
- FF INDICATES PROPOSED FINISHED FLOOR ELEVATION (NOTE: PAD = FF-0.83')
- 60- INDICATES PROPOSED FINISHED CONTOUR
- (50) INDICATES EXISTING GROUND CONTOUR
- L.S. INDICATES PROPOSED LANDSCAPING
- R/W INDICATES RIGHT-OF-WAY
- ⊕ INDICATES CENTER LINE
- ▬▬▬▬ INDICATES 6' HIGH MASONRY WALL

GRADING QUANTITIES

APPROXIMATE CUT: 800 CY
 APPROXIMATE FILL: 800 CY



VICINITY MAP

CONCEPTUAL GRADING PLAN (Landscape) - CDP1 Sep 08, 2015 - 8:18am

Packet Pg. 62

BENCHMARK:
 BRIDGE CORNER WITH METAL ROD SET INTO GROUND 100' NORTH OF THE CENTERLINE OF HIGHWAY 63, 45' EAST OF THE CENTERLINE OF BENICIA TRAIL, 3' NORTHWEST OF UTILITY POLE AND 5' SOUTHWEST OF BUSINESS PEST. ELEVATION 338.85' ± (4/10/18)

BASIS OF BEARING:
 BASIS OF BEARING IS THE CENTERLINE OF BENICIA TRAIL PER PAD 130/79-80 BEING N 78°23'40" E.

REVISIONS					
MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'D.

