

TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING



*The Mission of the Town of Yucca Valley is to
provide a government that is responsive to the needs and
concerns of its diverse citizenry and
ensures a safe and secure environment
while maintaining the highest quality of life*

TUESDAY
OCTOBER 08, 2013
6:00 p.m.

YUCCA VALLEY COMMUNITY CENTER, YUCCA ROOM
57090 - 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

* * * *

PLANNING COMMISSION MEMBERS

*Tim Humphreville, Chairman
Vickie Bridenstine, Vice Chairman
Jeff Drozd, Commissioner
Warren Lavender, Commissioner
Steve Whitten, Commissioner*

AGENDA

MEETING OF THE TOWN OF YUCCA VALLEY PLANNING COMMISSION 6:00 P.M., TUESDAY, OCTOBER 08, 2013

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.

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 Planning Commission secretary. The Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.

CALL TO ORDER:

ROLL CALL: Vickie Bridenstine, Vice Chairman
Jeff Drozd, Commissioner
Tim Humphreville, Chairman
Warren Lavender, Commissioner
Steve Whitten, Commissioner

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Action: Move by _____ 2nd by _____ Voice Vote _____

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 not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three minutes or less. Inappropriate behavior, which disrupts 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.

DEPARTMENT REPORTS:

**1. SITE PLAN REVIEW, SPR 02-13, ENVIRONMENTAL ASSESSMENT, EA 04-13
MARSHALLS PETCO**

Request for approval to develop 3.18 acres of a 5.076 acre project site and to construct a 24,650 square foot Marshalls and a 10,000 square foot Petco. A total of 224 onsite parking spaces are proposed with drive aisles. Preliminary grading plan estimates indicate 2,100 cubic yards of cut and 4,400 cubic yards of fill occurring for site grading. All new utilities will be constructed below grade, and sewage disposal is proposed by connecting the buildings to an adjacent future public sewer system when available. An Interim, private on-site conventional septic system is proposed until public sewers are available. Surrounding land uses include a mix of commercial and residential. Access to the site is proposed from SR 62.

RECOMMENDATION:

- A. That the Planning Commission finds the project exempt from further environmental review in that the review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. 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 program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

- B. That the Planning Commission approves Site Plan Review, SPR 02-13, based upon the findings and the Conditions of Approval

Action: Moved by _____ 2nd by _____ Voice Vote _____

CONSENT AGENDA:

All items listed on the consent agenda are considered to be routine matters and may be enacted by one motion and a second. There will be no separate discussion of the consent agenda items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the discussion. Public requests to comment on consent calendar items should be filed with the Deputy Town Clerk before the consent agenda is called.

STAFF REPORTS AND COMMENTS:

FUTURE AGENDA ITEMS:

COMMISSIONER REPORTS AND REQUESTS:

Commissioner Drozd
Commissioner Lavender
Commissioner Whitten
Vice Chairman Bridenstine
Chairman Humphreville

ANNOUNCEMENTS:

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, October 22, 2013.

ADJOURN

Planning Commission: October 08, 2013
TOWN OF YUCCA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION STAFF REPORT
MARSHALLS-PETCO

Case: ENVIRONMENTAL ASSESSMENT, EA 04-13
SITE PLAN REVIEW, SPR 02-13 MARSHALLS PETCO

Request: REQUEST FOR APPROVAL TO DEVELOP 3.18 ACRES OF A 5.076 ACRE PROJECT SITE AND TO CONSTRUCT A 24,650 SQUARE FOOT MARSHALLS AND A 10,000 SQUARE FOOT PETCO. A TOTAL OF 224 ONSITE PARKING SPACES ARE PROPOSED WITH DRIVE AISLES. PRELIMINARY GRADING PLAN ESTIMATES INDICATE 2,100 CUBIC YARDS OF CUT AND 4,400 CUBIC YARDS OF FILL OCCURRING FOR SITE GRADING. ALL NEW UTILITIES WILL BE CONSTRUCTED BELOW GRADE, AND SEWAGE DISPOSAL IS PROPOSED BY CONNECTING THE BUILDINGS TO AN ADJACENT FUTURE PUBLIC SEWER SYSTEM WHEN AVAILABLE. AN INTERIM, PRIVATE ON SITE CONVENTIONAL SEPTIC SYSTEM IS PROPOSED UNTIL PUBLIC SEWERS ARE AVAILABLE. SURROUNDING LAND USES INCLUDE A MIX OF COMMERCIAL AND RESIDENTIAL. ACCESS TO THE SITE IS PROPOSED FROM SR 62.

Applicant: WALBERN DEVELOPMENTS
29222 RANCHO VIEJO RD #207
SAN JUAN CAPISTRANO, CA 92675

Property Owner:
YUCCA VALLEY RETAIL 5, LLC
29222 RANCHO VIEJO RD #207
SAN JUAN CAPISTRANO, CA 92675

Representative:
CATHRINE OTIS
GREENBERG FARROW
19000 MACARTHUR, STE 250
IRVINE, CA 92612

Location: THE PROJECT IS LOCATED AT 58711 29 PALMS HWY, AND IS FURTHER IDENTIFIED AS APN: 601-201-46. HOME DEPOT OUTPARCELS.

Division Approvals:
Engineering _____ Building & Safety _____ Public Works _____

Existing General Plan Land Use Designation:

THE SITE IS DESIGNATED GENERAL COMMERCIAL (C-G),
THE HOME DEPOT RETAIL CENTER SPECIFIC PLAN, S 01-05

Existing Zoning Designation:

THE SITE IS DESIGNATED GENERAL COMMERCIAL (C-G),
THE HOME DEPOT RETAIL CENTER SPECIFIC PLAN, S 01-05

Surrounding General Plan Land Use Designations:

NORTH: GENERAL COMMERCIAL (C-G) AND RESIDENTIAL SINGLE
FAMILY, 5 UNITS PER ACRE, (RS-5)
SOUTH: GENERAL COMMERCIAL (C-G), THE HOME DEPOT RETAIL
SPECIFIC PLAN, S 01-05
WEST: GENERAL COMMERCIAL (C-G), YUCCA VALLEY RETAIL
SPECIFIC PLAN, S 01-04
EAST: GENERAL COMMERCIAL (C-G)

Surrounding Zoning Designations:

NORTH: GENERAL COMMERCIAL (C-G) AND RESIDENTIAL SINGLE
FAMILY, 5 UNITS PER ACRE, (RS-5)
SOUTH: GENERAL COMMERCIAL (C-G), THE HOME DEPOT RETAIL
SPECIFIC PLAN, S 01-05
WEST: GENERAL COMMERCIAL (C-G), YUCCA VALLEY RETAIL
SPECIFIC PLAN, S 01-04
EAST: GENERAL COMMERCIAL (C-G)

Surrounding Land Use:

NORTH: RESIDENTIAL DWELLINGS AND VACANT LAND
SOUTH: HOME DEPOT
WEST: SUPER WALMART
EAST: VACANT LAND

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

THE REVIEW AND APPROVAL OF THE HOME DEPOT RETAIL
CENTER SPECIFIC PLAN INCLUDED A PROGRAM ENVIRONMENTAL
IMPACT REPORT (EIR). THE EIR EVALUATED FUTURE PROJECTS
WITHIN THE BOUNDARIES OF THE HOME DEPOT RETAIL CENTER
SPECIFIC PLAN. 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 PROGRAM
EIR AND WILL NOT CREATE ANY ADDITIONAL IMPACTS NOT
PREVIOUSLY CONSIDERED. NO ADDITIONAL ENVIRONMENTAL
REVIEW IS REQUIRED.

OUTSIDE AGENCIES COMMENTS RECEIVED

SAN BERNARDINO COUNTY FIRE:

A letter was provided dated September 09, 2013 with attached conditions of approval.

SAN BERNARDINO COUNTY ENVIRONMENTAL HEALTH:

A letter was provided dated September 09, 2013 indicating that plans for food establishments shall be reviewed and approved by DEHS.

SAN BERNARDINO COUNTY DEPT OF PUBLIC WORKS:

An email was provided on September 06, 2013 indicating that no county facilities are impacted by the project.

COLORADO RIVER BASIN WATER QUALITY CONTROL BOARD:

A letter was provided dated August 29, 2013 regarding waste discharge requirements.

CALIFORNIA DEPT OF TRANSPORTATION

A letter was provided dated July 10, 2013 regarding a Traffic Study and median island improvements

COPIES OF ALL LETTERS ARE INCLUDED IN THE PACKET.

|

RECOMMENDATIONS:

ENVIRONMENTAL ASSESSMENT, EA 04-13

That the Planning Commission finds the project exempt from further environmental review in that the review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. 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 program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

SITE PLAN REVIEW, SPR, SPR 02-13:

That the Planning Commission approves Site Plan Review, SPR 02-13, based upon the findings and the Conditions of Approval.

|

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 Application filing and processing information may be obtained from the Planning Division of the Community Development Department. Per Section 83.030145 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 83.030140 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 applicant is requesting approval to develop 3.18 acres of a 5.076 acre project site and to construct a 24,650 square foot Marshalls and a 10,000 square foot Petco. A total of 224 onsite parking spaces are proposed with drive aisles. Preliminary grading plan estimates indicate 2,100 cubic yards of cut and 4,400 cubic yards of fill occurring for site grading. All new utilities will be constructed below grade, and sewage disposal is proposed by connecting the buildings to an adjacent future public sewer system when available. An interim, private on-site conventional septic system is proposed until public sewers are available. Surrounding land uses include a mix of commercial and residential. Access to the site is proposed from SR 62

LOCATION: The project is located approximately 1400 feet east of the intersection of 29 Palms Hwy and Avalon Ave and is further identified as 58711 29 Palms Hwy.
APN: 601-201-46

PROJECT SYNOPSIS:

SITE COVERAGE

PROJECT AREA

3.18 acres gross

BUILDING AREA

24,650 square feet retail building
10,000 square foot retail building

PHASED CONSTRUCTION:

No

FLOOD ZONE

Map 8120 zone X, areas determined to be outside the 0.2% annual chance floodplain.

ALQUIST PRIOLO ZONE

No

OFF-SITE IMPROVEMENTS REQ.

No, the improvements were completed with the construction of the Home Depot.

ASSESSMENT DISTRICTS REQ.

Yes

RIGHT-OF-WAY DEDICATION REQ.

No

UTILITY UNDERGROUNDING:

All new service lines shall be underground in conformance to Ordinance No. 169, or as amended by the Town Council.

AIRPORT INFLUENCE AREA:

Located outside the Airport Influence area.

TRAILS & BIKE LANE MASTER PLAN	No facilities on or adjacent to the project.
PUBLIC FACILITY MASTER PLAN	No facilities on or adjacent to the project.
PARKS AND RECREATION MASTER PLAN	No public facilities are identified for this site.
MASTER PLAN OF DRAINAGE:	No facilities on or adjacent to the project.
EROSION AND SEDIMENT CONTROL PLAN REQUIRED	Yes
STREET LIGHTS:	No
SPECIFIC PLAN/ PLANNED DEVELOPMENT AREA:	Yes, The Home Depot Retail Center Specific Plan, S 01-05
FUTURE PLANNING COMMISSION ACTION REQUIRED	None
FUTURE TOWN COUNCIL ACTION REQUIRED	None for the Site Plan Review Yes, for the Assessment District formation

II. PROJECT ANALYSIS

ADJACENT LAND USES: The site is bounded by 29 Palms Hwy on the north. Across SR 62 to the north is a residential neighborhood and limited commercial properties. To the west of the site is Super Walmart and to the east is vacant property. Home Depot is located to the south of the property. Surrounding General Plan and Zoning designations are all General Commercial, except to the north of the project site, which is designated as single family residential RS-5, 5 dwelling units per acre. Commercial development was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan. General retail and service oriented commercial uses are anticipated in these areas, and the proposed use identified in SPR 02-13 is consistent with the desired development pattern within the Town.

SITE CHARACTERISTICS, GRADING, SETBACKS: The site was rough graded with the construction of the Home Depot project.

Proposed pad elevations for the buildings are as follows.

Northern retail building: 3196.20'
Southern retail building: 3196.20'

Based upon review of the submitted Preliminary Grading Plan, staff finds the proposed site grading consistent with generally accepted engineered grading practices and achieves compliance with required standards, as well as achieving site grading compatibility with surrounding properties to the degree possible, based upon existing grades, access and required standards.

Setback Area:	Required	Proposed
SR 62, Front:	15'	80'
West Side:	10'	175'
East Side:	10'	45'
Rear:	10'	45'

The Development Code provides for maximum 60% of the lot to be covered with building area. As proposed, the site is developed at approximately 25% lot coverage.

PHASING: The construction of 34,650 square feet of retail space will occur in one phase. This project does not include development of the two remaining stand-alone building pads.

ROADWAY IMPROVEMENTS: The proposed project is bounded by Twentynine Palms Highway on the north. No off-site improvements are required, as the improvements were constructed as part of the Home Depot project.

ASSESSMENT DISTRICTS: The approval of the project includes the requirement to form maintenance assessment district(s) for the purpose of maintaining such public improvements as pavement, drainage facilities, curb and gutter, sidewalk, landscaping, lighting, and other public improvements, including Prescott and Palisade sidewalks, curb and gutter, streets, drainage, street lighting, and other public improvements. In addition the project has been conditioned to agree to terms and record a non-opposition agreement for the future formation of a future public safety assessment district.

CIRCULATION & PARKING: On site circulation as proposed includes three points of ingress/egress, sufficient controls over left hand turn movements into/out of the facility, and on-site circulation meeting Town and Fire Department standards. Internal circulation provides access to required parking areas. On-site circulation provides

access around the west side of the retail/service building, creating the ability for drivers to exit to 29 Palms Hwy.

The project contains the necessary on-site improvements as well as overall parking design and layout. The project is conditioned to record reciprocal access and parking agreements as necessary to ensure long term shared parking when the adjacent parcels have been developed.

The project satisfies the definition of a "shopping center" and as such, parking is established at 1 space per 250 square feet for the entire project, resulting in a minimum standard of 139 parking spaces being required. A total of 224 parking spaces are provided, including the required 6 ADA designated parking spaces.

Staff finds the project adequately parked and consistent with the Development Code based upon the "shopping center" calculation approach.

FLOOD CONTROL/DRAINAGE: On site retention for all of the Home Depot parcels was constructed with the Home Depot building.

UTILITIES: Utilities are roughed in on the project site and were installed with the construction of the Home Depot building.

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 go through each utility company permitting processes, including SCE for street lighting.

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.

LANDSCAPING: A conceptual landscape plan was provided with the application submittal. A total of thirteen (13) Joshua Trees and 25, 24" box trees are being incorporated into the project landscaping, in addition to small trees, shrubs and ancillary landscape improvements. A total of 23 trees along 29 Palms Hwy are being protected in place. Overall, the project landscaping plan exceeds the quality of common commercial landscaping designs and concepts presented.

A final plan is required to be reviewed and approved by both the Town and Hi-Desert Water District.

ENVIRONMENTAL CONSIDERATIONS: The review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. 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 program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

GENERAL PLAN CONSIDERATION: The project is designated General Commercial (C-G), Home Depot Retail Center Specific Plan. This designation is intended to support and encourage the development of retail; service and professional service economic sector activities within the community, including smaller commercial centers, specialty retail shops and personal service businesses. This designation anticipates and encourages a wide range of retail sales, business uses and personal services oriented to the automobile customer. The proposed project is consistent with the designations in which it occurs.

The General Plan supports this project through the following goals and policies:

GENERAL LAND USE

GOAL 1

A balanced mix of functionally integrated land uses which meet general social and economic needs of the community through compatible and harmonious land use and zoning designations.

COMMERCIAL

GOAL

A full range of commercial land uses conveniently and appropriately distributed throughout the Town, meeting the community's needs and taking full advantage of emerging development and economic opportunities.

POLICY 1

Sufficient lands shall be designated to provide a full range of commercial services to the community and surrounding areas to meet present and future needs.

CONCLUSION: Based upon the facts on the record, the project is consistent with the General Plan, the Development Code, the Home Depot Retail Center Specific Plan and the Town's master plans. Commercial based development was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan. The project, as designed, meets all requirements of the Development Code and the Home

SPR 02-13 Marshalls Petco
October 08, 2013 Planning Commission Meeting

Depot Retail Center Specific Plan and no variances or deviations from adopted standards are required for approval.

|

|

|

SITE PLAN REVIEW FINDINGS:

1. **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 29 Palms Hwy on the north, commercial projects on the south and west sides and vacant land to the east. Across SR 62 to the north is a single family residential neighborhood and limited commercial properties. Surrounding General Plan and Zoning designations are all General Commercial, except to the north of the project site, which is designated as single family residential, 5 dwelling units per acre. Commercial based development was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan. General retail and service oriented commercial uses are anticipated in these areas, and the proposed uses identified in SPR 02-13 are consistent with the desired development pattern within the Town. The project is developed below the maximum lot coverage of 60%, and all set-backs for the General Commercial District are met and exceeded, as outlined in this Staff Report.

The Site Plan Review does not change the "meaning, intent, and is not contrary to any provision of the Specific Plan" and is processed consistent with Section 6.3 of the Specific Plan. This finding is made on the basis of (1) the proposal as submitted consists of 25% lot coverage, which is less than the 60% maximum lot coverage allowed in Section 84.0350(c), which is the development standard adopted by Council for this Specific Plan in Section 3.3, (2) the amendment to the project summary and table on page nine (9) of the Specific Plan, does not conflict with any express or apparent implied intent in the Specific Plan to place a cap on the development on the Subject Site inconsistent with the development standards adopted in Section 3.3 (as adopted, the only development standard amended by Council in the Specific Plan in its incorporation of the standards from Section 84.0350(c) relates to parcel size); and (3) that the overall percentage change in the square footage on the subject property is approximately a 4% change, which is relatively insubstantial based upon the nature and scope of the approved large scale commercial development."

The Site Plan Review is consistent with the purpose of the Specific Plan to "establish a vibrant, high-quality commercial retail center that complements surrounding uses and reinforces the character of the community." The additional square footage will allow the developer to attract a wider range of tenants and/or additional tenants to serve the residents of Yucca Valley and those who travel to the Town to shop at Home Depot, and the larger development is consistent with the planned surrounding uses, including the neighboring Wal-Mart and planned industrial uses to the east

The Site Plan Review is consistent with the Specific Plan and the General Plan because it complies with the development standards in Section 84.0350(c) as adopted in Section 3.3 of the Specific Plan and because after review of the Specific Plan and Council approval of the project, the Council did not intend to limit the square footage of the project as described in the Specific Plan, so long as the project was consistent with Section 84.0350(c).