THIS PLAN PREPARED BY

NIVIS



NVIS
 42-879 COOK STREET, SUITE 101, PALM DESERT, CA 92211
 760.341.3101 TEL. WWW.NIVIS.COM

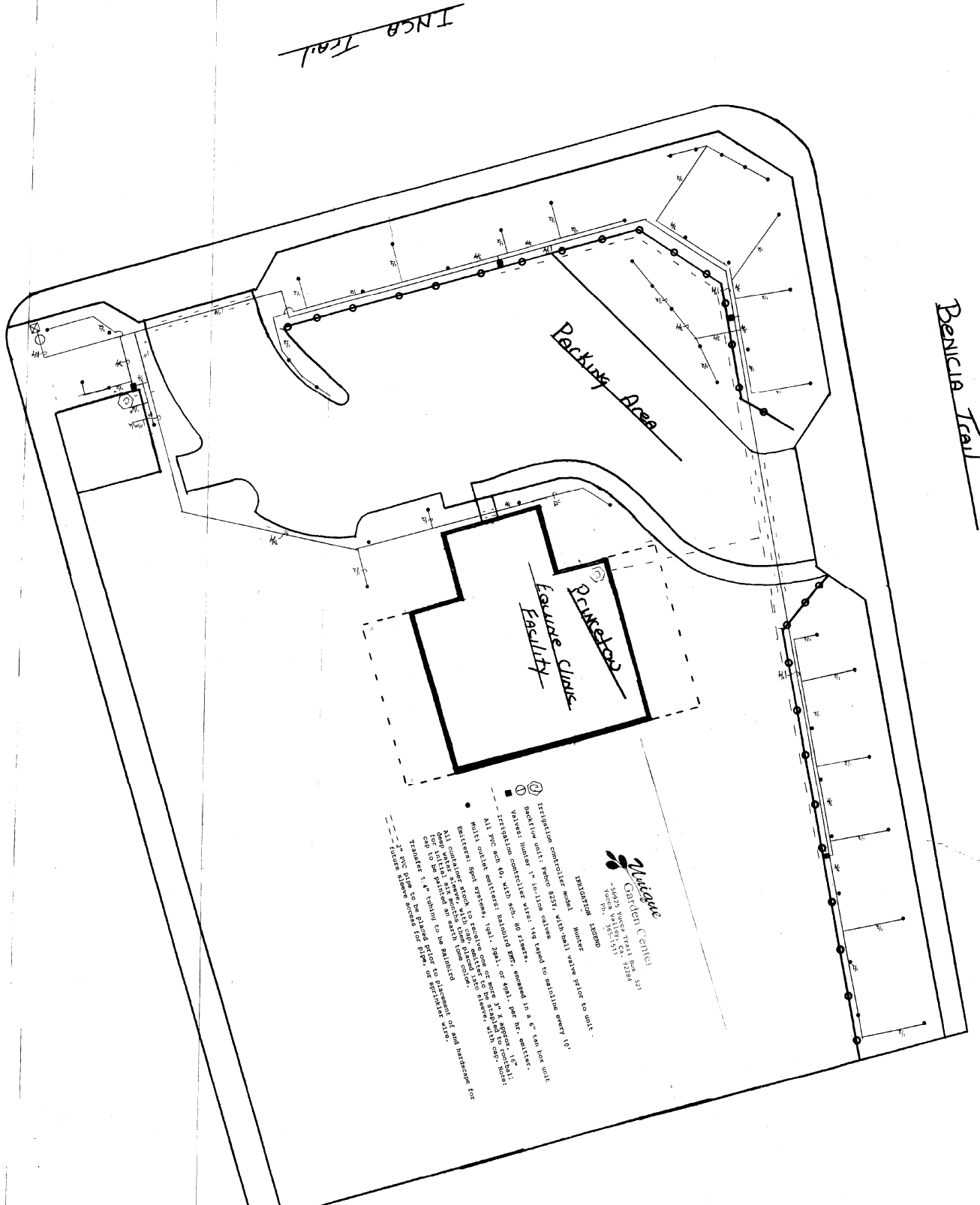
TOWN OF YUCCA VALLEY
 PRINCETON EQUINE CLINIC
 CONCEPTUAL GRADING PLAN

DATE: SEPT. 8, 2015

SHEET
 CGP1

2 of 2

2.0

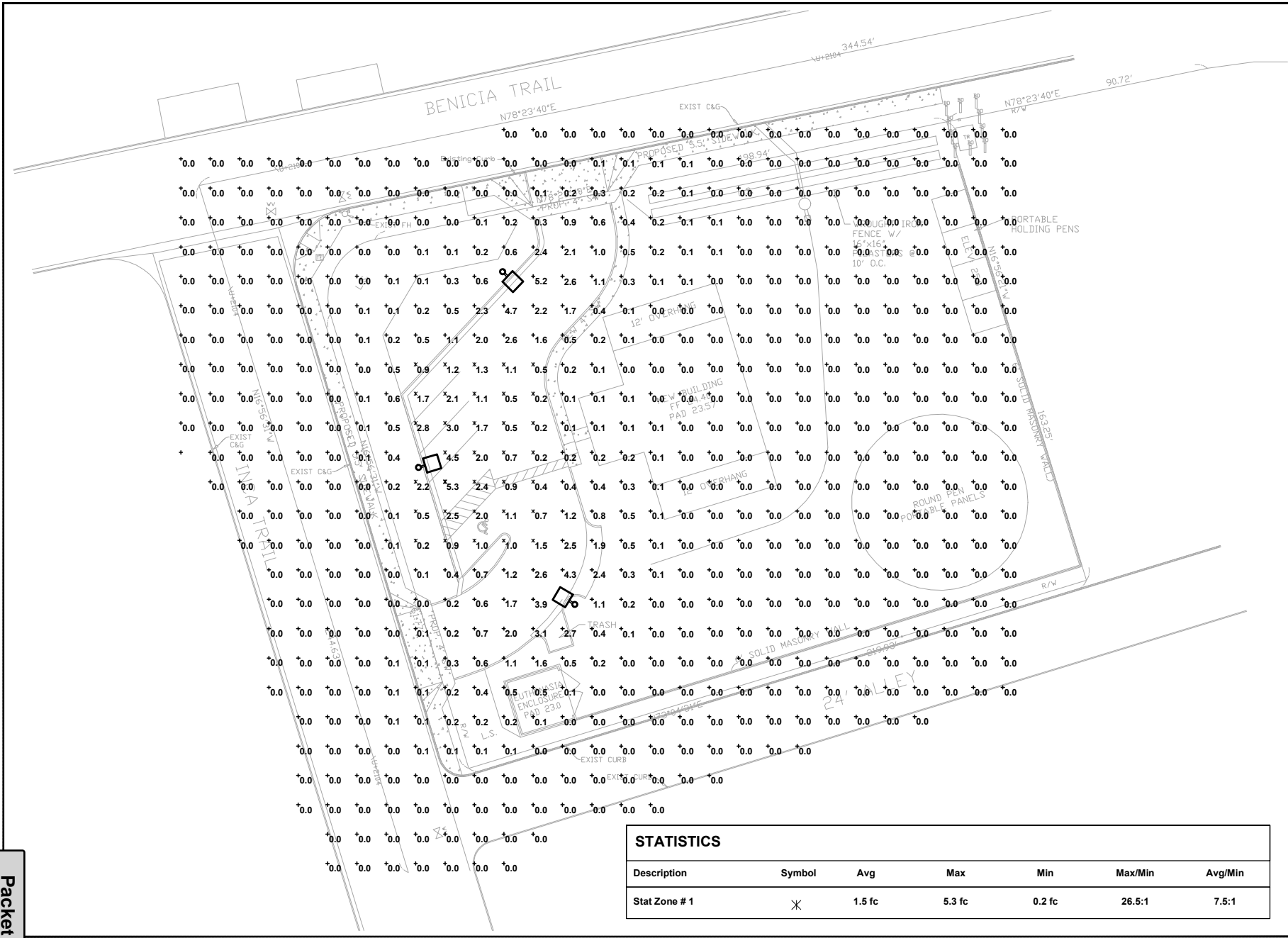


- ① Irrigation controller model: Hunter 8251, with seal valve prior to unit.
- ② Irrigation controller size: 1/2" line valves
- ③ Irrigation controller size: 1/2" line valves
- ④ Irrigation controller size: 1/2" line valves
- ⑤ Irrigation controller size: 1/2" line valves
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- ㊿ Irrigation controller size: 1/2" line valves

Princeton
 Garden Center
 5600 West Trail, Box 50
 West Valley City, UT 84143
 Ph: 801.965.1511

MC_2009 - Plotted June 05, 2015 - 04:16 pm - File Path & Name: Y:\66P PROJECTS\NVS\YUCCA VALLEY\PHOTO\MRC_PLANDWG

Packet Pg. 65



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 1	✕	1.5 fc	5.3 fc	0.2 fc	26.5:1	7.5:1

M|R|C
 ENGINEERING, INC
 Professional Engineers
 & Lighting Consultants
 Palm Desert | Irvine | San Diego
 34-300 Gateway Drive, Suite 120
 Palm Desert, CA 92213
 o: 760-340-9005 f: 760-340-9100

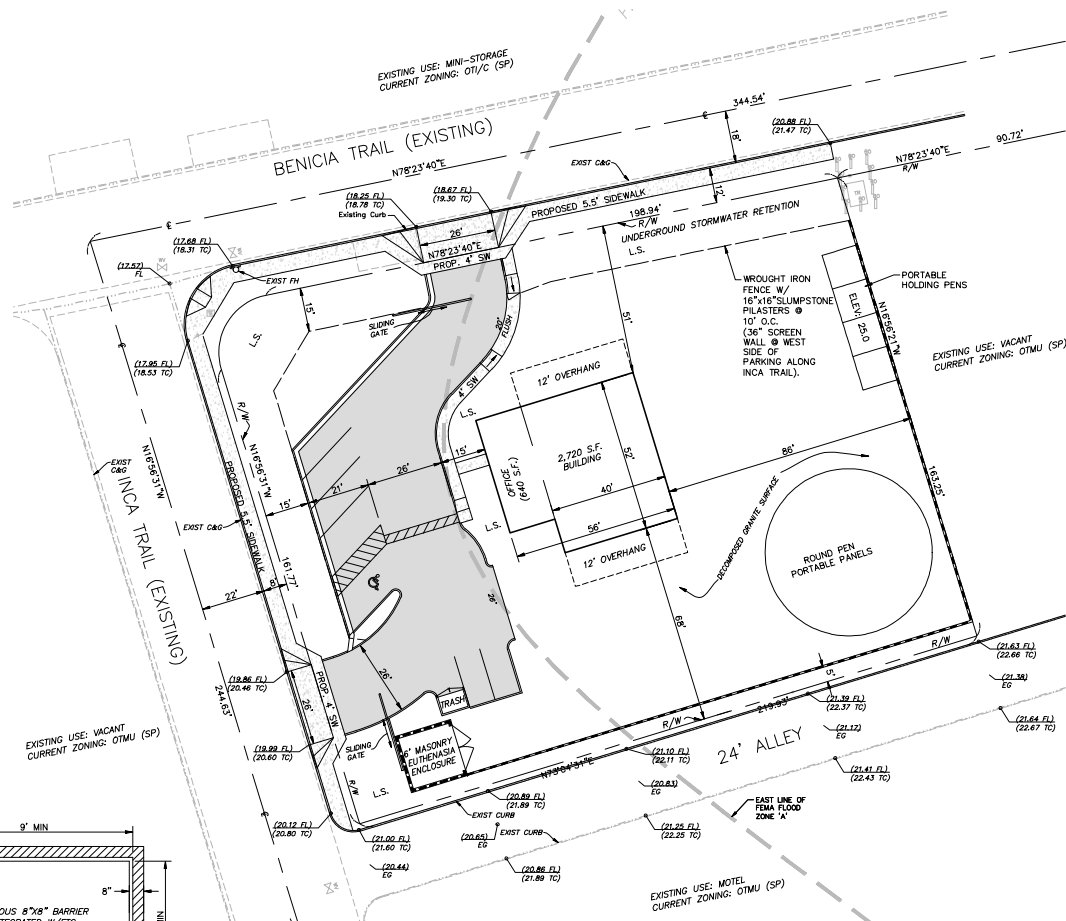
PROJECT NAME:

PRINCETON EQUINE CLING
 YUCCA VALLEY, CA

DRAWING TITLE:
 Photometric Plan
 SCALE:
 1"=30'-0"
 PROJECT NO.:
 N/A
 DATE:
 June 5, 2015
 RFI REFERENCE NO.:
 N/A
 DERIVED FROM SHEET:
 N/A
 SHEET:

PP-1

2.0



APPLICANT
CHRISTINA KAYVON-PIERCE
7654 CONDOLA AVE.
YUCCA VALLEY, CA 92284

OWNER
ROBERT KAYVON
1890 SILVER LAKE BLVD
LOS ANGELES, CA 90026

ASSESSOR'S PARCEL NO.:
586-081-08

PROJECT AREA:
0.9-ACRES (APPROXIMATE)

LEGAL DESCRIPTION:
PARCEL 2 OF PARCEL MAP NO. 9148, IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, AS PER MAP RECORDED IN BOOK 130, PAGES 79 AND 80, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND USE NOTES:
CURRENT & PROPOSED ZONING: OTMU (SP)
CURRENT & PROPOSED GENERAL PLAN: OTMU (SP)
EXISTING LAND USE: VACANT
LAND AREAS (ACRES): GROSS: 1.3 NET: 0.9

GRADING QUANTITIES
APPROXIMATE CUT: 800 CY
APPROXIMATE FILL: 800 CY

NOTES:
1. METHOD OF SEWAGE DISPOSAL: INTERIM SEPTIC SYSTEM (APPRX. 1000 GAL.)
2. THIS PROJECT IS PROPOSED TO BE DEVELOPED IN ONE PHASE.

UTILITY PURVEYORS

HI-DESERT WATER DISTRICT:
Mark Bon
55439 29 Palms Hwy
Yucca Valley, CA 92284
(760) 365-8333

THE GAS COMPANY:
Darryl Whitley
7124 Mojave Trail
Yucca Valley, CA 92284
(760) 228-0908

SOUTHERN CALIFORNIA EDISON:
John O'Hair
6999 Old Woman Springs Road
Yucca Valley, CA 92284
(760) 369-5449

Verizon:
Larry Moore
295 North Sunrise Road
Palm Springs, CA 92262
(760) 778-3603

Time Warner Cable:
Lee Hobson
83-473 Avenue 45
Indio, CA 92201
(760) 674-6007

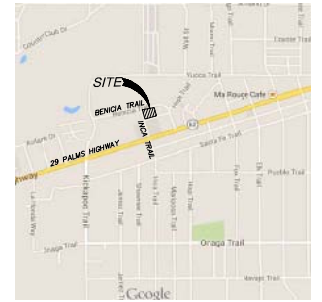
PARKING TABULATION

REQUIRED:
1 SPACE PER 400 S.F.
2,720/400 = 7 SPACES

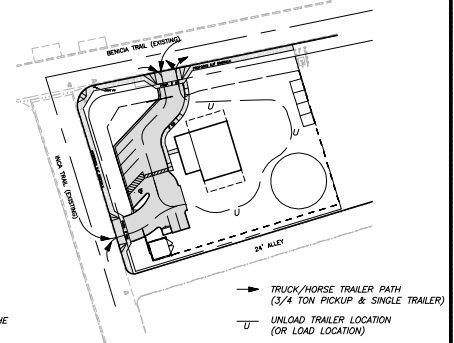
SHOWN:
7 SPACES, INCLUDING 1 SPACE FOR THE PHYSICALLY DISABLED

LEGEND

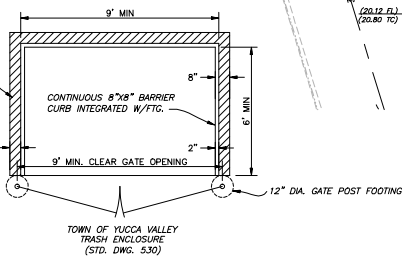
- ◆ INDICATES EXISTING FIRE HYDRANT
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- L.S. INDICATES PROPOSED LANDSCAPING
- R/W INDICATES RIGHT-OF-WAY
- ⊕ INDICATES CENTER LINE
- ▬▬▬▬ INDICATES 6 FT. HIGH MASONRY WALL



VICINITY MAP



ONSITE CIRCULATION EXHIBIT



TOWN OF YUCCA VALLEY TRASH ENCLOSURE (STD. DWG. 530)

BENCH MARK:
BRIDGE OVER WITH METAL ROD SET INTO GROUND 100' NORTH OF THE CENTERLINE OF HIGHWAY 80, 45' EAST OF THE CENTERLINE OF HIGHWAY 21, 2' NORTHWEST OF UTILITY POLE AND 8' SOUTHWEST OF WINDMILL POST. ELEVATION 3388.5' MVD 98

BASIS OF BEARING:
BASIS OF BEARING IS THE CENTERLINE OF BENICIA TRAIL PER PAB 130/78-80 BEING N 78°23'4" E.

MARK	DATE	INITIAL	REVISIONS DESCRIPTION	DATE	APP'D.

THIS PLAN PREPARED BY



NVIS
42-429 COOK STREET, SUITE 100, PALM DESERT, CA 92211
760.341.3101 TEL. WWW.NIVIS.COM

DATE: SEPTEMBER 8, 2015

TOWN OF YUCCA VALLEY PRINCETON EQUINE CLINIC SITE PLAN	SHEET SP1
	OF 08 15
	15

July 13, 2015

The Town of Yucca Valley
Community Development
58928 Business Center Dr.
Yucca Valley, CA 92284

RE: Environmental Assessment, EA 05-15
Site Plan Review, SPR 01-0-18-5
Princeton Equine Clinic

1. Princeton Equine Clinic will be offering a wide array of veterinary medical services including, but not limited to, wellness exams, vaccinations, dental procedures, lameness evaluations and treatment, radiographs, ultrasound, etc. The clinic space is intended to provide services and procedures that either cannot be performed in the field or that the client would rather haul the horse in for.

The majority of procedures will be performed inside the barn, within the treatment areas. Lameness evaluations will be performed outside, utilizing the round pen as part of the lameness diagnosis.