- 2. 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 29 Palms Hwy on the north, commercial projects on the south and west sides and vacant land to the east. Across SR 62 to the north is a single family residential neighborhood and limited commercial properties. Surrounding General Plan and Zoning designations are all General Commercial, except to the north of the project site, which is designated as single family residential, 5 dwelling units per acre. Commercial based development was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan. General retail and service oriented commercial uses are anticipated in these areas, and the proposed uses identified in SPR 02-13 are consistent with the desired development pattern within the Town. The project is developed below the maximum lot coverage of 60%, and all set-backs for the General Commercial District are met and exceeded, as outlined in this Staff Report.

The site was rough graded with the construction of the Home Depot project.

Proposed pad elevations for the buildings are as follows.

Northern retail building: 3196.20'

Southern retail building: 3196.20'

|

- 3. That the proposed development produces compatible transitions in the scale, bulk, coverage, density and character of the development between adjacent land uses;**

The site is bounded by 29 Palms Hwy on the north, commercial projects on the south and west sides and vacant land to the east. Across SR 62 to the north is a single family residential neighborhood and limited commercial properties. Surrounding General Plan and Zoning designations are all General Commercial, except to the north of the project site, which is designated as single family

residential, 5 dwelling units per acre. Commercial based development was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan. General retail and service oriented commercial uses are anticipated in these areas, and the proposed uses identified in SPR 02-13 are consistent with the desired development pattern within the Town. The project is developed below the maximum lot coverage of 60%, and all set-backs for the General Commercial District are met and exceeded, as outlined in this Staff Report.

The project is developed below the maximum lot coverage of 60%, and all set-backs for the General Commercial District are met and exceeded, as outlined in this Staff Report. The site is adjacent to 29 Palms Hwy on the north and is surrounded by existing commercial development on the south and west, with residential development across 29 Palms Hwy to the north.

- 4. That the building site and architectural design is accomplished in an energy efficient manner;**

The site is being developed consistent with adopted set back and building height standards, allowing opportunities to maximize energy efficiency and conservation measures in construction and building operations.

- 5. 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 in 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.

- 6. 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 retail structures have a maximum building height at the tallest point of 35', with a majority of the roof line at approximately 30' to 32'. This building height is consistent with the commercial development pattern along SR 62 and as such, does not unnecessarily block views from public ways and is similar in mass and scale to the local built environment.

7. **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;**

8. **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;**

***Retail/Service Building:** The proposed structure is wood framed with stucco, with pop-outs, articulation, and colors consistent with the Specific Plan area as well as the SR 62 Commercial Corridor.*

9. **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;**

Utilities are roughed in on the project site and were installed with the construction of the Home Depot building.

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.

10. **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 three points of ingress/egress, sufficient controls over left hand turn movements into/out of the facility, and on-site circulation meeting Town and Fire Department standards. Internal circulation provides access to required parking. On-site circulation provides access around the west side of the retail/service building, creating the ability for drivers to exit to 29 Palms Hwy.

The project contains the necessary on-site improvements as well as overall parking design and layout. The project is conditioned to record reciprocal access and parking agreements as necessary to ensure long term shared parking when the adjacent parcels have been developed.

The project satisfies the definition of a "shopping center" and as such, parking is established at 1 space per 250 square feet for the entire project, resulting in a minimum standard of 139 parking spaces being required. A total of 155 parking spaces are provided, including 6 ADA designated parking spaces.

11. **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 review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. 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 program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

No negative impacts created by the project have been identified, including traffic impacts.

Additionally, the project is conditioned to pay Public Facility Development Impact fees in accordance with current Town Council policy, including Street and Traffic Impact Fees. The project is also conditioned to form maintenance districts that generate the necessary revenue to maintain the infrastructure constructed by the project.

12. **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 review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. 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 program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

No negative impacts created by the project have been identified, including traffic impacts.

Additionally, the project is conditioned to pay Public Facility Development Impact fees in accordance with current Town Council policy, including Street and Traffic Impact Fees. The project is also conditioned to form maintenance districts that generate the necessary revenue to maintain the infrastructure constructed by the project.

- 13. 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 review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. 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 program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

No negative impacts created by the project have been identified, including biological resources.

- 14. 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 review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. 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 program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

There is no substantial change to the project nor is there "new information of substantial importance" pursuant to CEQA guidelines section 15162, necessitating the requirement for a supplemental or subsequent EIR or the preparation of an addendum pursuant to Section 15164.

15. 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; and

The review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. 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 program EIR and will not create any additional impacts not previously considered. No additional environmental review is required. No negative impacts created by the project have been identified.

16. 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 designed, complies with the standards and requirements set forth in the Yucca Valley Development Code and the adopted General Plan policies, as identified and set forth in this Staff Report.

Attachments:

1. Standard Exhibits
2. Application materials
3. Site Plan & Elevations
4. Agency comments

**TOWN OF YUCCA VALLEY
CONDITIONS OF APPROVAL
SITE PLAN REVIEW, SPR 02-13
MARSHALLS-PETCO**

This approval is for Site Plan Review, SPR 02-13, a request to develop 3.18 acres of a 5.076 acre project site and to construct a 24,650 square foot Marshalls and a 10,000 square foot Petco. A total of 224 onsite parking spaces are proposed with drive aisles.

The project is located approximately 1400 feet east of the intersection of 29 Palms Hwy and Avalon Ave and is further identified as 58711 29 Palms Hwy. APN: 601-201-46

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 no construction has commenced within three (3) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission and/or Town Council, in conformance with the Town of Yucca Valley Development Code. The applicant is responsible for the initiation of an extension request.

SPR 02-13 Approval Date:	October 08, 2013
Expiration Date:	October 08, 2016

- G3. The applicant shall ascertain and comply with requirements of all State, County, Town and local 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 and utility company requirements.

- 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 inspection. 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 staff 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 a phased 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, wastewater collection, treatment and disposal, 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 plans required for obtaining native plant plan approval, and on any other plan as deemed necessary by the Town.

- G13. At least one sign per fronting street 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), the Town phone number and the Mojave Desert Air Quality Management District (MDAQMD) phone number. The signs must be obtained and installed by the developer using the sample format to be provided. The signs must be present at the pre-construction meeting or the grading permit will not be issued. The Applicant 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. All signs shall be a minimum of 4' x 8' in size.
- G14. The applicant shall pay Development Impact Fees in place at the time of issuance of Building Permits.
- G15. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents
- G16. 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.
- G17. 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.
- G18. 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.
- G19. Prior to any work being performed within the public right-of-way, the Applicant 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.

- G20. 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.
- G21. Prior to issuances of building permits, all site plans, grading plans, landscape and irrigation plans, drainage/flood control plans, public improvement plans, composite development plans, erosion and sediment control plans, and assessment district plans and formations shall be coordinated for consistency with this approval.
- G22. The Town Engineer may allow phased construction 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.
- G23. 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.
- G24. 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.
- G25. 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.
- G26. The street design and circulation pattern of this project shall be coordinated with adjoining developments.

- G27. 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.
- G28. Prior to recordation of the final map, the applicant shall submit all improvement plans and final maps on compact disks in digital format acceptable to the Town Engineer.
- G29. 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.
- G30. All property corners, logs, easements, street centerlines and curve radii shall be monumented and horizontally tied to identified control points. A copy of the monumentation survey and centerline tie notes shall be provided to the Town Engineer for approval.
- G31. For any import or export of material, the applicant shall provide the route of travel, estimated cubic yards of import/export, number of trucks, daily schedule, and length of time necessary to complete the import/export of materials to/from the site. No hauling of material shall occur prior to approval by the Town Engineer.
- G32. Prior to issuance of a certificate of occupancy, the applicant shall submit all improvement plans, including asbuilts, 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 requirements 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 169, or as amended.
- P3. All exterior lighting shall comply with the Ordinance 90, Outdoor Lighting and shall be illustrated on all construction plans.
- P4. Prior to recordation of the final map, the applicant shall pay park in-lieu fees based upon the fair market value of the amount of land which would otherwise be required for dedication, as provided in Section 811.0302(F) of Ordinance 175. This shall be a note on the final map prior to recordation.
- P5. A final plan identifying all protected plants as well as a Native Plant Relocation Plan with any area proposed to be disturbed in accordance with the Town's Native Plant Protection Ordinance shall be submitted for approval prior to issuance of any construction permits, including grading and utility installations, for the project. The applicant shall make every effort to relocate the regulated native plants back onsite. The adoption of native plants shall be consistent with the Native Plant Ordinance in effect at the time of grading permits.
- P6. Prior to the issuance of any permits the Applicant shall provide three (3) copies of a landscape and irrigation plan showing the size, type and location of all plant and irrigation systems. Said irrigation system shall incorporate a permanent automatic irrigation system, and all landscaping and irrigation systems shall be maintained in good condition at all times. All ground within proposed landscape planter areas shall be provided with approved ground cover. All trees shall be a minimum of 24" boxes. 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. The Landscape and Irrigation review requires a separate application and a current Town fee
- P7. A reciprocal parking and access agreement shall be recorded against all parcels on the project site, ensuring shared parking and access and that development on each parcel shall comply with the General Plan and Development Code following final subdivision of the land, subject to Town Attorney and Town Engineer review and Director approval.
- P8. The project shall comply with all Conditions of Approval for the Home Depot Retail Center Specific Plan, SP 01-05 and Conditional Use Permit, CUP 06-05

ENGINEERING CONDITIONS

- E1. A licensed civil engineer or land surveyor shall survey and certify that the rough and/or precise grading was completed in substantial conformance with the approved Rough Grading Plans. Prior to the issuance of any building permits the project Engineer shall certify the finished lot was graded in conformance to approved plans.
- E2. Prior to the issuance of a Grading Permit for the onsite areas, Rough Grading and/or Precise Grading plans, prepared by a 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 is responsible for all fees incurred by the Town.
- E3. Prior to issuance of any **Building Permits** units a **Precise Grading Plan** shall be prepared by a professional Civil Engineer and the corresponding fees shall be paid to the Town prior to construction. The applicant is responsible for all fees incurred by the Town.
- E4. A licensed civil engineer or land surveyor shall survey and provide pad certification for each individual lot prior to issuance of building permits.
- E5. 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 Geotechnical and 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.
- E6. All recommended approved measures identified in the Geotechnical and Soils Engineering report shall be incorporated into the project design.
- E7. Retention basins or storm water construction BMPs shall be constructed and functional prior to the issuance of Building Permits for 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, subject to approval by the Town Engineer.

- E8. A **final** 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.
- E9. Basin(s), whether above ground or underground shall be designed to fully dissipate storm waters within a 48 hour period.
- E10. Prior to acceptance and final construction approval, all retention/detention basins shall be certified by a civil engineer that all retention/ detention basins 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 final drainage report for the project.
- E11. Prior to acceptance or final construction approval, all drainage systems, both public 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 final drainage report(s) for the project.
- E12. 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.
- E13. All grading activities shall minimize dust through compliance with MDAQMD Rules 402 and 403.
- E14. 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 be illustrated on all proposed phasing for construction of the project.
- E15. 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.
- E16. Areas for construction stockpiling, equipment storage and maintenance shall be submitted to the Town Engineer for review and approval with each phase of the project.
- E17. The Applicant shall restore any pavement cuts required for installation or extension of utilities for the 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.

- E18. In conjunction with rough grading plan submittal for plan check, street plans prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town. The final street plans shall be reviewed and approved by the Town Engineer
- E19. Street improvements for each phase shall be completed, approved, and certified by a civil engineer as constructed in substantial conformance with the approved plans, and accepted by the Town of Yucca Valley prior to issuance of a certificate of occupancy for any structures for each phase of the project.
- E20. 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.
- E21. 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.
- E22. 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. 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.
- E23. The wastewater collection and treatment system shall be maintained so as not to create a public nuisance and shall be serviced by a maintenance company approved by the Regional Water Quality Control Board. The wastewater collection and treatment system shall be approved by the Regional Water Quality Control Board
- E24. **The project shall make provisions for connection to the future Phase 1 sewer system improvements.**
- E25. All improvement plans shall be designed by a Registered Civil Engineer.
- E26. 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 not protest the formation of a

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 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. The applicant is responsible for formation costs.

- 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 hydro seed on the affected portion of the site, or methods identified within the SWPPP, subject to Town Engineer approval.
- 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 Engineer may cause emergency maintenance work to be done in order to protect potentially impacted property. The cost shall be deducted from the erosion control security posted for the project and shall include all costs related to the emergency maintenance including initial mobilization and performance of the work in addition to applicable administrative costs.
- 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. Drainage easements, when required, shall be shown on the final map and noted as follows: "Drainage Easement – no buildings, obstructions or encroachments by land fills are allowed".

- E32. Prior to the approval of the improvements plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb to curb improvements, and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria is exceeded, additional drainage facilities shall be installed.
- E33. Private drainage easements for cross-lot drainage shall be dedicated and delineated on the final map.
- E34. 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.
- E35. All street closures must be approved by Town Council action.
- E36. The Applicant shall cause to be formed or shall record a non-opposition agreement to participation in a future public safety assessment district formed by the Town.
- E37. Improvement plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the Town Engineer.
- E38. 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.).
- E39. 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.
- E40. 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.
- E41. In conjunction with precise grading certification, all drainage systems, both public 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.
- E42. 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.

- E43. All grading activities shall minimize dust through compliance with MDAQMD Rules 402 and 403.
- E44. 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.
- E45. The Applicant shall accept and properly dispose of all off-site drainage flowing onto or through the site.
- E46. 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.

BUILDING AND SAFETY CONDITIONS

- B1. Prior to the delivery of combustible materials, the following items shall be accepted as complete:
 - a. The water system is functional from the source of water past the lots on which permits are being requested (i.e. All services are installed, valves are functional and accessible, etc.); and
 - b. Fire hydrants are accepted by the County Fire Department and the Hi Desert Water District. The fire hydrants associated with each phase shall be functioning prior to issuance of building permits.
- B2. The applicant shall submit three sets of plans to the Building and Safety Dept. for plan check and approval.
- B3. At the time of building plan check submittal, the applicant shall provide approval from the San Bernardino County Fire Dept.
- B4. Prior to final inspection, all required improvements shall be constructed and finalized and accepted by the appropriate agency prior to the issuance of a Certificate of Occupancy.

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. All Group "R", Division "3" Occupancies, single family dwellings, garages duplexes and manufactured homes, which do not have specific fire protection requirements shall require a building inspector to sign off the final inspection. A fire inspector will not be required for the final inspection.
- F3. The Applicant shall be responsible for all fees required by San Bernardino County Fire Department.
- F4. A water system approved by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Detached single family residential developments may increase the spacing between hydrants to be no more than six hundred (600) feet and no more than three hundred (300) feet (as measured along vehicle travel-ways) from the driveway on the address side of the proposed single family structure.
- F5. Prior to issuance of a Certificate of Occupancy, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with County Fire Department Requirements.
- F6. 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.
- F7. See attached letters from County Fire dated September 09, 2013

MOJAVE DESERT AIR QUALITY MANAGEMENT DISTRICT CONDITION

- M1. The applicant shall comply with the provisions of District Rule 403, Fugitive Dust.

HIGH DESERT WATER DISTRICT CONDITIONS

- H1. Water and sewer improvement plans will need to be submitted to the Water District for review and approval.
- H2. All costs for plan review, hydraulic modeling analysis, construction, testing and inspection shall be the responsibility of the Applicant.
- H3. Landscape plans should be submitted in accordance with Hi Desert Water District Landscape Ordinance Package if total landscape area exceeds 500 square feet and a separate landscape meter will also be required.
- H4. An agreement for water service shall be approved by HDWD Board of Directors prior to construction.

UNITED STATES MARINE CORPS CONDITIONS

- MC1. The MCAGCC requests that all future residents receive full disclosure, in writing, describing the unique aspects of living near a military installation and under an FAA designed helicopter flight path (a copy of a letter from the MCAGCC to the new residents has been provided).

- MC2. The following 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 tract map.

“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”.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD-COLORADO RIVER BASIN CONDITIONS

- WQ1. See attached letter dated August 29, 2013

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 _____



Site Plan Review Application

Date Received	_____
By	_____
Fee	_____
Case #	_____
EA #	_____

General Information

APPLICANT Walbern Developments Phone _____ Fax _____

Mailing Address (Same as below - Owner) _____ Email _____

City _____ State _____ Zip _____

REPRESENTATIVE GreenbergFarrow - Catherine Ols Phone _____ Fax _____

Mailing Address 19000 MacArthur Suite 250 Email cotis@greenbergfarrow.com

City Irvine State CA ZIP 92612

PROPERTY OWNER Yucca Valley Retail 5, LLC Phone _____ Fax _____

Mailing Address 29222 Rancho Viejo Road #207 Email mall@walbern.com

City San Juan Capistrano State CA Zip 92675

Project Information

Project Address Not assigned Assessor Parcel Number(s) 001-201-042, 047 & 243

Project Location SEQ Twenty Nine Palms & Avalon

Project Description: Site plan review submittal for development of a 24,650 SF Marshall's and 10,000 SF Petco store to be located on Parcel 2 and associated site improvements.

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
 760 389-6576 Fax 760 228-0084
www.yucca-valley.org

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 1/2 x 11" site plan):
Parcel 2 136 775 SF Parcel 3 43,500 SF Parcel 4, 38 605 SF - total 221,080 SF / 5.076 acres
2. Existing site zoning: CG / RD Single-Plan 3. Existing General Plan designation: Commercial
4. Precisely describe the existing use and condition of the site: The subject site is undeveloped, rough graded lot with wall located along northern & eastern boundary, perimeter landscaping installed & utilities stubbed to property
5. Existing Zoning of adjacent parcels:
North R-S-5/CG South CG East CR West CG
6. Existing General Plan designation of adjacent parcels:
North CG South CG East CG West C-RR
7. Precisely describe existing uses adjacent to the site: Home Depot is located directly south of the site, Wal-Mart to the west, Twenty-Nine Palms road to the north & vacant land to the east.
8. Describe the plant cover found on the site, including the number and type of all protected plants: There is little to no vegetation with a few parasite trees.

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.) EIR - Home Depot
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.) EIR - Home Depot
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: Commercial Retail
- B. Gross square footage by each type of use: 24,560 SF Marshall's, 10,000 SF Palco
Pad 3,000 SF and shops 7,460 (per prior approved plan, not proposed for development at this time)
- C. Gross square footage and number of floors of each building: 34,650 SF (Marshall's & Palco)
10,640 SF (pad & shops) total SF 45,110
- D. Estimate of employment by shift: TBD
- E. Planned outdoor activities: None

2. Percentage of project site covered by:

37.66 % Paving, 23.11 % Building, 18.63 % Landscaping, 20.00 % Parking

3. Maximum height of structures 35 ft. _____ in.

4. Amount and type of off street parking proposed: 262 parking stalls proposed w/24.8% compact

5. How will drainage be accommodated? The project proposes to connect to and extend the existing 24" storm drain which was constructed with the Home Depot project. Prior to entering the 24" storm drain line, runoff will be directed into an underground stormwater treatment facility

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

No off-site construction is anticipated

7. Preliminary grading plans estimate 2,100 cubic yards of cut and 4,400 cubic yards of fill

8. Description of project phasing if applicable: Marshall's & Palco are proposed to be developed The previously approved shops and freestanding pad are not anticipated to be developed at the same time.