The outside holding pens are just that – they are there for us to be able to hold horses while they are waiting for their appointment or when we have finished their appointment and they are waiting to go home.

2. Standard hours of operation are Monday through Friday, 8:00 am to 5:00 pm. After hours emergency services will be provided after 5:00 pm, on as needed basis during the week and on the weekends. It is important to note that most emergency services are provided in the field, at the client's home. If we meet a client at the clinic for an emergency, the emergency will be inside the barn, in the treatment areas.

The number of employees that we will need will depend on the amount of business the clinic generates. We are anticipating starting with 4 employees (two clinic owners & two employees) and will expand that number, if necessary, as business grows. Employees will work during clinic hours.

3. It is impossible to estimate the average daily and weekly anticipated/projected customer counts because this number varies with the season and the services requested. There are times of the year where the clinic will busier-for example, during the spring and fall-and other times of the year where it will be slower such as during the middle of the summer. We anticipate, on average, to see one or possible two horses per hour. Most exams take approximately one hour per horse but simple bi-yearly health check and vaccinations can be done in half an

hour. Some clients may bring more than one horse per visit. So a best guess would be approximately 8 horses per day.

4. The round pen is used during a portion of the lameness evaluation. We watch the horses move in the round pen to help determine lameness, as some lameness is exacerbated when the horse moves in a circle as opposed to a straight line. The time spent watching a horse move in the round pen varies-but it is a period of minutes.

5. The holding pens are there to place horses in either when they are awaiting their appointment or after we have finished their appointment and they are waiting to leave. It is necessary to have holding pens-as opposed to tying them up-because not all horses tie and it is safer to place them in a pen or stall. Stalls in the barn are used for the same purpose in foul weather.

6. Animals will NOT be kept overnight at the clinic.

7. The euthanasia enclosure is there in case we have an animal the owner wishes to euthanize after an evaluation/assessment. Almost all euthanasias are routinely done in the field, at the client's house/barn where the horse can either be buried or picked up for disposal; however, if a client brings a horse in for evaluation and the assessment has a poor prognosis or the client declines treatment, the clinic must be able to offer euthanasia services. When we decide that we need to euthanize a horse at the clinic, we will coordinate with the disposal service (Gulley's Livestock Disposal Service) prior to performing the euthanasia to assure that Mr. Gulley can come pick up the carcass in a timely manner. Disposal is arranged by the clinic and paid for by the owner of the animal. Euthanized animals usually remain in the enclosure for a couple of hours. We try, first and foremost, to coordinate the euthanasia with the disposal service so that Mr. Gulley is present at the time or just shortly after for pick up. Because of the sensitive nature of euthanasia procedures, the procedure will be performed in the designated area, out of site of the general public or other clients of the hospital. The carcass will remain in the walled off enclosure out of view, until pick up. The euthanasia area will be constructed of tan concrete slump stone to match the tan slump stone used on the North and West sides of the clinic.

8. We anticipate that horses will be brought to the facility in truck and trailer combinations. These can consist of an infinite combination- Ford trucks, Chevy trucks, Dodge trucks, etc. or even SUV's with two horse, three horse, four horse, five horse or six horse trailers, etc. The trailers may be partially open, fully enclosed or livestock. We plan that the vehicles will enter the facility through either of the street gates and pull to the south/east side of the treatment area to unload the horse. The horse will then be put into a holding pen outside or if the

weather is unpleasant/wet they will be held in one of the stalls in the barn until their appointment. The horse will be seen in the treatment area and then be returned to the stall/pen for pickup by the owner at which time they will be loaded back into the horse trailer on the clinic property behind the barn. The truck/trailer will then exit the facility through one of the two gates.

We have tried to answer your questions to the best of our ability but in some cases we can only give our best guess or educated opinion.

Chapter 9.68 Site Plan and Design Review

Sections:

- 9.68.010 – Purpose and General Plan consistency
- 9.68.020 – Applicability
- 9.68.030 – Authority
- 9.68.040 – Application Submittal Requirements
- 9.68.050 – Application Fee
- 9.68.060 – Investigation and Report
- 9.68.070 – Action by review Authority
- 9.68.080 – Required Findings
- 9.68.090 – Minor Modification of Previously Approved Site Plan and Design Review
- 9.68.100 – Lapse of Permits/Permit Expiration
- 9.68.110 – Extension of Time
- 9.68.120 – Amendment
- 9.68.130 – Revocation
- 9.68.140 – Development of Property Before Final Decision

9.68.010 – Purpose and General Plan consistency

The Site Plan and Design Review procedure allows the Town to evaluate proposed development and determine its consistency with the General Plan, the Development Code and applicable Town ordinances. The Site Plan and Design Review procedure is intended to protect and enhance the visual appeal, environment, economic stability and property values of the Town's residential, commercial, and industrial areas through the application of the provisions of this Code and the General Plan. Review of such uses is necessary and specific conditions of approval may be necessary to ensure that the uses are developed, operated, and located properly with respect to their effects on surrounding properties and so that any and all potentially adverse impacts are mitigated, and to ensure the general health, safety and welfare of the community through implementation of the General Plan through this Chapter.

9.68.020 – Applicability

The provisions of this Article apply to:

- A. All new construction which is listed in the use classification charts for the underlying land use districts that require a Site Plan and Design Review.
- B. Expansions which exceed the thresholds of Table 4.5 and are permitted subject to a Site Plan and Design Review as specified in the use classification charts for the underlying land use district shall require a Site Plan and Design Review.

TABLE 4.5
SITE PLAN AND DESIGN REVIEW
EXPANSION THRESHOLDS

SQUARE FOOTAGE OF EXISTING BUILDING	MAXIMUM SQUARE FOOTAGE	MAXIMUM PERCENTAGE
up to 5,000	1250 sq ft	50%
5,001 – 10,000	2000 sq ft	40%
10,001 +	2500 sq ft	25%

C. Change in use of an existing building

D. Projects which fall within the thresholds of the Site Plan and Design Review shall comply with the General Plan, the Development Code and applicable Town Ordinances and regulations, including but not limited to:

1. Half-width ($\frac{1}{2}$) street Improvements (curb, gutter, sidewalk, street lights, and pavement) on all streets fronting the project except as defined by the parameters of the Council policies regarding Street Reconstruction.
2. Onsite water retention of the incremental increase
3. Dedication of easements for drainage facilities, streets, trails, avigation easements as required by this code and any adopted plans.
4. Improvements to drainage facilities except as defined by the parameters of the Council policies regarding drainage facilities.
5. Assessment Districts Formation (including Landscape and Lighting, Street and Drainage Community Facilities District and Public Safety)
6. Utility Undergrounding, pursuant to adopted standards
7. Landscaping and Landscaping Plan regulations (greater than 500 square feet of landscape area require approval by Hi Desert Water District)
8. Commercial Design Guidelines
9. Outdoor Lighting regulations
10. Parking and screening requirements
11. Sign regulations
12. All other Development Code regulations

E. Expansions which fall within the thresholds specified in Table 4.5 shall be processed as a Land Use Compliance Review, pursuant to Chapter 9.66.

9.68.030 – Authority**A. Level of Review:**

TABLE 4.6
SITE PLAN AND DESIGN REVIEW
LEVEL OF REVIEW

APPLICABILITY	LEVEL OF REVIEW	NOTICE REQUIREMENTS
New structures, including accessory structures and uses;	Commission	None
Expansion of an existing structure in conformance with Table 4.5;	Director	None
Expansion of an existing structure which exceeds the standards as established in Table 4;	Commission	None
Conversion of an existing structure (i.e. change in use);	Commission	None
Construction or conversion of a structure(s) to allow a mixed-use development.	Commission	None

Where the review for Site Plan and Design Review Permits is not specified, the Director shall determine the appropriate review authority.

B. Referral to Next Higher Review Authority. . The Commission may refer an application for a Site Plan and Design Review Permit to the Council based upon the following criteria:

1. Impact upon public services and facilities greater than typical for the type of project proposed;
2. Impact upon surrounding properties greater than typical for the type of project proposed;
3. Floor or site square footage greater than typically found in the type of project;
4. Intensity of use greater than typically found in the type of projects;
5. Operating Characteristics not typical of the type of project proposed.
6. Other factors including but not limited to public opposition to development of the project.
7. The need for Commission and or Council interpretation of the General Plan and/or Development Code as related to the project.

C. General Authority. The Commission is authorized to approve, approve with conditions, or deny applications for Site Plan and Design Review Permits in compliance with the procedures established in this Section. In approving an application for a Site Plan and Design Review Permit, the Commission may impose conditions to ensure compliance with this Code. Conditions may include, but shall not be limited to:

1. Requirements for special structure setbacks;

2. Open spaces;
 3. Buffers;
 4. Fences;
 5. Walls and screening;
 6. Requirements for the installation and maintenance of landscaping and erosion control measures;
 7. Control of street improvements, other public infrastructure and related dedications;
 8. Control of vehicular ingress and egress;
 9. Control of traffic circulation;
 10. Control of signs;
 11. Control of hours of operation;
 12. Control of potential nuisances;
 13. Establishing standards for maintenance of buildings and grounds;
 14. Establishment of development schedules and development standards;
 15. Control of periodic review;
 16. Control of architectural and/or building design
 17. Any other conditions as may be deemed necessary to ensure the compatibility with surrounding uses, to preserve the public health, safety and welfare, and to enable the Commission to make the findings required by Section 9.68.080, *Required Findings*.
- D. Performance Guarantee.** In order to ensure implementation of conditions attached to a Site Plan and Design Review, the applicant may be required to furnish a surety in a form of an instrument of credit, money or surety bond in the amount fixed by the authority granting or modifying the Site Plan and Design Review Permit.
- E. Providing Required Improvements.** Whenever a Site Plan and Design Review is approved or modified subject to the condition that specified public improvements shall be installed by the applicant to meet Town standards and be accepted by the Town, the applicant may be required to execute an agreement approved by the Town to make such improvements prior to the time/construction events specified in the Site Plan and Design Review Permit.
- F. Conditions Declared Void.** Whenever any final judgment of a court of competent jurisdiction declares one or more of the conditions of a Site Plan and Design Review to be unconstitutional or

invalid, such decision shall not affect the validity of the approval as a whole, or any portion thereof other than the section so declared.

- G. Violation of Condition.** Whenever a Site Plan and Design Review Permit is approved or modified by the Commission subject to a condition(s), non-compliance with such conditions shall constitute a violation of this Code. Conditions which are not observed or which are violated may be enforced as provided in Chapter 9.82 or said Site Plan and Design Review Permit may be revoked or modified under Chapter 9.83, *Permit Amendments* and Chapter 9.84, *Permit Revocation*.

9.68.040 – Application Submittal Requirements

Applications for Site Plan and Design Review Permits shall be filed on a form prescribed by the Planning Division and shall contain such information and reports as may be required by the application submittal package or by other applicable ordinances or by the Town in order for the Commission to make the required findings.

9.68.050 – Application Fee

The application shall be accompanied by a fee established by resolution of the Council to cover the cost of handling and processing the application as prescribed in this Chapter.

9.68.060 – Investigation and Report

The Director shall cause an analysis of each application for a Site Plan and Design Review to be made. The level of detail of the analysis shall be appropriate to the type of project proposed and the needs of the Commission. The analysis shall examine the application's consistency with the content, intent and purpose of the General Plan, the Development Code, and any other applicable Town standards or policies. To insure effective implementation of General Plan policies and the provisions of this Code, applications may be reviewed by the Development Review Committee prior to consideration by the Commission. As a result of the analysis, the Director shall cause a report to be completed which shall include a listing of proposed conditions necessary to guarantee the public health, safety and welfare, should the proposed project be approved.

9.68.070 – Action by review Authority

Commission Action. Pursuant to Section 9.68.030, *Authority*, the Commission shall review each application for a Site Plan and Design Review. The applicant shall be provided with a copy of the Planning Division's report regarding the application prior to the Commission's consideration. The Commission shall approve, deny, or conditionally approve applications for Site Plan and Design Review. Decisions by the Commission shall be final unless appealed as provided in Chapter 9.81, *Appeals*.

9.68.080 – Required Findings

Before approving a Site Plan and Design Review Permit, the Commission shall find that the circumstances established below apply;