9. Permits or public agency approvals required for this project: Site Plan Review, Building engineering, landscape approvals from Town of Yucca Valley, HI Desert Water District, Health Department

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) Yes, the subject development was studied, reviewed and approved as part of the Home Depot project (Ref. Home Depot SP & EIR)

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:

William J. [Signature]

Date:

9/17/13

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: Catherine Star
Date: 8/18/13

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

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

Signed: [Signature]
Dated: 08/09/13

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: \$ 4,220

Applicant's Signature

M. J. Wakey

Date: 08/09/13

Applicants' Name

MATTHEW J. WAKEY

(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: Not assigned (APN 5601-204-46, 47 & 48)

Cross street: Twenty Nine Palms Highway & Avalon

Date this Disclosure Statement is completed: _____

Name of Applicant: YUCCA RETAIL S, L.L.C.

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name YUCCA RETAIL S, L.L.C. Phone (949) 276-7570 Fax _____
29222 Rancho Viejo Rd. #207

Mailing Address _____ Email matt@walbern.com

City SAN JUAN CAPISTRANO State CA. Zip 92675

State of Registration CALIFORNIA

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 _____

The Owner 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 _____

The Party in escrow is a (if property is in escrow):

- 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 _____

For any deeds of trust or other liens on the property (other than real property tax liens) please state the following:

A. Name of beneficiary of the deed of trust or lien _____

B. Date of the deed of trust or lien. _____

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on the date and location set forth below

Matthew J. Waken
Signature _____

Print Name: MATTHEW J. WAKEN

Title: MANAGER

Date of signing: 8/9/2013

Location: San Juan Capistrano, Ca.



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).

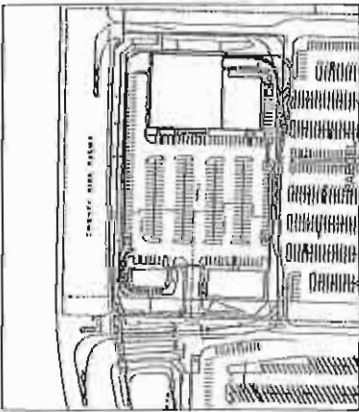
I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

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

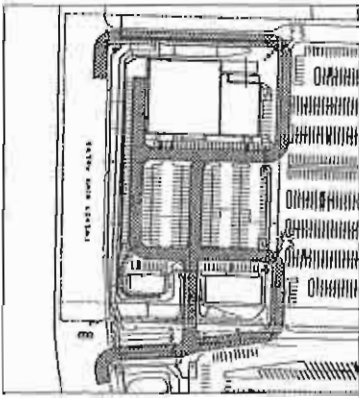
Dated: 8/12/13

Catherine Otis
Applicant/Representative printed name

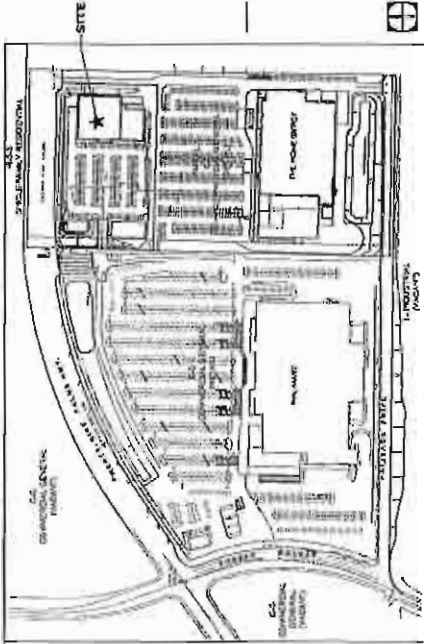
Catherine Otis
Applicant/Representative signature



KEY MAP - TRUCK ACCESS
1:11.1



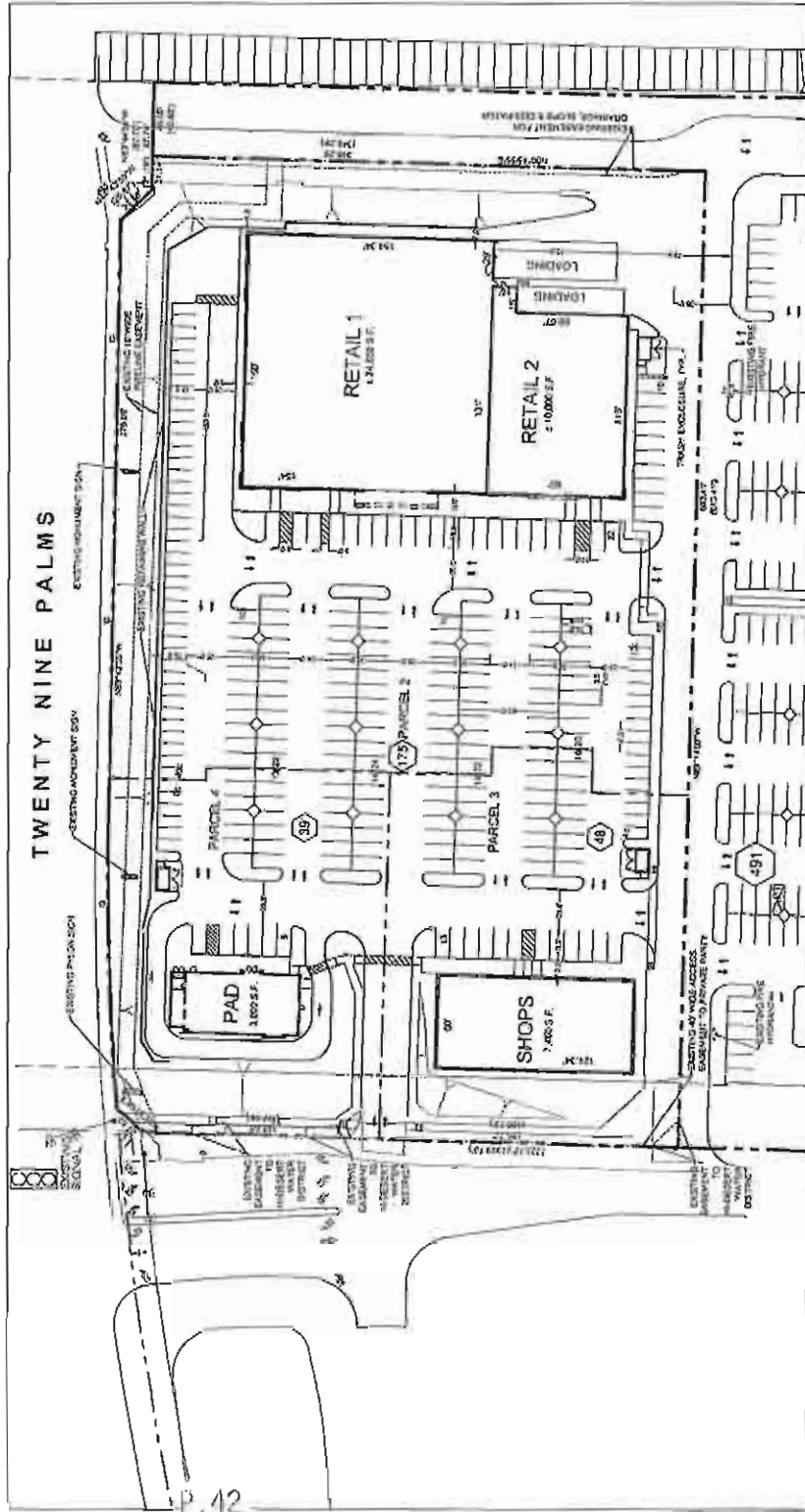
KEY MAP - FIRE LANE
1:11.1



KEY MAP
1:11.1



VICINITY MAP
1:11.1



PROJECT INFORMATION

APN	061-001-001
APN	061-001-002
APN	061-001-003
SITE AREA	2.1196 ACRES
PARCEL 1	0.1000 SF
PARCEL 2	0.1000 SF
PARCEL 3	0.1000 SF
NET TOTAL SITE AREA	2.1196 ACRES
BOUNDARY AREA	10,000 SF
TOTAL 1	10,000 SF
TOTAL 2	10,000 SF
TOTAL 3	10,000 SF
NET TOTAL SITE REFERENCE	61.178 SF
NET TOTAL SITE REFERENCE	61.178 SF

PARKING SUMMARY

LAND	REQUIRED	PROVIDED
SPACES	1,000	1,000
SPACES	1,000	1,000
SPACES	1,000	1,000
TOTAL	1,000	1,000

REMARKS:

- TOTAL PARKING SPACES PROVIDED: 1,000
- REMARKS: SEE ATTACHED SITE PLAN FOR DETAILED PARKING LAYOUT AND TRUCK ACCESS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS.

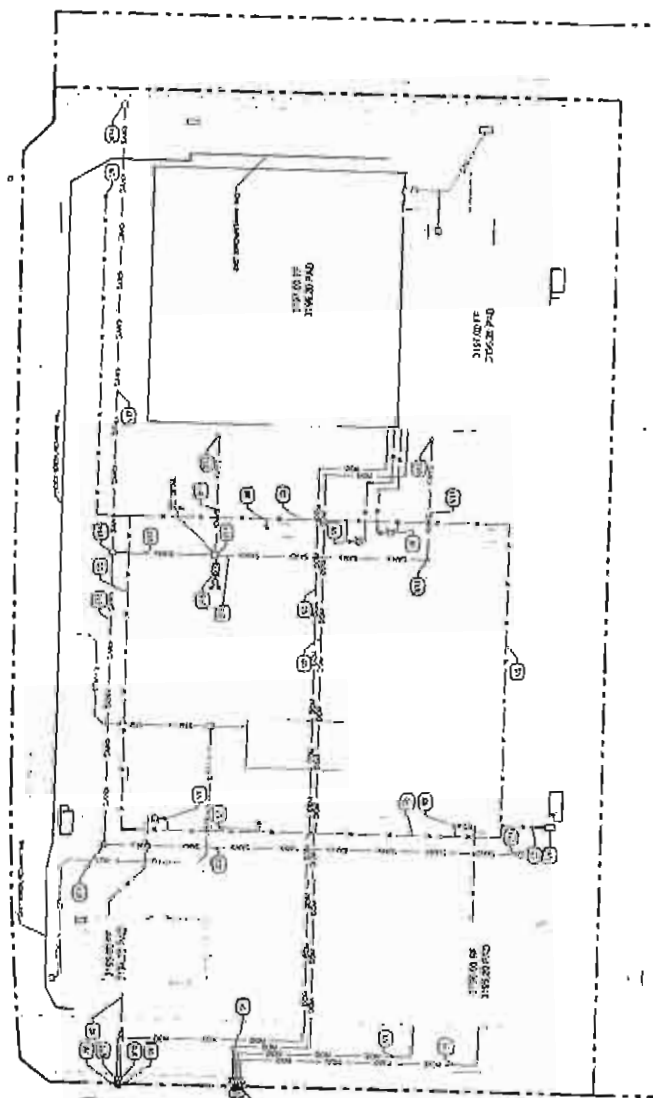
REVISION INFORMATION

NO.	DATE	DESCRIPTION
1	01/15/20	ISSUED FOR PERMITTING
2	02/10/20	REVISIONS TO PERMITTING
3	03/05/20	REVISIONS TO PERMITTING
4	04/01/20	REVISIONS TO PERMITTING

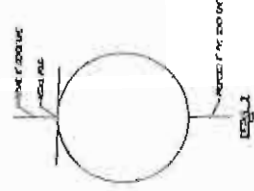
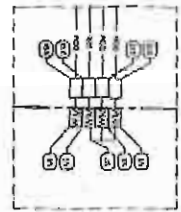
DRAWING DATE/REVISION RECORD

DATE	REVISION
01/15/20	ISSUED FOR PERMITTING
02/10/20	REVISIONS TO PERMITTING
03/05/20	REVISIONS TO PERMITTING
04/01/20	REVISIONS TO PERMITTING

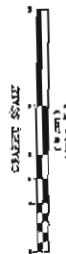
TWENTY NINE PALMS



- CONSTRUCTION NOTES:
- 01 12" DIA. 10' DEEP W/ 4" UC
 - 02 12" DIA. 10' DEEP W/ 4" UC
 - 03 12" DIA. 10' DEEP W/ 4" UC
 - 04 12" DIA. 10' DEEP W/ 4" UC
 - 05 12" DIA. 10' DEEP W/ 4" UC
 - 06 12" DIA. 10' DEEP W/ 4" UC
 - 07 12" DIA. 10' DEEP W/ 4" UC
 - 08 12" DIA. 10' DEEP W/ 4" UC
 - 09 12" DIA. 10' DEEP W/ 4" UC
 - 10 12" DIA. 10' DEEP W/ 4" UC
 - 11 12" DIA. 10' DEEP W/ 4" UC
 - 12 12" DIA. 10' DEEP W/ 4" UC
 - 13 12" DIA. 10' DEEP W/ 4" UC
 - 14 12" DIA. 10' DEEP W/ 4" UC
 - 15 12" DIA. 10' DEEP W/ 4" UC
 - 16 12" DIA. 10' DEEP W/ 4" UC
 - 17 12" DIA. 10' DEEP W/ 4" UC
 - 18 12" DIA. 10' DEEP W/ 4" UC
 - 19 12" DIA. 10' DEEP W/ 4" UC
 - 20 12" DIA. 10' DEEP W/ 4" UC
 - 21 12" DIA. 10' DEEP W/ 4" UC
 - 22 12" DIA. 10' DEEP W/ 4" UC
 - 23 12" DIA. 10' DEEP W/ 4" UC
 - 24 12" DIA. 10' DEEP W/ 4" UC
 - 25 12" DIA. 10' DEEP W/ 4" UC
 - 26 12" DIA. 10' DEEP W/ 4" UC
 - 27 12" DIA. 10' DEEP W/ 4" UC
 - 28 12" DIA. 10' DEEP W/ 4" UC
 - 29 12" DIA. 10' DEEP W/ 4" UC
 - 30 12" DIA. 10' DEEP W/ 4" UC
 - 31 12" DIA. 10' DEEP W/ 4" UC
 - 32 12" DIA. 10' DEEP W/ 4" UC
 - 33 12" DIA. 10' DEEP W/ 4" UC
 - 34 12" DIA. 10' DEEP W/ 4" UC
 - 35 12" DIA. 10' DEEP W/ 4" UC
 - 36 12" DIA. 10' DEEP W/ 4" UC
 - 37 12" DIA. 10' DEEP W/ 4" UC
 - 38 12" DIA. 10' DEEP W/ 4" UC
 - 39 12" DIA. 10' DEEP W/ 4" UC
 - 40 12" DIA. 10' DEEP W/ 4" UC
 - 41 12" DIA. 10' DEEP W/ 4" UC
 - 42 12" DIA. 10' DEEP W/ 4" UC
 - 43 12" DIA. 10' DEEP W/ 4" UC
 - 44 12" DIA. 10' DEEP W/ 4" UC
 - 45 12" DIA. 10' DEEP W/ 4" UC
 - 46 12" DIA. 10' DEEP W/ 4" UC
 - 47 12" DIA. 10' DEEP W/ 4" UC
 - 48 12" DIA. 10' DEEP W/ 4" UC
 - 49 12" DIA. 10' DEEP W/ 4" UC
 - 50 12" DIA. 10' DEEP W/ 4" UC
 - 51 12" DIA. 10' DEEP W/ 4" UC
 - 52 12" DIA. 10' DEEP W/ 4" UC
 - 53 12" DIA. 10' DEEP W/ 4" UC
 - 54 12" DIA. 10' DEEP W/ 4" UC
 - 55 12" DIA. 10' DEEP W/ 4" UC
 - 56 12" DIA. 10' DEEP W/ 4" UC
 - 57 12" DIA. 10' DEEP W/ 4" UC
 - 58 12" DIA. 10' DEEP W/ 4" UC
 - 59 12" DIA. 10' DEEP W/ 4" UC
 - 60 12" DIA. 10' DEEP W/ 4" UC
 - 61 12" DIA. 10' DEEP W/ 4" UC
 - 62 12" DIA. 10' DEEP W/ 4" UC
 - 63 12" DIA. 10' DEEP W/ 4" UC
 - 64 12" DIA. 10' DEEP W/ 4" UC
 - 65 12" DIA. 10' DEEP W/ 4" UC
 - 66 12" DIA. 10' DEEP W/ 4" UC
 - 67 12" DIA. 10' DEEP W/ 4" UC
 - 68 12" DIA. 10' DEEP W/ 4" UC
 - 69 12" DIA. 10' DEEP W/ 4" UC
 - 70 12" DIA. 10' DEEP W/ 4" UC
 - 71 12" DIA. 10' DEEP W/ 4" UC
 - 72 12" DIA. 10' DEEP W/ 4" UC
 - 73 12" DIA. 10' DEEP W/ 4" UC
 - 74 12" DIA. 10' DEEP W/ 4" UC
 - 75 12" DIA. 10' DEEP W/ 4" UC
 - 76 12" DIA. 10' DEEP W/ 4" UC
 - 77 12" DIA. 10' DEEP W/ 4" UC
 - 78 12" DIA. 10' DEEP W/ 4" UC
 - 79 12" DIA. 10' DEEP W/ 4" UC
 - 80 12" DIA. 10' DEEP W/ 4" UC
 - 81 12" DIA. 10' DEEP W/ 4" UC
 - 82 12" DIA. 10' DEEP W/ 4" UC
 - 83 12" DIA. 10' DEEP W/ 4" UC
 - 84 12" DIA. 10' DEEP W/ 4" UC
 - 85 12" DIA. 10' DEEP W/ 4" UC
 - 86 12" DIA. 10' DEEP W/ 4" UC
 - 87 12" DIA. 10' DEEP W/ 4" UC
 - 88 12" DIA. 10' DEEP W/ 4" UC
 - 89 12" DIA. 10' DEEP W/ 4" UC
 - 90 12" DIA. 10' DEEP W/ 4" UC
 - 91 12" DIA. 10' DEEP W/ 4" UC
 - 92 12" DIA. 10' DEEP W/ 4" UC
 - 93 12" DIA. 10' DEEP W/ 4" UC
 - 94 12" DIA. 10' DEEP W/ 4" UC
 - 95 12" DIA. 10' DEEP W/ 4" UC
 - 96 12" DIA. 10' DEEP W/ 4" UC
 - 97 12" DIA. 10' DEEP W/ 4" UC
 - 98 12" DIA. 10' DEEP W/ 4" UC
 - 99 12" DIA. 10' DEEP W/ 4" UC
 - 100 12" DIA. 10' DEEP W/ 4" UC
 - 101 12" DIA. 10' DEEP W/ 4" UC
 - 102 12" DIA. 10' DEEP W/ 4" UC
 - 103 12" DIA. 10' DEEP W/ 4" UC
 - 104 12" DIA. 10' DEEP W/ 4" UC
 - 105 12" DIA. 10' DEEP W/ 4" UC
 - 106 12" DIA. 10' DEEP W/ 4" UC
 - 107 12" DIA. 10' DEEP W/ 4" UC
 - 108 12" DIA. 10' DEEP W/ 4" UC
 - 109 12" DIA. 10' DEEP W/ 4" UC
 - 110 12" DIA. 10' DEEP W/ 4" UC
 - 111 12" DIA. 10' DEEP W/ 4" UC



- PROPOSED LEGEND:
- 01 12" DIA. 10' DEEP W/ 4" UC
 - 02 12" DIA. 10' DEEP W/ 4" UC
 - 03 12" DIA. 10' DEEP W/ 4" UC
 - 04 12" DIA. 10' DEEP W/ 4" UC
 - 05 12" DIA. 10' DEEP W/ 4" UC
 - 06 12" DIA. 10' DEEP W/ 4" UC
 - 07 12" DIA. 10' DEEP W/ 4" UC
 - 08 12" DIA. 10' DEEP W/ 4" UC
 - 09 12" DIA. 10' DEEP W/ 4" UC
 - 10 12" DIA. 10' DEEP W/ 4" UC
 - 11 12" DIA. 10' DEEP W/ 4" UC

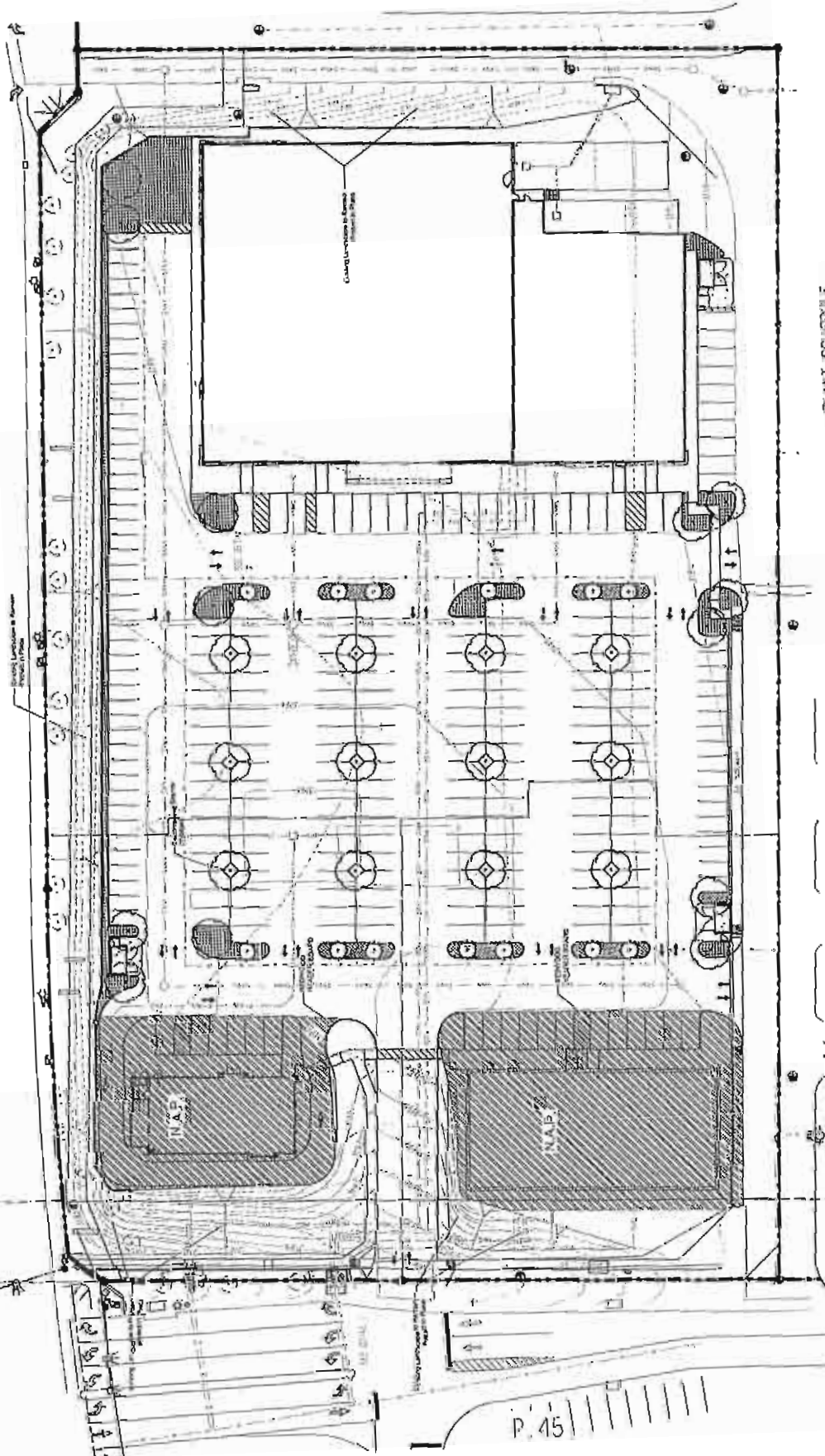


WALBERN DEVELOPMENT'S YUCCA VALLEY
 SEC TWENTYNINE PALMS HIGHWAY & WALDEN AVENUE
 YUCCA VALLEY, CA
 20110500-2
 (5.05.2011)

GreenbergFarrow
 4000 BUCKLEUP BLVD., SUITE 200
 FORT WORTH, TEXAS 76116
 817.335.4400 FAX 817.335.4401

WALBERN DEVELOPMENT'S

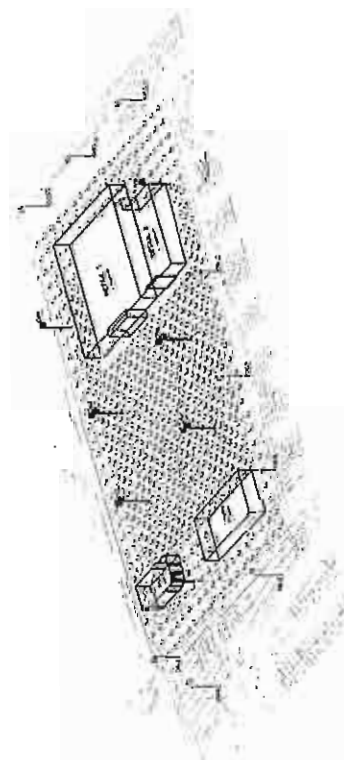
TWENTY NINE PALMS



PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	QUANTITY	NOTES
1	(Symbol)	Palms	10	Plant in 10' x 10' grid
2	(Symbol)	Shrubbery	20	Plant in 5' x 5' grid
3	(Symbol)	Flowering Plants	10	Plant in 10' x 10' grid
4	(Symbol)	Grass	100	Plant in 10' x 10' grid
5	(Symbol)	Water Features	2	Plant in 10' x 10' grid
6	(Symbol)	Lighting	10	Plant in 10' x 10' grid
7	(Symbol)	Benches	10	Plant in 10' x 10' grid
8	(Symbol)	Seating	10	Plant in 10' x 10' grid
9	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
10	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
11	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
12	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
13	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
14	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
15	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
16	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
17	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
18	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
19	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
20	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
21	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
22	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
23	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
24	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
25	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
26	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
27	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
28	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
29	(Symbol)	Planting Details	10	Plant in 10' x 10' grid
30	(Symbol)	Planting Details	10	Plant in 10' x 10' grid

NOTES:
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.
 2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.
 3. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.
 4. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.
 5. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.
 6. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.
 7. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.
 8. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.
 9. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.
 10. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.



Southwest View
80% Scale

LANDSCAPE LOCATIONS

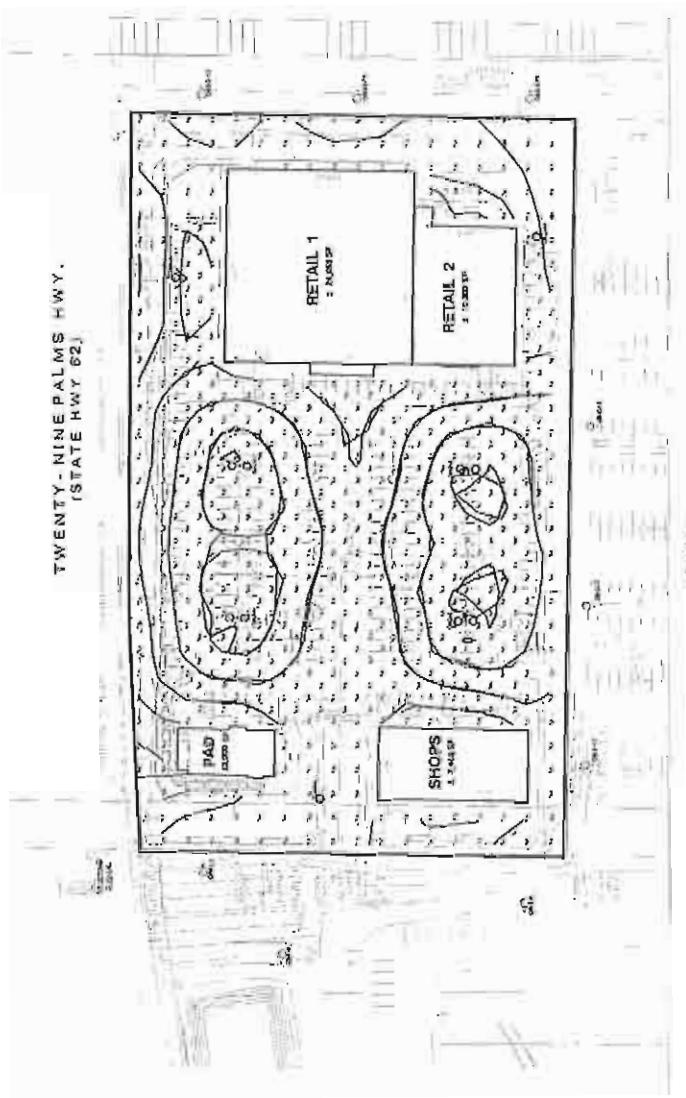
Location	Area	Planting	Notes
1	100	100	100
2	200	200	200
3	300	300	300
4	400	400	400
5	500	500	500
6	600	600	600
7	700	700	700
8	800	800	800
9	900	900	900
10	1000	1000	1000
11	1100	1100	1100
12	1200	1200	1200
13	1300	1300	1300
14	1400	1400	1400
15	1500	1500	1500
16	1600	1600	1600
17	1700	1700	1700
18	1800	1800	1800
19	1900	1900	1900
20	2000	2000	2000
21	2100	2100	2100
22	2200	2200	2200
23	2300	2300	2300
24	2400	2400	2400
25	2500	2500	2500
26	2600	2600	2600
27	2700	2700	2700
28	2800	2800	2800
29	2900	2900	2900
30	3000	3000	3000
31	3100	3100	3100
32	3200	3200	3200
33	3300	3300	3300
34	3400	3400	3400
35	3500	3500	3500
36	3600	3600	3600
37	3700	3700	3700
38	3800	3800	3800
39	3900	3900	3900
40	4000	4000	4000
41	4100	4100	4100
42	4200	4200	4200
43	4300	4300	4300
44	4400	4400	4400
45	4500	4500	4500
46	4600	4600	4600
47	4700	4700	4700
48	4800	4800	4800
49	4900	4900	4900
50	5000	5000	5000

PLANTING

Planting	Area	Notes
1	100	100
2	200	200
3	300	300
4	400	400
5	500	500
6	600	600
7	700	700
8	800	800
9	900	900
10	1000	1000
11	1100	1100
12	1200	1200
13	1300	1300
14	1400	1400
15	1500	1500
16	1600	1600
17	1700	1700
18	1800	1800
19	1900	1900
20	2000	2000
21	2100	2100
22	2200	2200
23	2300	2300
24	2400	2400
25	2500	2500
26	2600	2600
27	2700	2700
28	2800	2800
29	2900	2900
30	3000	3000
31	3100	3100
32	3200	3200
33	3300	3300
34	3400	3400
35	3500	3500
36	3600	3600
37	3700	3700
38	3800	3800
39	3900	3900
40	4000	4000
41	4100	4100
42	4200	4200
43	4300	4300
44	4400	4400
45	4500	4500
46	4600	4600
47	4700	4700
48	4800	4800
49	4900	4900
50	5000	5000

LANDSCAPE SPECIFICATIONS

Location	Planting	Notes
1	100	100
2	200	200
3	300	300
4	400	400
5	500	500
6	600	600
7	700	700
8	800	800
9	900	900
10	1000	1000
11	1100	1100
12	1200	1200
13	1300	1300
14	1400	1400
15	1500	1500
16	1600	1600
17	1700	1700
18	1800	1800
19	1900	1900
20	2000	2000
21	2100	2100
22	2200	2200
23	2300	2300
24	2400	2400
25	2500	2500
26	2600	2600
27	2700	2700
28	2800	2800
29	2900	2900
30	3000	3000
31	3100	3100
32	3200	3200
33	3300	3300
34	3400	3400
35	3500	3500
36	3600	3600
37	3700	3700
38	3800	3800
39	3900	3900
40	4000	4000
41	4100	4100
42	4200	4200
43	4300	4300
44	4400	4400
45	4500	4500
46	4600	4600
47	4700	4700
48	4800	4800
49	4900	4900
50	5000	5000



TWENTY-NINE PALMS HWY.
(STATE HWY 62)

LEGEND

Symbol	Description
[Symbol]	1.00' Contour
[Symbol]	2.00' Contour
[Symbol]	3.00' Contour
[Symbol]	4.00' Contour
[Symbol]	5.00' Contour
[Symbol]	6.00' Contour
[Symbol]	7.00' Contour
[Symbol]	8.00' Contour
[Symbol]	9.00' Contour
[Symbol]	10.00' Contour
[Symbol]	11.00' Contour
[Symbol]	12.00' Contour
[Symbol]	13.00' Contour
[Symbol]	14.00' Contour
[Symbol]	15.00' Contour
[Symbol]	16.00' Contour
[Symbol]	17.00' Contour
[Symbol]	18.00' Contour
[Symbol]	19.00' Contour
[Symbol]	20.00' Contour
[Symbol]	21.00' Contour
[Symbol]	22.00' Contour
[Symbol]	23.00' Contour
[Symbol]	24.00' Contour
[Symbol]	25.00' Contour
[Symbol]	26.00' Contour
[Symbol]	27.00' Contour
[Symbol]	28.00' Contour
[Symbol]	29.00' Contour
[Symbol]	30.00' Contour
[Symbol]	31.00' Contour
[Symbol]	32.00' Contour
[Symbol]	33.00' Contour
[Symbol]	34.00' Contour
[Symbol]	35.00' Contour
[Symbol]	36.00' Contour
[Symbol]	37.00' Contour
[Symbol]	38.00' Contour
[Symbol]	39.00' Contour
[Symbol]	40.00' Contour
[Symbol]	41.00' Contour
[Symbol]	42.00' Contour
[Symbol]	43.00' Contour
[Symbol]	44.00' Contour
[Symbol]	45.00' Contour
[Symbol]	46.00' Contour
[Symbol]	47.00' Contour
[Symbol]	48.00' Contour
[Symbol]	49.00' Contour
[Symbol]	50.00' Contour
[Symbol]	51.00' Contour
[Symbol]	52.00' Contour
[Symbol]	53.00' Contour
[Symbol]	54.00' Contour
[Symbol]	55.00' Contour
[Symbol]	56.00' Contour
[Symbol]	57.00' Contour
[Symbol]	58.00' Contour
[Symbol]	59.00' Contour
[Symbol]	60.00' Contour
[Symbol]	61.00' Contour
[Symbol]	62.00' Contour
[Symbol]	63.00' Contour
[Symbol]	64.00' Contour
[Symbol]	65.00' Contour
[Symbol]	66.00' Contour
[Symbol]	67.00' Contour
[Symbol]	68.00' Contour
[Symbol]	69.00' Contour
[Symbol]	70.00' Contour
[Symbol]	71.00' Contour
[Symbol]	72.00' Contour
[Symbol]	73.00' Contour
[Symbol]	74.00' Contour
[Symbol]	75.00' Contour
[Symbol]	76.00' Contour
[Symbol]	77.00' Contour
[Symbol]	78.00' Contour
[Symbol]	79.00' Contour
[Symbol]	80.00' Contour
[Symbol]	81.00' Contour
[Symbol]	82.00' Contour
[Symbol]	83.00' Contour
[Symbol]	84.00' Contour
[Symbol]	85.00' Contour
[Symbol]	86.00' Contour
[Symbol]	87.00' Contour
[Symbol]	88.00' Contour
[Symbol]	89.00' Contour
[Symbol]	90.00' Contour
[Symbol]	91.00' Contour
[Symbol]	92.00' Contour
[Symbol]	93.00' Contour
[Symbol]	94.00' Contour
[Symbol]	95.00' Contour
[Symbol]	96.00' Contour
[Symbol]	97.00' Contour
[Symbol]	98.00' Contour
[Symbol]	99.00' Contour
[Symbol]	100.00' Contour

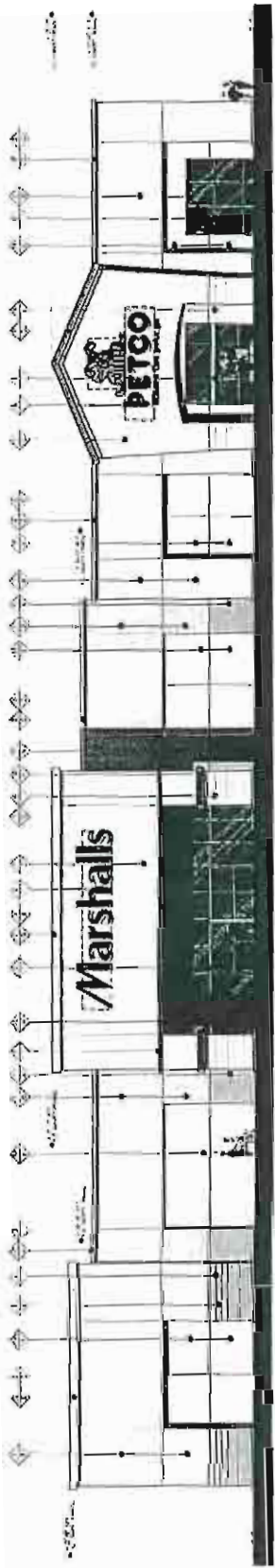
Plan View
Scale 1" = 40'



WALBERN DEVELOPMENTS YUCCA VALLEY 1 PHOTOMETRIC PLAN
SEE TWENTYNINE PALMS HIGHWAY & AVADON AVENUE
YUCCA VALLEY, CA
01/11/2007