- A. That the location, size, design, density and intensity of the proposed development is consistent with the General Plan, the purpose of the land use district in which the site is located, and the development policies and standards of the Town;
- B. That the location, size, design and architectural design features of the proposed structures and improvements are compatible with the site's natural landform, surrounding sites, structures and streetscapes;
- C. That the proposed development produces compatible transitions in the scale, bulk, coverage, density and character of the development between adjacent land uses;
- D. That the building site and architectural design is accomplished in an energy efficient manner;
- E. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures.
- F. That the development proposal does not unnecessarily block views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;
- G. That the amount, location, and design of open space and landscaping conforms to the requirements of the Development Code, enhances the visual appeal and is compatible with the design and functions of the structure(s), site and surrounding area;
- H. That quality in architectural design is maintained in order to enhance the visual environment of the Town and to protect the economic value of existing structures;
- I. That there are existing public facilities, services, and utilities available at the appropriate levels and/or that new or expanded facilities, services and utilities shall be required to be installed at the appropriate time to serve the project as they are needed;
- J. That access to the site and circulation on and off-site is required to be safe and convenient for pedestrians, bicyclists, equestrians and motorists;
- K. That traffic generated from the proposed project has been sufficiently addressed and mitigated and will not adversely impact the capacity and physical character of surrounding streets;
- L. That traffic improvements and/or mitigation measures have been applied or required in a manner adequate to maintain a Level of Service C or better on arterial roads, where applicable, and are consistent with the Circulation Element of the Town General Plan;
- M. That there will not be significant harmful effects upon environmental quality and natural resources including endangered, threatened, rare species, their habitat, including but not limited to plants, fish, insects, animals, birds or reptiles;
- N. That there are no other relevant or anticipated negative impacts of the proposed use that cannot be mitigated and reduced to a level of non-significance in conformance with CEQA, the California Environmental Quality Act;

- O. That the impacts which could result from the proposed development, and the proposed location, size, design and operating characteristics of the proposed development, and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety and welfare of the community or be materially injurious to properties or improvements in the vicinity or be contrary to the adopted General Plan;
- P. That the proposed development will comply with each of the applicable provisions of this code, and applicable Town policies; except approved variances.

9.68.090 – Minor Modification of Previously Approved Site Plan and Design Review

An approved Site Plan and Design Review Permit may be modified upon the request of the property owner, or by the Town. Minor Modifications may be approved by Director if it is determined that the changes would not affect the findings prescribed in Section 9.68.080, *Required Findings*, and that the subject of the proposed changes were not items of public controversy during the review and approval of the original permit; including modifications to phasing schedules for the project.

9.68.100 – Lapse of Permits/Permit Expiration

- A. **Expiration.** A Site Plan and Design Review Permit approval shall expire three (3) years from the date the permit is approved unless it is otherwise conditioned or unless prior to the expiration of the three (3) years the following have occurred:
 1. A building permit is issued and substantial construction is diligently pursued towards completion of the project which was the subject of the Site Plan and Design Review Permit application. After construction is commenced, if work is discontinued for a period of two (2) years, the Site Plan and Design Review Permit requires review and reauthorization by the Commission; or
 2. A certificate of occupancy is issued for the structure which was the subject of the Site Plan and Design Review Permit application.
- B. **Phased Projects.** Projects may be built in phases if so approved by the Commission or Director pursuant to Section 9.68.090 *Minor Modifications of Previously Approved Site Plan and Design Review*.

9.68.110 – Extension of Time

The Commission may grant extensions not to exceed three (3) years. Applications shall be made on a form to be provided by the Planning Division. Prior to the granting of an extension, the Planning Division shall review the previously approved project to ensure it is consistent with all current General Plan, Development Code and other Town Ordinances and that the findings for approval of a Site Plan and Design Review Permit in compliance with Section 9.68.080, *Required Findings*, can be made. Based upon this review, additional Conditions of Approval may be imposed upon the project by the review authority when the Extension of Time is approved.

- 2. The Commission may grant additional extensions of time provided that the project is consistent with the General Plan, Development Code, Master Plans and Specific Plans..

9.68.120 – Amendment

Refer to Article 5, Chapter 9.83 Permit Amendments.

9.68.130 – Revocation

Refer to Article 5, Chapter 9.84 Permit Revocations.

9.68.140 – Development of Property Before Final Decision

A building permit shall not be issued for, and no person shall commence to use, any structure until that structure and its accompanying development has received a Site Plan and Design Review in compliance with the provisions of this Chapter. In addition, no other permits shall be issued for any use or structure requiring a Site Plan and Design Review unless and until the Site Plan and Design Review has been approved.

9.33.070 Parking Area Design Standards

Each off-street parking stall shall consist of a minimum dimensions identified in Table 3-11 (Parking Spaces Dimensions), including standards spaces and compacts spaces.

TABLE 3-11: PARKING SPACES DIMENSIONS				
Parking Space	Width	Depth	Number of Required Spaces	Other Requirements
Standard Parking Space	9 ft.	19 ft.	See Tables 3-4 to 3-9	N/A
Compact Space	7 ½ ft.	15 ft.	In parking lots which exceed 10 spaces capacity and serve non-residential uses, 25 percent of the required spaces may be allocated for compact parking.	All compact spaces shall be clearly marked and be posted with signs stating "Compact Cars Only"

- B. Any parking adjacent to any building or structure, wall, or fence shall have wheel stops not less than 6 inch in height and a distance not less than three feet from said building or structure, wall, or fence.
- C. Individual parking stalls shall be clearly striped and permanently maintained with double or hairpin lines on the surface of the parking facility, with the two lines being located an equal nine inches on either side of the stall sidelines.
- D. Minimum Aisle Widths.
 - 1. One-Way Traffic. One-way access drives leading to aisles within a parking area shall be a minimum width of 12 feet, and within the aisles as shown in Table 3-12 (One-Way Traffic Standards).

TABLE 3-12: ONE-WAY TRAFFIC STANDARDS	
Parking Stall Angle (Degrees)	Minimum Aisle (Feet)
Parallel	12
1 to 45	14
46 to 60	17
61 to 90	26

- 2. Two-Way Traffic. The aisles and the two-way access drives leading to aisles within a parking area shall be a minimum width of 26 feet.
- 3. Drive aisle widths shall comply with all Fire Department requirements, which may result in modifications to the standards listed in Table 3-12.