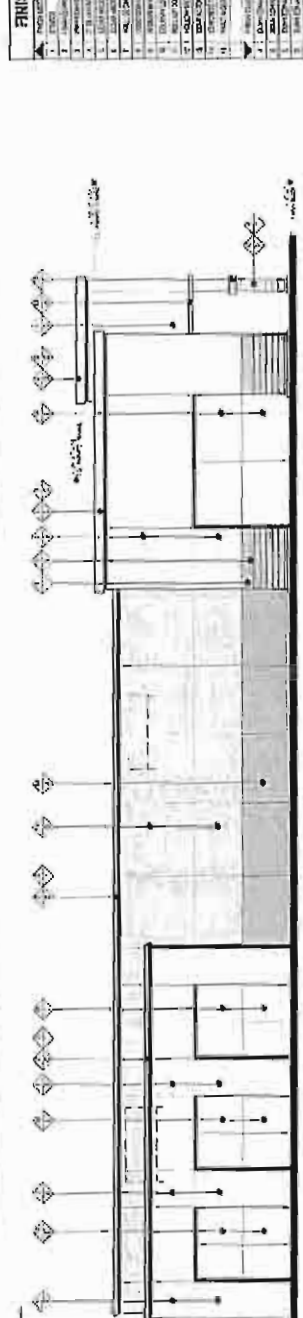


Greengarden
7000 SADDLE BAY, STE. 200
SAN ANTONIO, TX 78249
214.525.0033 | 214.525.1129

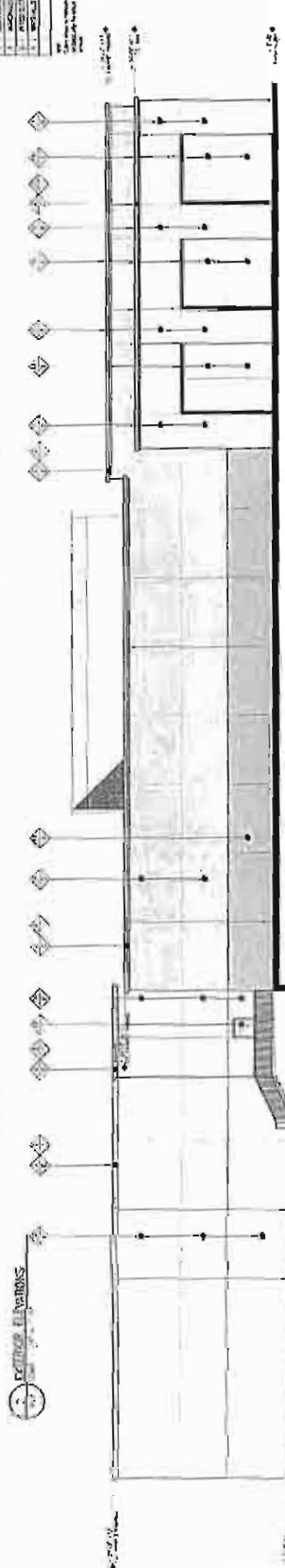


1 EXTERIOR ELEVATIONS

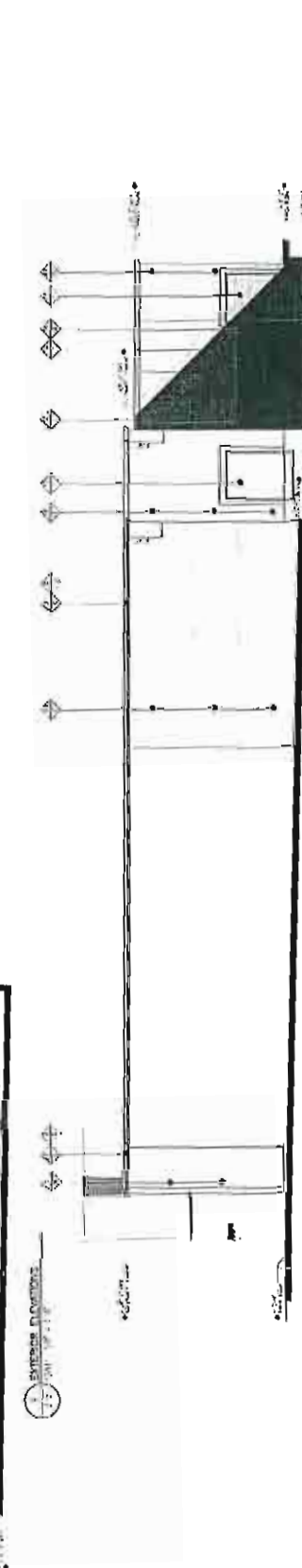
FINISH SCHEDULE	
1	PAINT
2	PAINT
3	PAINT
4	PAINT
5	PAINT
6	PAINT
7	PAINT
8	PAINT
9	PAINT
10	PAINT
11	PAINT
12	PAINT
13	PAINT
14	PAINT
15	PAINT
16	PAINT
17	PAINT
18	PAINT
19	PAINT
20	PAINT
21	PAINT
22	PAINT
23	PAINT
24	PAINT
25	PAINT
26	PAINT
27	PAINT
28	PAINT
29	PAINT
30	PAINT
31	PAINT
32	PAINT
33	PAINT
34	PAINT
35	PAINT
36	PAINT
37	PAINT
38	PAINT
39	PAINT
40	PAINT
41	PAINT
42	PAINT
43	PAINT
44	PAINT
45	PAINT
46	PAINT
47	PAINT
48	PAINT
49	PAINT
50	PAINT
51	PAINT
52	PAINT
53	PAINT
54	PAINT
55	PAINT
56	PAINT
57	PAINT
58	PAINT
59	PAINT
60	PAINT
61	PAINT
62	PAINT
63	PAINT
64	PAINT
65	PAINT
66	PAINT
67	PAINT
68	PAINT
69	PAINT
70	PAINT
71	PAINT
72	PAINT
73	PAINT
74	PAINT
75	PAINT
76	PAINT
77	PAINT
78	PAINT
79	PAINT
80	PAINT
81	PAINT
82	PAINT
83	PAINT
84	PAINT
85	PAINT
86	PAINT
87	PAINT
88	PAINT
89	PAINT
90	PAINT
91	PAINT
92	PAINT
93	PAINT
94	PAINT
95	PAINT
96	PAINT
97	PAINT
98	PAINT
99	PAINT
100	PAINT



2 EXTERIOR ELEVATIONS



3 EXTERIOR ELEVATIONS



4 EXTERIOR ELEVATIONS

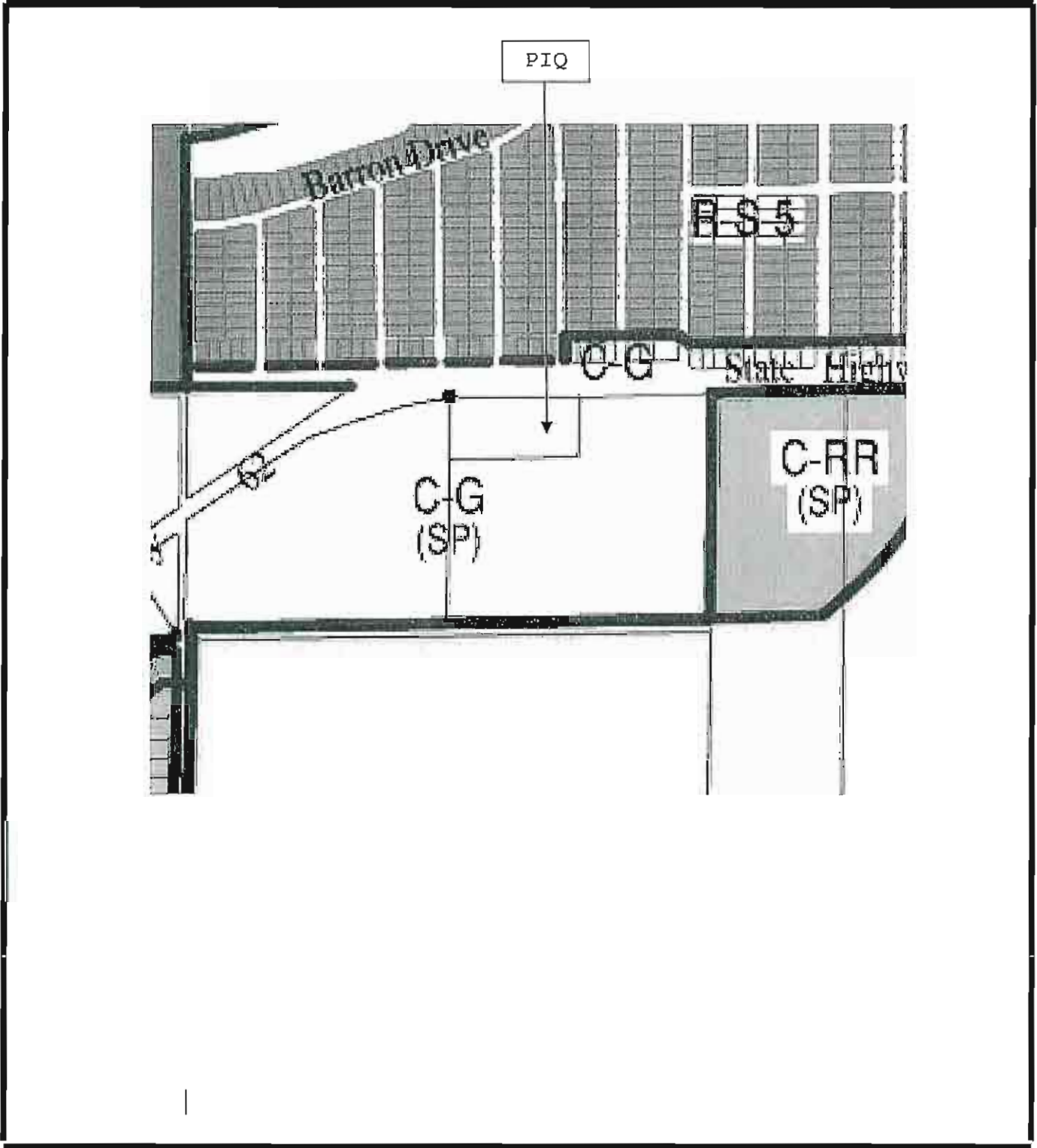


walberntagrow
 CONSULTANTS
 10000 WILSON BLVD, SUITE 100
 LOS ANGELES, CA 90024
 TEL: 310.407.4600 FAX: 310.407.4601

RETAIL BUILDING SHELL - EXTERIOR ELEVATIONS
 WALBERN CONSULTANTS
 A-2

TOWN OF YUCCA VALLEY

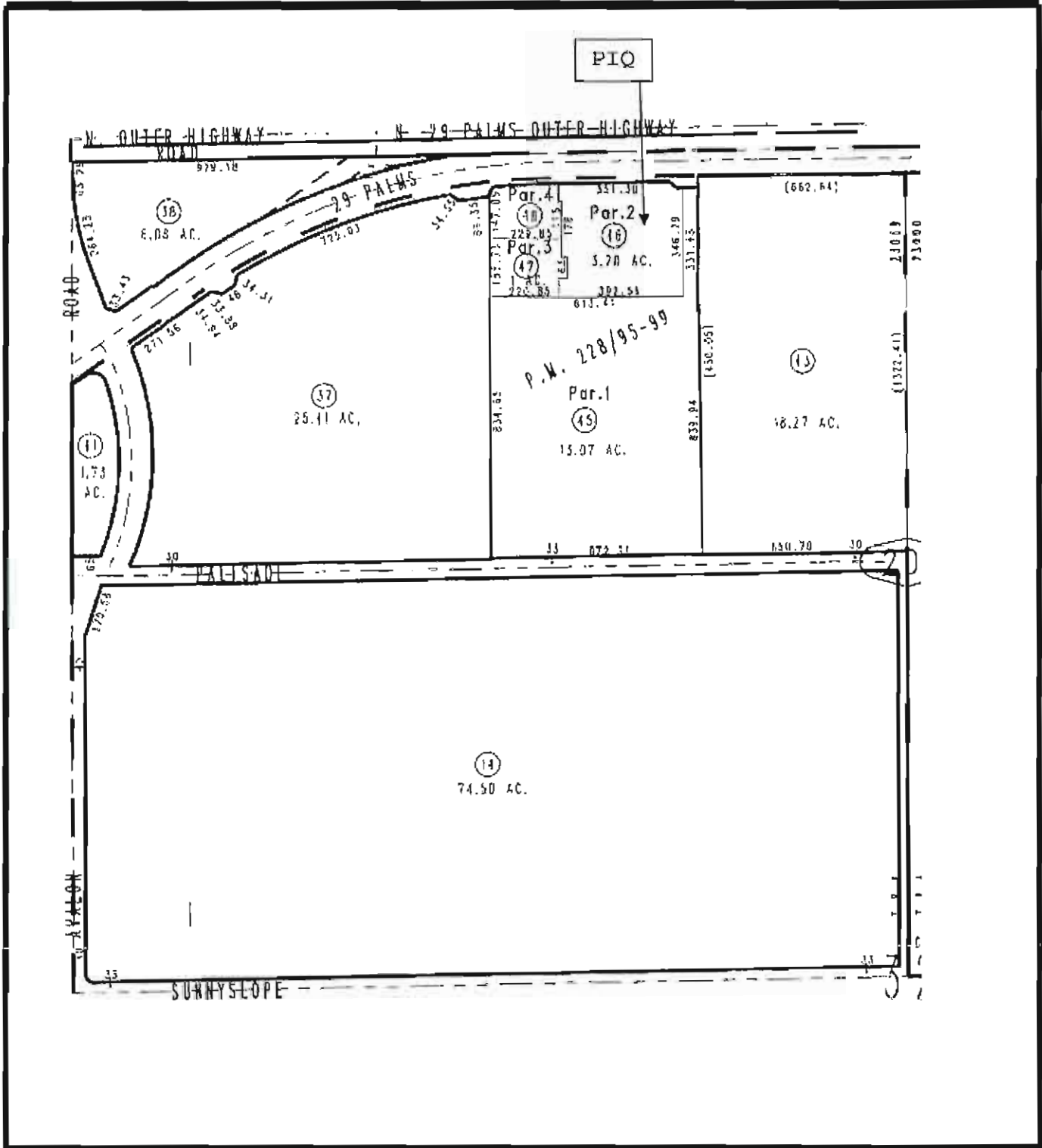
PROJECT NO.: SITE PLAN REVIEW, SPR 02-13 MARSHALLS PETCO



ZONING AND GENERAL PLAN LAND USE MAP

TOWN OF YUCCA VALLEY

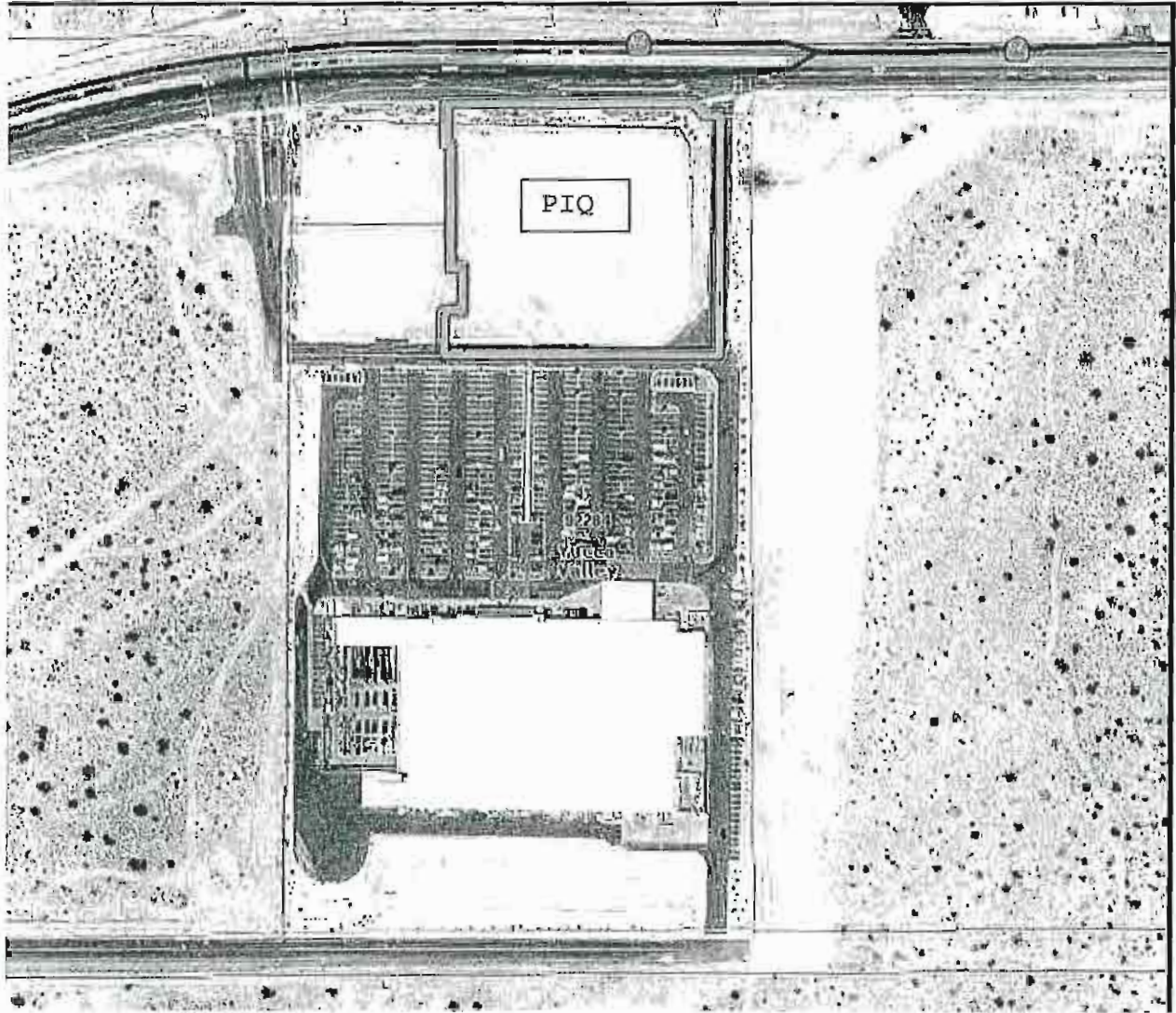
PROJECT NO.: SITE PLAN REVIEW, SPR 02-13 MARSHALLS PETCO



ASSESSORS PARCEL MAP

TOWN OF YUCCA VALLEY

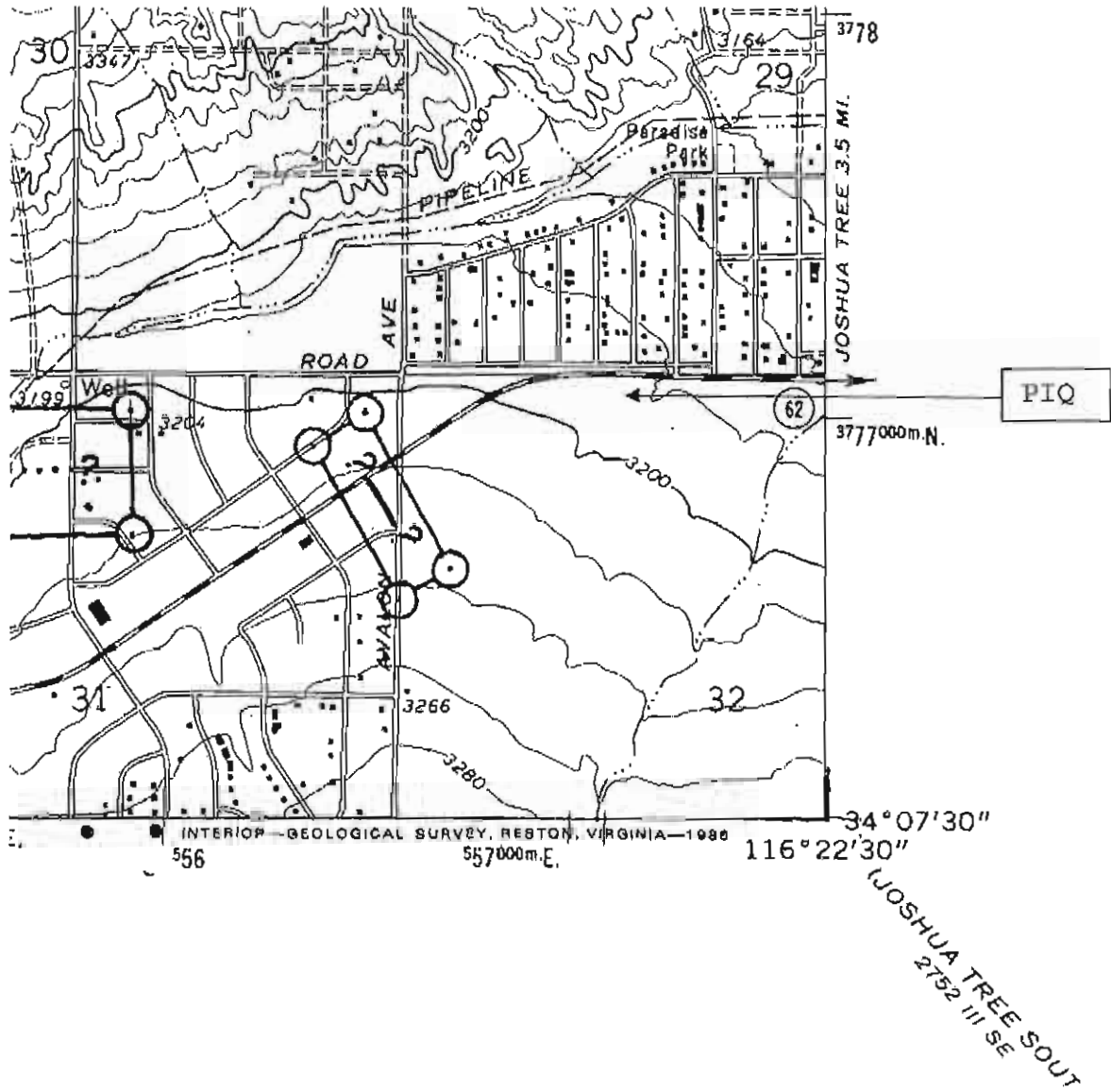
PROJECT NO.: SITE PLAN REVIEW, SPR 02-13 MARSHALLS PETCO



AERIAL PHOTO

TOWN OF YUCCA VALLEY

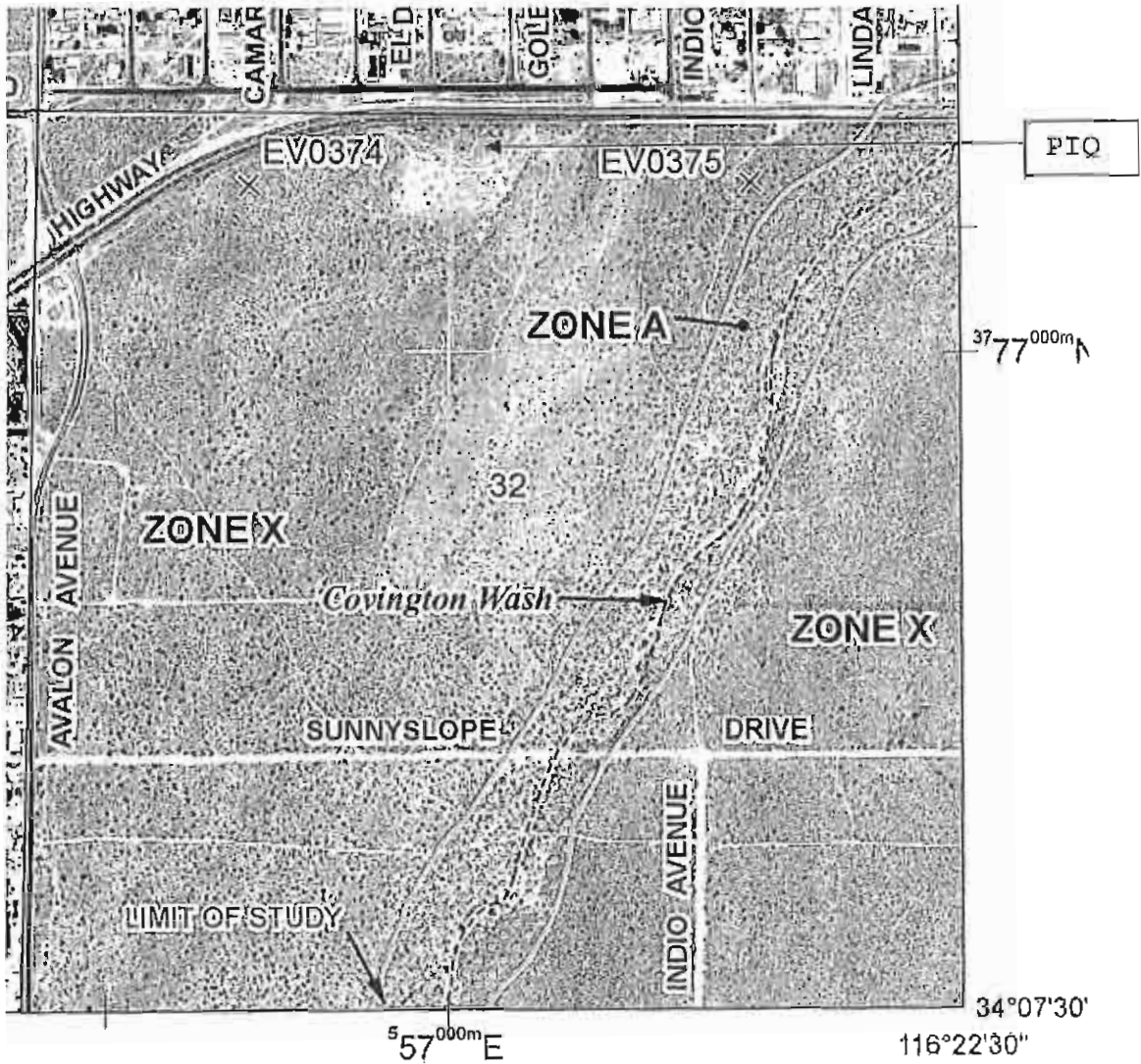
PROJECT NO.: SITE PLAN REVIEW, SPR 02-13 MARSHALLS PETCO



ALQUIST PRIOLO MAP

TOWN OF YUCCA VALLEY

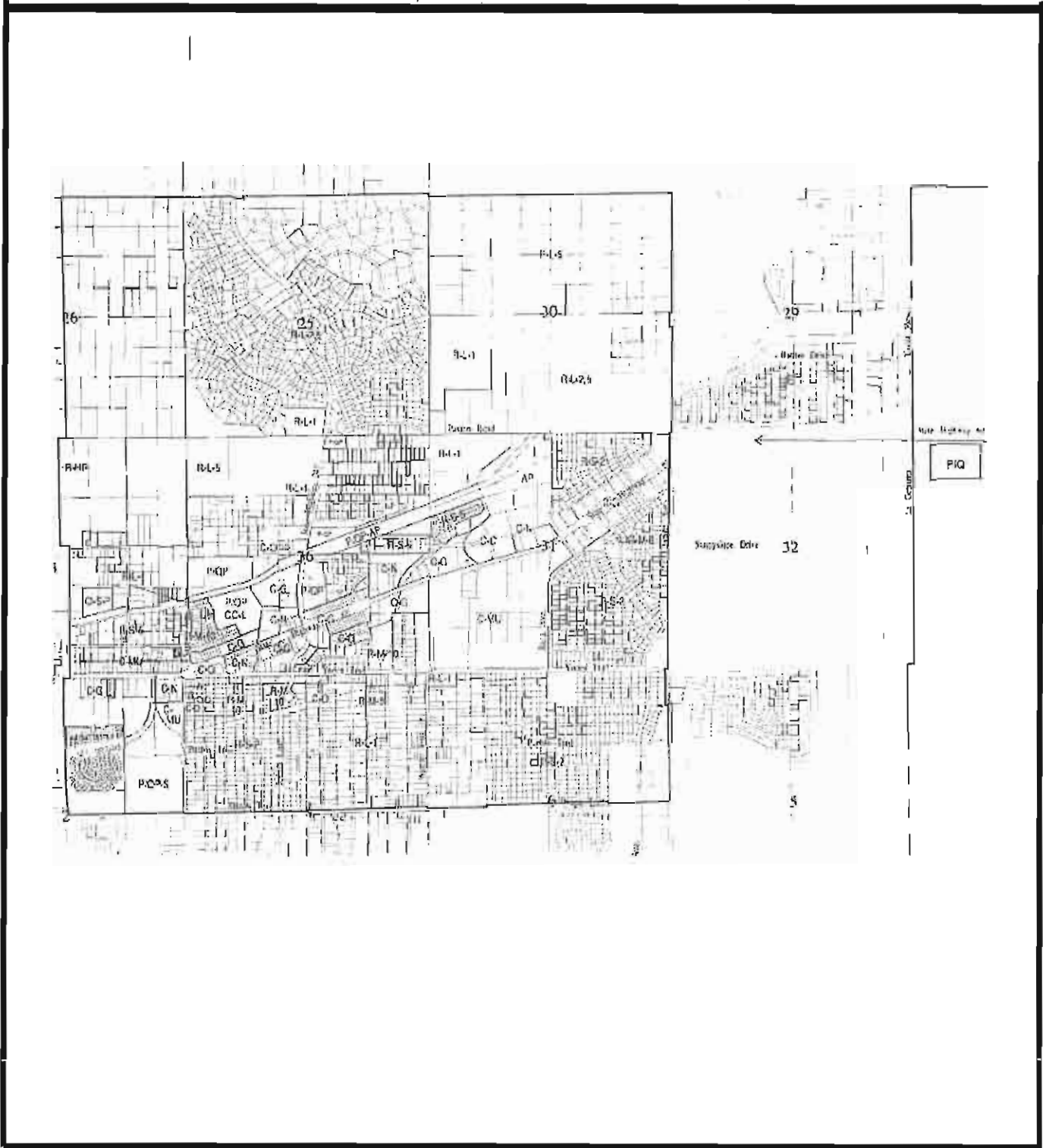
PROJECT NO.: SITE PLAN REVIEW, SPR 02-13 MARSHALLS PETCO



FEMA FLOOD MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: SITE PLAN REVIEW, SPR 02-13 MARSHALLS PETCO



AIRPORT INFLUENCE MAP

**SAN BERNARDINO COUNTY
FIRE DEPARTMENT**



COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP

MARK A. HARTWIG
Fire Chief

OFFICE OF THE FIRE MARSHAL
COMMUNITY SAFETY DIVISION
15900 Smoke Tree Street, 1st Floor, STE 131
Hesperia, CA. 92345
(760) 995-8190 - Fax (760) 995-8205

DATE: September 9, 2013

EXPIRATION: September 2014

GREENBERG FARROW
19000 MACARTHUR BLVD #250
IRVINE CA 92612

PERMIT NUMBER: F201300746
PROJECT NUMBER: SPR 02-13
LOCATION: 58705 TWENTYNINE PALMS HWY - YVY
PROJECT TYPE: SPRM
OCCUPANCY TYPE: M/B
APN: 0601-201-46-0000
PROPOSAL:
PLANNER: D OLSEN

Dear Applicant:

With respect to the conditions of approval regarding the above referenced project, the San Bernardino County Fire Department requires the following fire protection measures to be provided in accordance with applicable local ordinances, codes, and/or recognized fire protection standards.

The *Fire Conditions Attachment* of this document sets forth the *FIRE CONDITIONS* and *STANDARDS* which are applied to this project.

FIRE CONDITIONS: All FIRE CONDITIONS FOR THIS PROJECT ARE ATTACHED

Page 1 of 6

Sincerely,

A handwritten signature in black ink, appearing to read "C. Markloff", with a vertical line extending downwards from the end of the signature.

Curtis Markloff, Fire Prevention Specialist
San Bernardino County Fire Department
South Desert Division Community Safety Division
Duty, Honor, Community

FIRE CONDITIONS ATTACHMENT

DATE: 09-09-2013
PROJECT: SPR 02-13
PERMIT NUMBER: F201300746
LOCATION: 58705 TWENTYNINE PALMS
HWY - YVY
PARCEL: 0601-201-46-0000



CONDITIONS

Cond: EXPNOTE

Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.

Cond: F01

Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). 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. [F01]

Cond: F03

Inspection by Fire Department. Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final". [F03]

Cond: F05

Water System. 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. [F05]

Cond: CON0025612

Fire Fee. The required fire fees (currently \$832.00) shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 386-8400. This fee is in addition to fire fees that are paid to the City of Yucca Valley. [F40]

Cond: CON0025611

Access. The development shall have a minimum of 3 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1

FIRE CONDITIONS ATTACHMENT

DATE: 09-09-2013
PROJECT: SPR 02-13
PERMIT NUMBER: F201300746
LOCATION: 58705 TWENTYNINE PALMS
HWY - YVY
PARCEL: 0601-201-46-0000



Single Story Road Access Width:

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.

Multi-Story Road Access Width:

Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. [F41]

Cond: F42

Building Plans. Not less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F42]

Cond: F44

Combustible Protection. Prior to combustibles, being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. [F44]

Cond: F43

Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1 [F43]

Cond: F52

Combustible Vegetation. Combustible vegetation shall be removed as follows:

" Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less.

" Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance # 3586 [F52]

Cond: F54

Water System Commercial. A water system approved and inspected by the Fire Department is required.

FIRE CONDITIONS ATTACHMENT

DATE: 09-09-2013
PROJECT: SPR 02-13
PERMIT NUMBER: F201300746
LOCATION: 58705 TWENTYNINE PALMS
HWY - YVY
PARCEL: | 0601-201-46-0000



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. [F54]

Cond: F58

Sprinkler Installation Letter. The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation. [F58]

Cond: F59

Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacture's specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. Standard 101.1 [F59]

Cond: F59A

Roof Certification. A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design. [F59A]

Cond: F62A

Fire Alarm. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1FA. [F62A]

Cond: F65

Hood And Duct Suppression. An automatic hood and duct fire extinguishing system is required. A Fire Department approved designer/installer shall submit three (3) sets of detailed plans (minimum 1/8" scale) with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. [F65]

Cond: F66

High-Piled Storage. The applicant shall submit an application for high-piled storage (internal storage over 12' in height), three (3) sets of detailed plans and a commodity analysis report to the Fire Department for review and approval. The applicant shall submit the approved plan to

Page 4 of 5

P. 57

FIRE CONDITIONS ATTACHMENT

DATE: 09-09-2013
PROJECT: SPR 02-13
PERMIT NUMBER: F201300746
LOCATION: 58705 TWENTYNINE PALMS
HWY - YVY
PARCEL: 0601-201-46-0000



Building and Safety for review with building plans. If the occupancy classification is designated as S-2, commodities to be stored will be limited to products of light hazard classification only. The required fees shall be paid at the time of plan submittal. Standard 8101 [F66]

Cond: F80

Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]

Cond: F82

Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F82]

Cond: F85

Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Standard 902.4 [F85]

Cond: F88

Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]

Cond: F89

Primary Access Paved. Prior to building permits being issued to any new structure, the primary access road shall be paved or an all weather surface and shall be installed as specified in the General Requirement conditions (Fire # F-9), including width, vertical clearance and turnouts, if required. [F89]

Cond: F93

Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. Standard 901.4 [F93]

FIRE CONDITIONS ATTACHMENT

DATE: 09-09-2013
PROJECT: SPR 02-13
PERMIT NUMBER: F201300746
LOCATION: 58705 TWENTYNINE PALMS
HWY - YVY
PARCEL: 0601-201-46-0000



Cond: F94

Haz-Mat Approval. The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8400 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials. [F94]

Cond: F95

Material Identification Placards. The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan. Standard 704. [F95]

DEPARTMENT OF PUBLIC HEALTH



COUNTY OF SAN BERNARDINO

Division of Environmental Health Services: (800) 442-2283

- 385 North Arrowhead Avenue – San Bernardino, CA 92415-0160
- 8575 Haven Avenue, Suite 130 – Rancho Cucamonga, CA 91730-9105
- 15900 Smoke Tree, Suite 131 – Hesperia, CA 92345
- San Bernardino County Vector Control Program
2355 East 5th Street – San Bernardino, CA 92410-5201

TRUDY RAYMUNDO
Public Health Director

MAXWELL OHIKHUARE, M.D.
Health Officer

CORWIN PORTER, MPH, R.E.H.S.
Division Chief, Environmental Health Services

September 9, 2013

Diane Olsen
Town of Yucca Valley
Planning Department
58928 Business Center Drive
Yucca Valley, CA 92284

Dear Ms. Olsen,

Environmental Health Services would like to submit the following comments in regards to the Site Plan Review for the Marshalls Petco on APN 601-201-46, 47, 48.

1. Plans for food establishments shall be reviewed and approved by DEHS. For information, call DEHS/Plan Check at: 800-442-2283.

Please contact me if you have any questions.