- E. All off-street parking and loading areas for commercial and industrial development and outdoor vehicle sales areas, including driveways, aisles, turning and maneuvering areas and parking spaces shall be paved with not less than two and one-half inches of asphalt concrete or an equivalent surfacing and shall be graded and drained so as to dispose of all surface water, and shall be maintained in good repair.
- F. All parking areas shall be well lit with sufficient lighting to illuminate all areas for security and safety and shall comply with the provisions of Chapter 8.70 (Outdoor Lighting) of Title 8 (Buildings and Construction) of the Yucca Valley Municipal Code.
- G. All street frontage parking shall have a three foot high wall, solid hedge or landscape berm or a combination thereof or an alternate buffer may be used subject to approval of the Director, to buffer off-street parking, loading areas, and outdoor sales display areas. The buffer shall be measured from the grade of the parking, loading, outdoor sales area and in the case of hedges, shall be situated at the rear of the landscape setback. This paragraph shall not apply to single family residence or a two- unit duplex.
- H. Where more than twenty parking spaces are required in a commercial, office, or multifamily zone, the parking area shall be landscaped a minimum five percent of the net off-street parking area.
- I. Drought tolerant, desert compatible shade trees and other landscape material shall be included in the parking lot design in order to reduce the visual effects of large asphalt areas and to assist in improving the appearance of the property from street frontage.
- J. Parking area shall be maintained at all times in a clean, neat, and orderly condition.
- K. All spaces in a parking facility, except single family and multifamily dwellings with up to two dwellings, shall be accessible and all circulation shall be internal without reentering a public right-of-way unless it is determined by the Director to be physically impossible to provide for such access. However, an alley may be used as maneuvering space for access to off-street parking. Off-street parking shall generally be located so as to be more convenient and accessible than on-street parking with respect to entrances of buildings and pedestrian circulation on the site served.
- L. Nonresidential parking, loading, or sales areas which abut residential land use districts, shall be separated by a solid fence or wall six feet in height, measured from finish grade of parking lot. However, such fence or wall shall be reduced to a maximum four feet in height within the required front or street side yard. Where no front or street side yard is required, such wall or fencing shall be four feet high within 10 feet of the right-of-way.
- M. In single family residential land use districts where the parcel abuts a paved street or road, the driveway shall be surfaced with a minimum of two inches of road mixed surfacing, except for single family residential uses on lots of 18,000 square-feet or larger, in which case the driveway shall be dust proof with materials which may include slag, gravel, or similar materials.

9.33.080 Location and Design of Off-Street Loading Spaces

- A. Each loading space shall not be less than 10 feet in width, 20 feet in length.
- B. Required loading spaces shall not be within a building, but shall be on the site of the use served or on an adjoining site. On a site adjoining an alley, a required loading space shall be accessible from the alley unless an alternative access is approved by the Director. A required loading space shall be accessible without backing a truck across property lines unless the Director determines that

9.30.040 Installation of Street and Infrastructure Improvements

- A. Installation of Street and Infrastructure Improvements.** Prior to final inspection of any building, structure or improvement resulting in an increase or change of vehicular traffic, increases in run-off, or increases in demand on infrastructure systems such that the construction of street or infrastructure improvements are necessary for the purposes of protecting public safety and health, the installation of street improvements and infrastructure shall be required in accordance with the following and other current adopted standards, subject to the review of the Director. “Street improvements” include any or all curb and gutter, sidewalks, street lights, concrete driveway approaches, drainage structures, paving, back-filling and preparation of the road surface to rough grade for the placement of paving and other necessary improvements as determined by the Director.
1. Proof of legal and physical access is required.
 - a. Physical access is a route which is traversable in a standard (two-wheel drive) sedan. Proof of physical access shall be determined by the Director.
 - b. Legal access is:
 - 1) A dedicated right-of-way;
 - 2) A dedication to the Town of Yucca Valley and to the public in general, an easement for public road, highway and public utility purposes of a width as established by the Circulation Element of the General Plan. The easement or road constructed on the dedicated land shall not become a Town roadway until and unless the Council, by appropriate resolution, has caused the road to be accepted into the Town Maintained Road System.
 - 3) An existing traveled way that is substantially in compliance with Town road standards, where a prescriptive right by the user has been established for the public use by court decree.
 - 4) Private road easement
 - c. When all feasible efforts to establish legal access in accordance with 9.30.040 (A)(1)(b) have been exhausted, the lot is an existing legally created parcel, and the property owner has physical access, the Director, may waive the requirement for legal access on the condition that the property owner enters into an agreement in the form required by the Town which includes the property owner’s: (1) representation that the owner has a right to physical access; (2) acknowledgement that proof of legal access has not been provided to the Town’s satisfaction; and, (3) agreement to disclose to any subsequent owners that legal access has not been established to the satisfaction of the Town. Notation of said agreement and conditions of waiver shall also be included on the building permit.
 2. Water.

- a. Water purveyor. Required when in the service area of a water purveyor and the purveyor can supply the water.
 - b. Substantiated well water. If the subject parcel is not within the service area of a water purveyor, well water may be allowed if all required setbacks are met.
3. Sanitation.
 - a. Sewer. Project shall connect as required by the ordinances and policies of the Hi Desert Water District.
 - b. Septic systems: Allowed in compliance with the local Regional Water Quality Control Board regulations.
 4. Fireflow. Adequate fireflow and fire safety measures in compliance with the most current regulations adopted by San Bernardino County Fire Department.
 5. Street and Infrastructure Improvements. Street and infrastructure improvements shall be required for all residential and non-residential subdivisions (parcel maps and tract maps) and commercial and industrial projects in accordance with Table 3-1.

**TABLE 3-1
STREET AND INFRASTRUCTURE IMPROVEMENTS**

Standards	Residential (Lot sizes are the size of the resultant parcels after the subdivision)		Non-Residential
	Less than 1.0 acres	1.0 acres or larger (Or within Large Animal Overlay District) ⁽¹⁾	All Lot Sizes
Paved Access to nearest paved road	Yes ⁽¹⁾	No	Yes
Paved General Plan Roads Shown on the Circulation Plan Within or Abutting the Subdivision	Yes	Yes	Yes
Paved Internal Roadways, other than General Plan Roads	Yes ⁽¹⁾	No	Yes
Curbs and Gutters	Yes	No, except General Plan roads	Yes
Sidewalks	Yes ⁽¹⁾⁽²⁾	No, except General Plan roads	Yes ⁽²⁾
Street Lights	Yes ⁽¹⁾	No, except General Plan roads	Yes

Notes:

(1)Residential Parcel Maps (4 lots or less) with resultant parcels greater than 1 acre and more than 500 feet from the nearest paved road may be exempted from this requirement.

(2)Sidewalks are required both sides of the road, except sidewalks are only required on one side of the roadway for Local Residential and Industrial Roads, not including roads shown on the General Plan Circulation Plan, where the resultant parcels after subdivision are 1acre or larger.

9.30.050 Delayed Improvements - Bonding

Such dedications and installation of street and infrastructure improvements shall be required prior to the occupancy of the premises or commencement of the above- referenced uses. Where it is impractical to

D. ARCHITECTURE STYLES

Yucca Valley's unique desert environment and historic influences can be maintained through an adherence to southwestern and other similar architectural styles. Those that best reflect the character of the community can be defined as Desert Western, Ranch, Mission, Mediterranean, Santa Fe and Southwest architecture. Contemporary designs, including a 50's era look or that are responsive to local climatic conditions and are consistent with these architectural design principles are not precluded; however, such designs must provide sufficient quality of design and materials to assure they meet the aesthetic goals of the community and complement development within the immediate area surrounding the project site.