Jessica Ballesteros, REHS
County of San Bernardino, Department of Public Health
Community Environmental Health Services
385 North Arrowhead Avenue, Second Floor
San Bernardino, CA 92415-0160
Phone (800) 442-2283
Fax (909) 387- 4323
jessica.ballesteros@dph.sbcounty.gov

GREGORY C. DEVEREAUX
Chief Executive Officer

Board of Supervisors

ROBERT A. LOVINGOOD First District JAMES RAMOS Third District
JANICE RUTHERFORD, CHAIR Second District GARY C. OVITT Fourth District
JOSIE GONZALES Fifth District

Diane Olsen

From: Ali, Mohammad <mali@dpw.sbcounty.gov>
Sent: Friday, September 06, 2013 4:31 PM
To: Diane Olsen
Cc: Mendoza, Richard; Walker, Melissa
Subject: RE: Development Review Committee meeting /Request for Comments

Hi Ms Olsen,

From the location shown on the attachment we received via e-mail from you, there are no San Bernardino County Flood Control District facilities or the County roads in the nearby area that are directly impacted by the proposed improvements. Therefore, we have no comments to offer. Thanks

From: Diane Olsen [<mailto:dolsen@YUCCA-VALLEY.ORG>]
Sent: Tuesday, August 27, 2013 3:11 PM
Subject: FW: Development Review Committee meeting /Request for Comments

From: Diane Olsen
Sent: Tuesday, August 27, 2013 11:29 AM
Subject: Development Review Committee meeting /Request for Comments

The Town of Yucca Valley is currently reviewing a Site Plan Review application for the development of a 24,650 sq ft Marshalls and a 10,000 square foot Petco, with related Improvements to be located in front of the existing Home Depot site. Attached for your review are the application materials and the site plan. Please take the time to review the attached documents and provide any comments that you may have. . Please contact me at dolsen@yucca-valley.org or 760-369-6575 x317, if you have any questions or require any additional information.

Thank you,
Diane Olsen
Planning Technician
760-369-6575 x317



Colorado River Basin Regional Water Quality Control Board

August 29, 2013

Diane Olsen
Planning Technician
Town of Yucca Valley – Community Development/Public Works Dept.
58928 Business Center Drive
Yucca Valley, CA 92284

Subject: SITE PLAN REVIEW, SPR 02-13, MARSHALLS PETCO

Dear Ms. Olsen,

Following a preliminary review of this project, Regional Water Board staff has determined that the following checked items may be relevant to this project.

- Waste Discharge Requirements or a National Pollutant Discharge Elimination System Permit is required to discharge treated wastewater and/or sludge.
A National Pollutant Discharge Elimination System (NPDES) permit for storm water discharges associated with construction activities is required for projects disturbing one or more acres.
Waste Discharge Requirements may be required to discharge processed or treated wastewater.
Waste Discharge Requirements may be required for new subdivisions, commercial or community septic tank/seepage pit or leach field systems, particularly in vulnerable areas.
An NPDES permit for storm water discharges associated with industrial facilities is required due to the facilities Standard Industrial Code (SIC).

Handwritten signature

SEP 09 2013

- General Waste Discharge Requirements may be required if the project involves: discharges of water used for hydrostatic testing of pipelines; a confined animal facility; discharges of extracted and/or treated groundwater; mobile home parks, sanitary sewer systems, other waste discharge facilities.
- Projects that impact "Waters of the U.S." require a Clean Water Act (CWA) Section 404 permit issued by the United States Army Corp of Engineers (Corps). A CWA Section 401 Water Quality Certification is required to obtain a Section 404 permit from the Corps.
- Projects using chemical dust control suppressants are reviewed on a case by case basis, and may require Waste Discharge Requirements.

If you have questions regarding your responsibility to protect water quality as it relates to your project, please contact the staff checked below, and obtain the appropriate permits (if any) prior to the discharge of waste.

- Storm Water, MS4..... **Jay Mirpour, WRCE**
(760) 776 - 8981
- 401 Water Quality Certifications.....**Jay Mirpour, WRCE**
(760) 776 - 8981
- Storm Water, CalTrans,..... **Suhas Chakraborty, WRCE**
Construction, & Industrial (760) 776 - 8961
- NPDES (Discharges to Waters **John Carmona, Senior WRCE**
of the U.S.) (760) 340 - 4521
- Aquaculture, Feedlots, Dairy's.....**John Carmona, Senior WRCE**
(760) 340 - 4521
- Discharges to Land, Landfills,.....**Doug Wylie, Senior WRCE**
Biosolids (760) 776 - 8960
- New Development in Un-sewered **Doug Wylie, Senior WRCE**
Communities (Septic Systems) (760) 776 - 8960
- Chemical Dust Suppressants..... **Doug Wylie, Senior WRCE**
(760) 776 - 8960
- Geothermal Power..... **Herbert Jackson, EG**
(760) 346 - 8959

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th FLOOR, MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!
Be energy efficient!*

July 10, 2013

08-SBD-62-P.M. 14.43

Diane Olson
Town of Yucca Valley
Community Development Department
58928 Business Center Drive
Yucca Valley, CA 92284

Subject: Yucca Retail 5 at SR-62 & Avalon Avenue
PA 01-13, APN 601-201-46 & 48

Dear Ms. Olson,

The California Department of Transportation (Caltrans) has reviewed the Site Plan for the proposed construction of a three single story buildings, including a 3,000 square foot fast food restaurant with a drive thru, 42,000 square feet of leasable space, and onsite parking spaces. Two retailers identified include Marshalls and Petco. The project is located at 58705 Twentynine Palms Hwy (SR-62), east of the intersection of SR-62 and Avalon Avenue, at the existing Home Depot project site, in the Town of Yucca Valley. We have the following comments:

1. Please provide a Traffic Impact Study for review.
2. Extend the raised median at the intersection of Twentynine Palms (SR-62) and El Dorado Avenue.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Dan Kopulsky at (909) 383-4557 for assistance.

Sincerely,

DANIEL KOPULSKY
Office Chief Community & Regional Planning

SECTION 1: PLAN OVERVIEW

1.1 - INTRODUCTION (PURPOSE & AUTHORITY)

The Home Depot Retail Center Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, and Sections 65450 through 65457. The California Government Code authorizes jurisdictions to adopt Specific Plans by resolution as policy documents or by ordinance as regulatory documents. The law allows preparation of Specific Plans, as may be required for the implementation of the General Plan, and further allows for their review and adoption. Article 13 of Title 8, Division 3, Chapter 3 of the Development Code of the Town of Yucca Valley, provides the requirements and procedures for preparation and processing of Specific Plans in the Town.

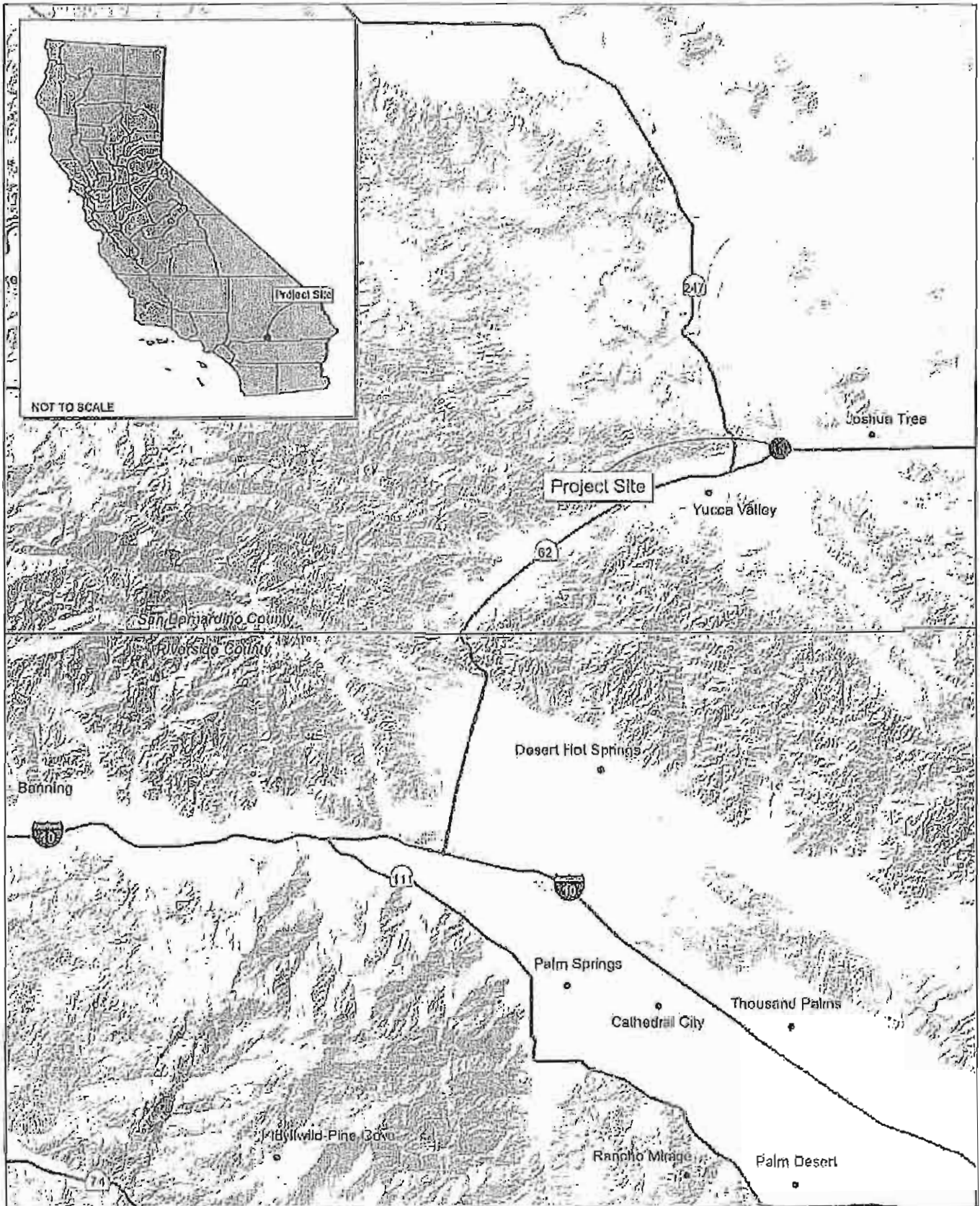
Specific Plans act as a bridge between the General Plan and individual development proposals. Specific Plans combine development standards and guidelines, capital improvement programs and financing methods into a single document that is tailored to meet the needs of a specific area.

The Home Depot Retail Center Specific Plan establishes the site planning concept, design and development guidelines, in addition to the administrative procedures needed to achieve an orderly and compatible development of the plan area. It carries out the goals, objectives and policies of the Town's General Plan, and is consistent with the Plan itself.

An objective of the Home Depot Retail Center Specific Plan is to establish a vibrant, high-quality commercial retail center that complements surrounding uses and reinforces the character of the community.

1.2 - PROJECT LOCATION

The project site encompasses 18.97 gross acres located on the eastern boundary of the Town of Yucca Valley, within the County of San Bernardino, California (Exhibit I-1). The project site, located at 58705 Twenty-nine Palms Highway (State Highway 62), is within the area defined by State Highway 62 on the north, Indio Avenue on the east, Sunnyslope Drive on the south, and Avalon Avenue to the west (Exhibit I-2). The legal description for the proposed Home Depot Retail Center property is contained in Appendix A-Property Legal Description.



Source: Census 2000 Data, The CaSIL, MBA GIS 2005.



Michael Brandman Associates

06590007 - 08/2005 | 1-1_regional.mxd

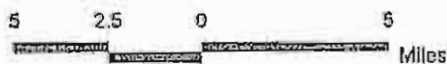
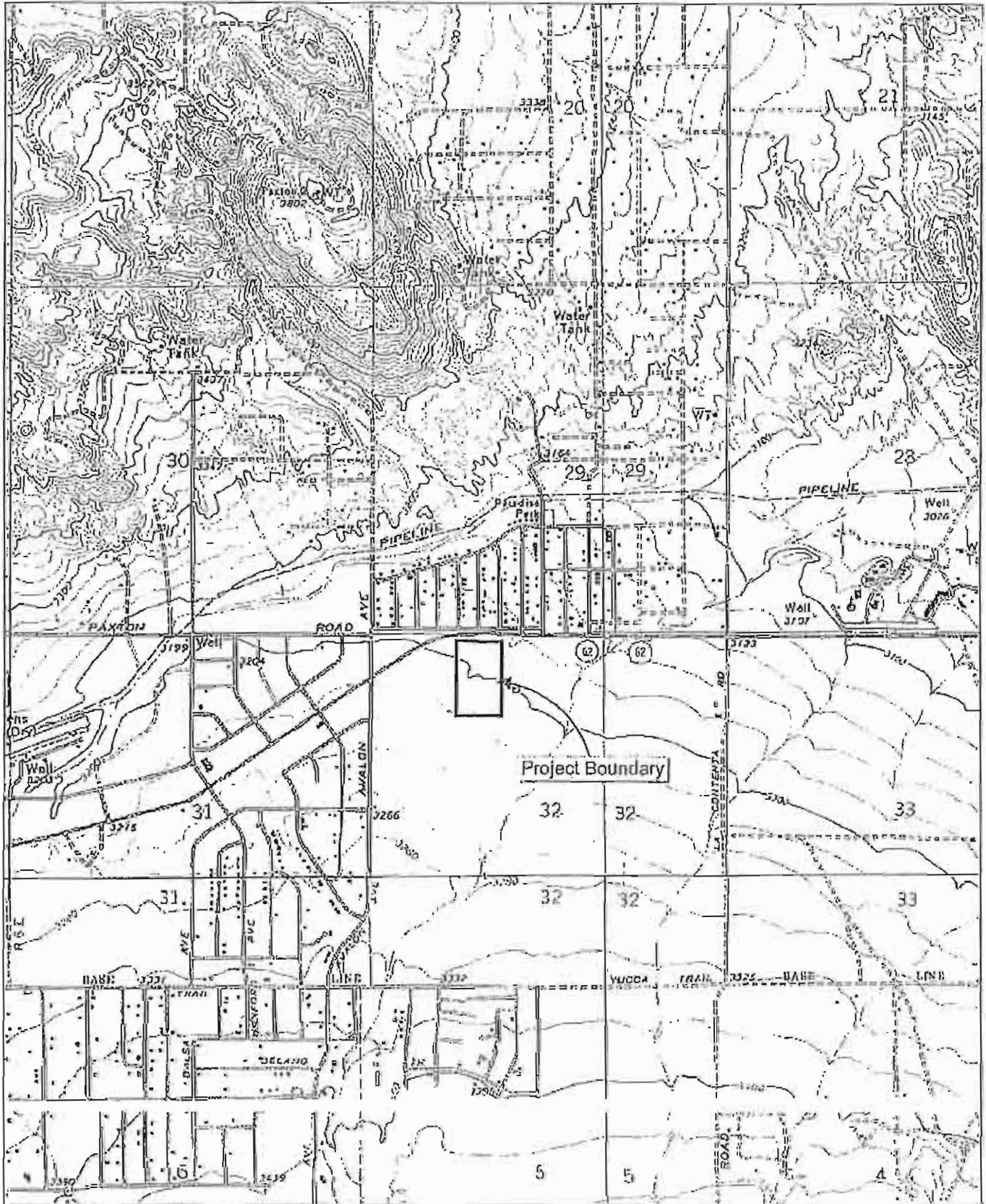
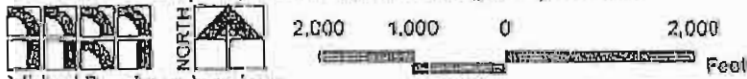


Exhibit 1-1 Regional Location Map



Source: USGS Yucca Valley North (1979), Yucca Valley South (1972), Joshua Tree North (1972) and Joshua Tree South (19712) 7.5' DRG.



Michael Brandman Associates
08590007 - 07/2005 | 1-2_site_vicinity.mxd

Exhibit 1-2 Site Vicinity Map

1.3 - PROJECT SETTING AND SITE FEATURES

The project site is designated by the General Plan of the Town of Yucca Valley as Commercial, and the zoning is General Commercial (C-G) with Specific Plan (SP) overlay.

Existing Site Features

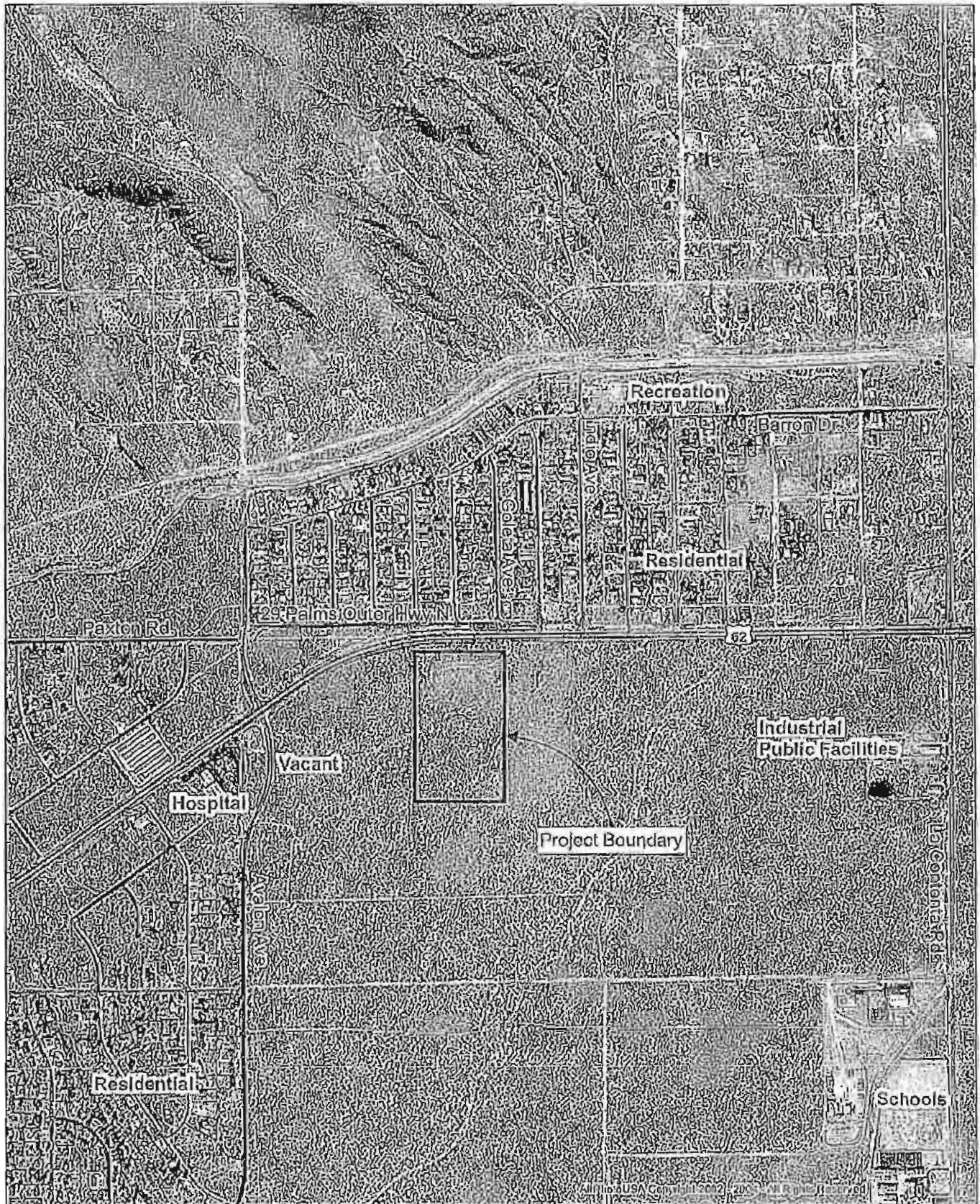
The elevation on average of the project site is 3,188 feet above mean sea level, with an approximate 35-foot slope gradient from the southerly project boundary at the future extension of Palisade Drive, to State Highway 62 at the northerly project boundary. A complete ATTA Land Title Survey, depicting easements, encumbrances, utilities, and legal description of the site is included as Appendix A.