Construction should represent any chosen style through appropriate detailing and proper application of materials. A consistent architectural style should be used for a building and elements that relate to it, such as trellises, planters, etc. Multi-building projects should also use a consistent architectural style throughout the project. While specific architectural styles are not dictated by the Development Code, the desert western, ranch, and modern composite styles predominate throughout Yucca Valley and should be emulated to keep Yucca Valley's unique "sense of place". "High tech" or styles using simple shaped structures with unarticulated or plain surfaces and insubstantial materials to create stark visual effects should be avoided.

The following photo illustrations are just a few architectural styles:

Western Architecture

Background

The migration westward brought us a form of Architecture we call "western". The structures were usually built with wood, were simple and were quickly constructed, and normally had front parapets which were stepped or sculptured to provide interest and signboards. This form of architecture is present throughout the west where quickly constructed "boomtowns" sprung up to accommodate the miners, ranchers, and farmers demands.

The western movie set at Pioneertown which was constructed in the 1950's and the historical presence of many miners and ranchers in the area make this an architectural style with a strong background within the Morongo Basin.

The following photo illustrations provide just a few examples:



Illustration #1

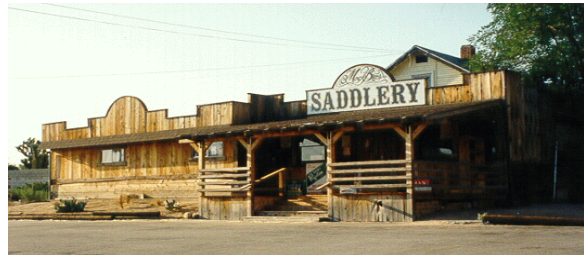


Illustration #2



Illustration #3



Illustration #4



Illustration #5



Illustration #6



Illustration #7



Illustration #8

Attachment: Design Guidelines Information (1171 : Princeton Equine)

Design Guidelines

5.3 Architecture

The construction of new buildings and rehabilitation of existing structures are critical to the continued economic vitality of Yucca Valley. These new and rehabilitated buildings should be compatible with the character of the area in which they are located. New structures should be sympathetic and compatible with the surrounding buildings in terms of mass, scale, height, facade rhythm, placement of doors and windows, and color and use of materials without feeling that they have to precisely duplicate an architectural style from the past to be successful.

5.3.1 Architectural Styles

The following general principles should be considered in determining an architectural style.

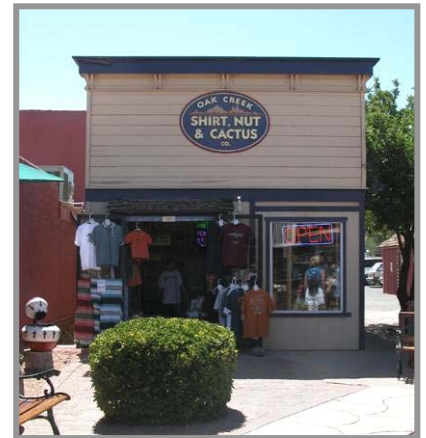
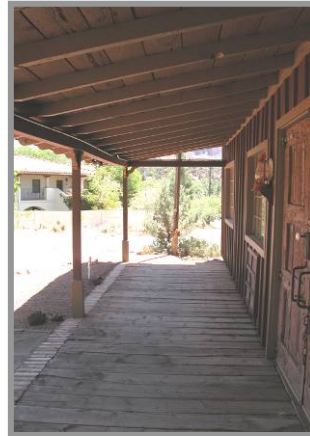
- ◆ Designers should familiarize themselves with the design elements and details used on older buildings in the Yucca Valley area.
- ◆ For new infill buildings, select material carefully and use correct architectural detailing to avoid looking like cheap historic imitations; avoid architectural “gimmicks.”
- ◆ Avoid sharp contrasts between architectural styles on adjacent parcels; do not use dramatic visual contrasts from neighboring structures as attention-getters.
- ◆ For side and rear building facades, provide a level of design detail and finish compatible with that of the front facade, particularly if they are visible from streets, alleys, adjacent parking areas, or residential uses.
- ◆ Franchise architecture with corporate signatures is strongly discouraged.
- ◆ Use special architectural features to accent buildings at prominent street corners and at the terminus of a street corridor or pedestrian way.

While a predetermined architectural theme is not required of new and rehabilitated structures, the following architectural styles and forms are most appropriate in Old Town, as described in the following sections.

1. Territorial/Western
2. Spanish Eclectic/Mission Revival
3. Streamlined Moderne/Art Deco
4. Artisan Industrial
5. Contemporary

1. Territorial/Western

This style is typified by character-defining elements such as flat or stepped-parapet rooflines and covered walkways, natural wood, board and batten, wood shingles, and heavy timber. This style is primarily recommended in the Old Town Mixed Use Subdistrict, but is appropriate in all the land use subdistricts.



Attachment: Old Town Specific Plan Information (1171 : Princeton Equine)

AIRPORT HAZARDS OVERLAY

OFFICIAL ZONING DISTRICT MAP

LEGEND

- R-HR HILLSIDE RESERVE (1 du / 20 ac.)
- R-L RURAL LIVING (1 du / 1, 2.5, 5, 10, 20 ac.)
- R-S RESIDENTIAL, SINGLE FAMILY (0-2, 0-3.5, 0-5 du/ac.)
- R-M RESIDENTIAL, MULTI-FAMILY (1-10, 0-14 du/ac.)
- C-MU MIXED USE COMMERCIAL (Varies)
- C-N NEIGHBORHOOD COMMERCIAL
- C-G GENERAL COMMERCIAL
- C-C COMMUNITY COMMERCIAL
- C-O OFFICE COMMERCIAL
- I INDUSTRIAL
- P/QP PUBLIC/QUASI PUBLIC (SEE SYMBOLS)
- O-S OPEN SPACE (SEE SYMBOLS)
- (SP) SPECIFIC PLAN

OLD TOWN LAND USE

- OTHC OLD TOWN HIGHWAY COMMERCIAL
- OTIC OLD TOWN INDUSTRIAL/COMMERCIAL
- OTMU OLD TOWN MIXED USE
- OTCR OLD TOWN COMMERCIAL/RESIDENTIAL

SYMBOLS

PUBLIC/QUASI PUBLIC

- AP AIRPORT
- CC CIVIC CENTER
- FS FIRE STATION
- PS POLICE STATION
- H HOSPITAL
- S SCHOOL
- L LIBRARY
- FW FLOODWAY

OPEN SPACE

- O-S-P PARK

LAND USE PLANS

- SP SPECIFIC PLAN
- PD PLAN DEVELOPMENT

- SAFETY REVIEW AREA 1
- SAFETY REVIEW AREA 2
- SAFETY REVIEW AREA 3



Town of YUCCA VALLEY

TOWN COUNCIL MEETING
DECEMBER 16, 2014