The site is currently vacant land covered with native brush (Exhibit 1-3). Joshua trees and creosote bush are the dominant vegetative species. There are approximately 235 Joshua trees within the project impact area where grading will occur. The Joshua Tree Salvage Plan (Appendix C) indicates that approximately 166 trees were determined to be salvageable. The integration of Joshua trees within project landscape plans is described in Section 4.3 Landscape Concept. Salvage and maintenance requirements for Joshua trees to be retained on the developed project site are addressed in Appendix C.

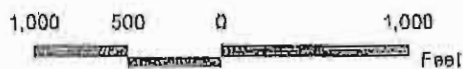
Surrounding Land Uses

The adjacent land uses are varied. Portions of the property to the *north* are zoned R-S-5, Single Family Residential, with existing single family homes on the property, while other portions are zoned C-G, General Commercial, and have mixed commercial uses on the property. Property to the *south* of the proposed site is zoned I, Industrial, and is currently vacant. Property to the *east* is zoned C-RR, Commercial Resort Recreation, and is currently vacant. Property to the *west* of the project site is zoned C-G, General Commercial, and is currently vacant.

The contiguous property to the west of the project site is planned as commercial development, with a large anchor retail store and possible additional free-standing commercial/retail buildings. The proposed project will share a common entrance and exit on State Highway 62 with this contiguous proposed commercial development. Drives connecting the two developments would also be provided.



Source: AirPhoto USA, March 2004.



Michael Brindman Associates

05590007 • 08/2005 | 1-3_site_features.mxd

Exhibit 1-3 Site Features Map

The development of the Home Depot Retail Center will require construction of off-site improvements shown in Exhibit 5-1, Shared Improvements. Both projects will contribute pro-rated funds toward the construction of these off-site improvements, which will be built in conjunction with the Home Depot Retail Center. In addition, some off-site improvements will be funded and constructed as part of the Home Depot Retail Center project. Following is a list of the shared off-site improvements shown in Exhibit 5-1, to be constructed as part of the Home Depot Retail Center project and funded on a pro-rated basis:

1. Install Traffic Signal at State Highway 62 and the proposed primary project entrance (shared with the Yucca Valley Retail Center to the west of the project site).
2. Construct a shared driveway south of the new signalized intersection on State Highway 62.
3. Construct street improvements on the south side of State Highway 62: Dedicate the right-of-way necessary for full half-width street of 68 feet on SR 62. Improvements designed and constructed by the Home Depot Retail Center shall include 8-foot wide shoulder, 6-foot wide sidewalk, curb and gutter, dedicated acceleration/deceleration lanes along the entire frontage from Avalon Avenue to east Home Depot property line, a third eastbound through lane along the entire frontage from Avalon Avenue to 500 feet east of the southeastern property corner (including merge lane) and an 8-foot wide landscaped median with Type B curb (Caltrans standard) from Avalon Avenue to the east Home Depot property line.
4. Construct catch basins and install drain pipes on State Highway 62 along the street frontages of the Yucca Valley Retail Center and The Home Depot Retail Center.
5. Construct permanent storm drain inlet structures and storm drain pipes in Palisade Drive and a storm drain discharge outlet from the proposed on-site detention basin proposed near the southerly project boundary.
6. Grade Palisade Drive from the easterly right-of-way line at Avalon Street to approximately 10 feet east of the project site for improvements described in item 7 below.
7. Install a 12" Water Line in Palisade Drive between the easterly right-of-way line at Avalon Street to the easterly project boundary.
8. Construct 35-foot wide Palisade Drive between the easterly right-of-way line at Avalon Street to approximately 10 feet east of the project site including: curb, gutter, sidewalk, and travel lanes on the north side of the street centerline and one lane on the south side of the street centerline.
9. Provide connection or T-valves at 300-foot intervals along Palisade Drive east of Avalon up to the westerly project boundary.

Following is a list of off-site improvements which will be constructed and funded as part of the Home Depot Retail Center:

1. Construction of a secondary driveway from Palisade Drive near the easterly project entrance.
2. Construction of a secondary (right-in/right-out) driveway from improved State Highway 62 near the easterly property line.
3. Provide fire hydrants at 300-foot intervals along The Home Depot street frontage at Palisade Drive.

Following is a list of off-site improvements which will be constructed and funded by Home Depot and to be fully reimbursed by Yucca Valley Retail Center:

1. Widen Avalon Road to allow full turn movements at the Yucca Valley Retail Center Driveway.
2. The applicant shall dedicate the necessary right-of-way and improve Avalon Avenue from SR 62 southerly, sufficient to accommodate the necessary improvements for interim improvements of turn lanes and traffic signal improvements at the south leg of the intersection of SR 61 and Avalon Avenue. The improvements shall include one north bound through lane, two south bound through lanes that transition to one south bound through lane, two north bound left turn lanes at the intersection, and a dedicated north bound right turn lane at the intersection. Corresponding improvements to the north leg of the intersection shall be constructed as the street right-of-way as shown on the approved interim alignment plan, an agreement between the Town and The Home Depot shall be negotiated in accordance with Sections 66462(a) and 66462.5(d) of the Subdivision Map Act prior to issuance of encroachment permits for construction of public improvements.

1.4 - RELATIONSHIP TO THE GENERAL PLAN AND ZONING ORDINANCE

The Home Depot Retail Center Specific Plan implements the goals and policies of the Town of Yucca Valley General Plan within the Specific Plan area. The goals and objectives found in the Land Use Element support the Town's desire to continue to create a future in which the traditional character of the Town is preserved and enhanced by new development. Appendix B, the General Plan Consistency Analysis, demonstrates how the Home Depot Retail Center implements applicable goals and objectives of the General Plan. Various land use goals that support a viable economic future direction for the Town while preserving its traditional character are described. Because an adopted specific plan must be consistent with the Town General Plan, all projects that are found to be consistent with this Specific Plan are deemed consistent with the General Plan.

The Home Depot Retail Center Specific Plan works in concert with the Town of Yucca Valley Development Code, but provides additional zoning, development standards and guidelines that are customized to achieve the specific vision for the project area. The Town's zoning standards are utilized for certain aspects, such as parking, while the Specific Plan provides other standards that are tailored to the Home Depot Retail Center.

Development projects and new uses shall be subject to the review procedures, findings and provisions of the Town of Yucca Valley Development Code and the provisions of this Specific Plan. Related and/or subsequent approvals, such as Conditional Use Permits, Site Plan, and Parcel Maps, must be consistent with both the guidelines of the Home Depot Retail Center Specific Plan and the Town's Development Code.

1.5 - PROJECT OBJECTIVE

The Home Depot, U.S.A. has identified the following objectives for the Specific Plan and Home Depot Retail Center, Yucca Valley.

- To design the proposed project in a way that reflects the property's size and configuration, as well as the surrounding uses;
- To establish a subregional/regional commercial home improvement center with ancillary retail uses that will be compatible with the surrounding land uses;
- To develop a use consistent with the property's General Plan designation and the land use designations of the adjacent properties; and
- To develop a use that meets the spirit and intent of the Town of Yucca Valley Development Code.

1.6 - COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT

Adoption or amendment of a Specific Plan constitutes a project under the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) SCH# 2005051047 has been prepared in accordance with the CEQA Guidelines (CCR, Title 14, Division 6, Chapter 3 Section 15000-15387), and Guidelines Section 15161 ('Project EIR') in particular, to analyze the environmental impacts of the Home Depot Retail Center Specific Plan. The EIR, which has been prepared in conjunction with development of the Specific Plan, establishes the existing, on-site environmental conditions and evaluates the potential impacts posed by this Specific Plan. The EIR references project design features and includes various mitigation measures that will be implemented through either the Mitigation Monitoring Plan or Conditions of Approval.

SECTION 2: LAND USE

2.1 - LAND USE PLAN

The proposed project consists of 18.97 gross acres, 18.20 net acres which will be subdivided into four parcels to accommodate development of four commercial buildings and surface parking. The overall land use designation for the site is General Commercial (CG), consistent with the General Plan and zoning. Within this category, parking and open space areas are designated on the Land Use Plan (Exhibit 2-1, Development Plan).

2.2 - LAND USE SUMMARY

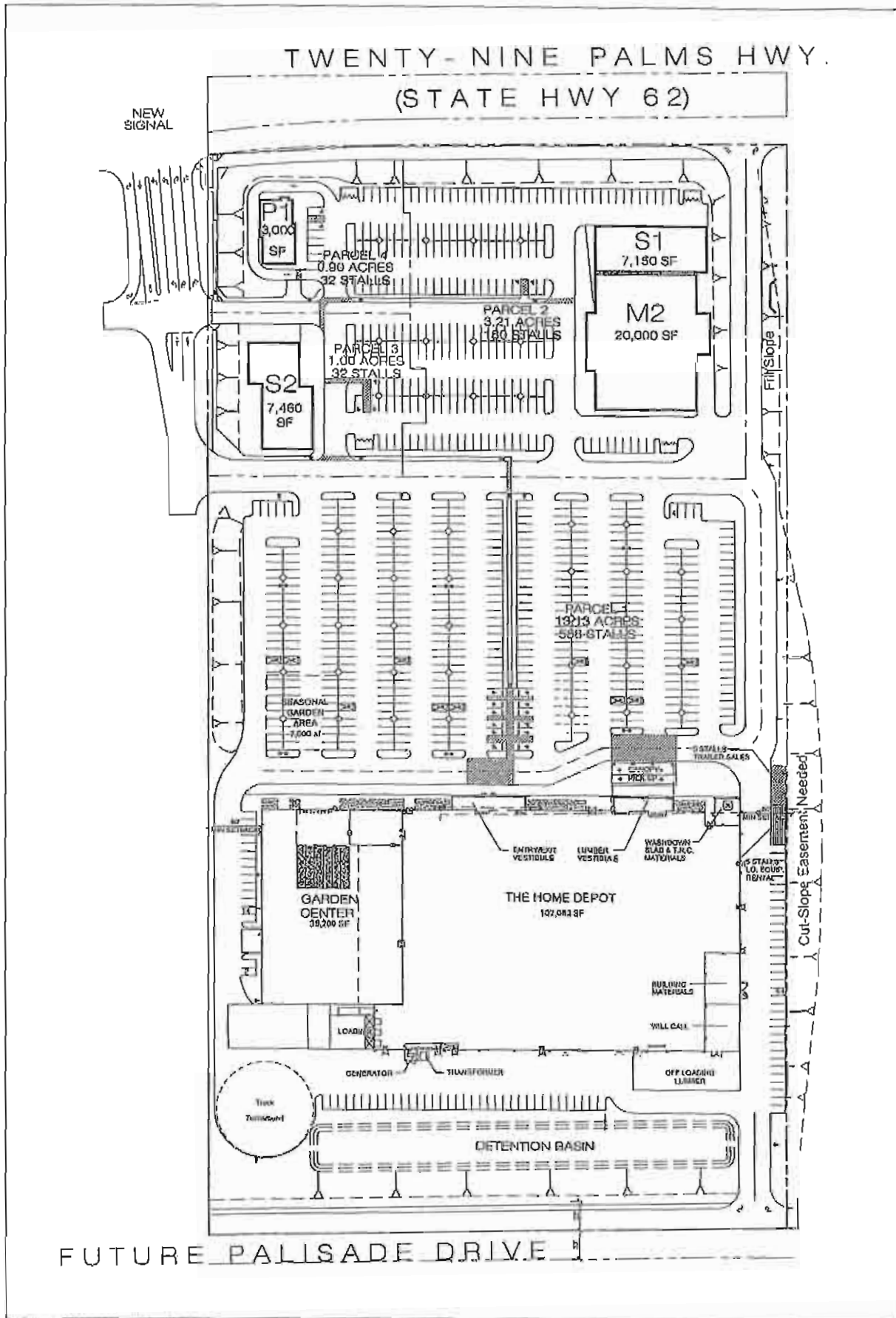
Parcel 1 (13.09 acres) is planned to include a 137,283 SF retail building/house plant enclosure/outdoor garden center (the 'Home Depot') and 588 parking stalls. Parcel 2 (3.21 acres) is planned to include a retail building with adjoining 7,150 SF and 20,000 SF units, and 180 parking stalls. Parcel 3 (1.00 acre) is planned to include a 7,460 SF retail building with 32 parking stalls. Parcel 4 (0.90 acre) is planned to include either a 3,000 SF restaurant or bank building, and 32 parking stalls. A total of 832 parking stalls are provided on the site. The building site coverage ratio is 22.07 percent.

Open space areas consist of manufactured slopes (cut/fill) for development pads and a rectangular open space lot at the southern boundary that will be utilized as a storm water detention basin. Open space areas will be landscaped pursuant to the landscape concept and approved plant palette, and will serve a variety of functions, including separation and buffering from adjacent uses, providing visual amenity and storm water detention. A summary of the Land Use Development Plan is provided in Table 2-1.

Table 2-1: Home Depot Retail Center Development Summary

Parcel Size	Proposed Use	Parking Spaces
13.09 ac.	Home Improvement retailer: 137,283 square feet (SF) retail building/house plant enclosure/outdoor garden center	588
3.21 ac.	20,000 SF and 7,150 SF retail buildings	180
1.00 ac.	7,460 SF retail building	32
0.90 ac.	3,000 SF restaurant or bank	32
Total 18.20 ac.	—	Total 832

Source: Conceptual Site Plan 'K' Prepared by Carter-Burgess (7/27/05).



Source: McIntosh and Associates, July 2005.



SECTION 3: COMMERCIAL USE REGULATIONS

3.1 - GENERAL PROVISIONS

The regulations provide for implementation of a **General Commercial (CG) District** classification as a community-level commercial shopping center, anchored by a home improvement center and garden center, supported with accessory retail, financial or restaurant facilities ('The Home Depot Retail Center'). The standards set forth in this section will ensure that future development proceeds in a manner consistent with Town requirements and design guidelines.

Upon adoption of the Home Depot Retail Center Specific Plan by the Town of Yucca Valley, this Specific Plan shall be the zoning document for the subject property, superseding other zoning designations and development standards of the Town of Yucca Valley as described herein. If not specifically addressed in this Specific Plan, the applicable provisions of the Town of Yucca Valley Development Code shall apply.

3.2 - PERMITTED USES

Those uses specified below and in Section 84.0350 of the Town of Yucca Valley Development Code (CG-General Commercial District) shall apply.

3.2.1 *Principal Uses:* The following uses shall be permitted, subject to approval of a Site Plan, as specified in Section 6.2 herein:

- a. Home Improvement Center, including:
 - Material stored and sold within an enclosed building
 - Outdoor storage of material, such as lumber or other building materials
 - Operations listed in 3.2.2 below
- b. General retail and service commercial uses contained within a shopping center
- c. Restaurant, including:
 - Full service restaurant
 - Fast food with or without drive-thru, take out, delivery
- d. Banks, savings and loans, and other financial institutions
- e. Medical, business and professional offices, clinics and related laboratory facilities
- f. Other Commercial Uses designated 'SPR' Site Plan Review in Section 84.0350 of the Development Code

3.2.2 *Operations:* The following describes the operations of The Home Depot which are part of the primary retail sales of The Home Depot (listed in Section 3.2.1.a.) and are not limited or prohibited by the Town's Municipal Code. The specific location and example photographs are included in Appendix D herein:

- a. Outdoor Seasonal Garden Area- Approximately 7,000 square feet. A minimum of six special events per year lasting no more than two weeks except for the period from Thanksgiving to Christmas. Home Depot requires at least 65 days for that event (Item 1).
- b. Home Depot will be permitted by right to designate two stalls as "Load and Go" for small flat bed pick up truck rentals as shown on attached Exhibit (Item 2).
- c. Home Depot will be permitted by right to have a Trailer Display Sales area in a designated location as shown on attached Exhibit 3 (Item 3).
- d. Home Depot will be permitted by right to store and rent large equipment such as concrete mixers, scaffoldings, rototillers in 5 parking spaces year round as designated on attached Exhibit (Item 4).
- e. Home Depot will be permitted by right to, on a daily basis to display merchandise (i.e. BBQ's and kitchen appliances, etc.) in front of the store in designated areas as shown on attached Exhibit (Item 5).
- f. Home Depot will be permitted by right to place vending machines in front of the store in the designated area shown on the attached Exhibit (Item 6).
- g. Home Depot will be permitted by right to install pay phones in front of the store in the designated area as shown on attached Exhibit (Item 7).
- h. Allow Food Service, for example Hot Dog Food Cart, (Cart with 3 foldable and moveable chairs and a table), in a designated area (about 200 sq. ft.) as shown on Exhibit (Item 8).
- i. Home Depot will be permitted by right to operate the store 24 hours if deemed appropriate. The primary store operation hours are from 6:00 am to 12:00 midnight. However, customer hours are from 7:00 am to 10:00 pm. Additionally, outdoor seasonal sales of Christmas trees will be from 6:00 am to 12:00 midnight.
- j. Home Depot will be permitted by right to leave the outdoor display items along the front of the store overnight. Additionally, tents, awning will be used

occasionally in conjunction with the Seasonal sales and enclosed by a chain link fence for security.

3.2.3 *Accessory Uses:* The following uses shall be permitted, subject to approval of a Site Plan Review as specified in Section 6.2 herein, and when clearly incidental or necessary to the proper functioning of the above-stated principal uses:

- a. Public/private utility buildings, structures, enclosures, and facilities
- b. Other uses clearly incidental to the proper functioning of a principal use
- c. Equipment sales, service & rentals (e.g., tool rentals including but not limited to power tools (nailers, staplers, and cordless tools), shop tools and accessories (table saws, drill presses, and masonry saws) and hand tools (hammer, wrenches, electrical tools, and mechanics tools)

3.2.4 *Uses Permitted Subject to a Conditional Use Permit:* The following uses may be permitted subject to approval of a Conditional Use Permit:

- a. Arcade
- b. Automobile rental
- c. Communication facilities
- d. Convenience store
- e. Department store
- f. Entertainment, live (excluding adult entertainment)
- g. Fitness centers
- h. Maintenance & repair services: major
- i. Restaurant with drive-thru

3.3 - DEVELOPMENT STANDARDS

Those standards specified in Section 84.0350(c) Property Development Standards (CG-General Commercial District), of the Development Code shall apply, except that the minimum lot size shall be 0.90 acre.

SECTION 4: DESIGN GUIDELINES

4.1 - GRADING DESIGN

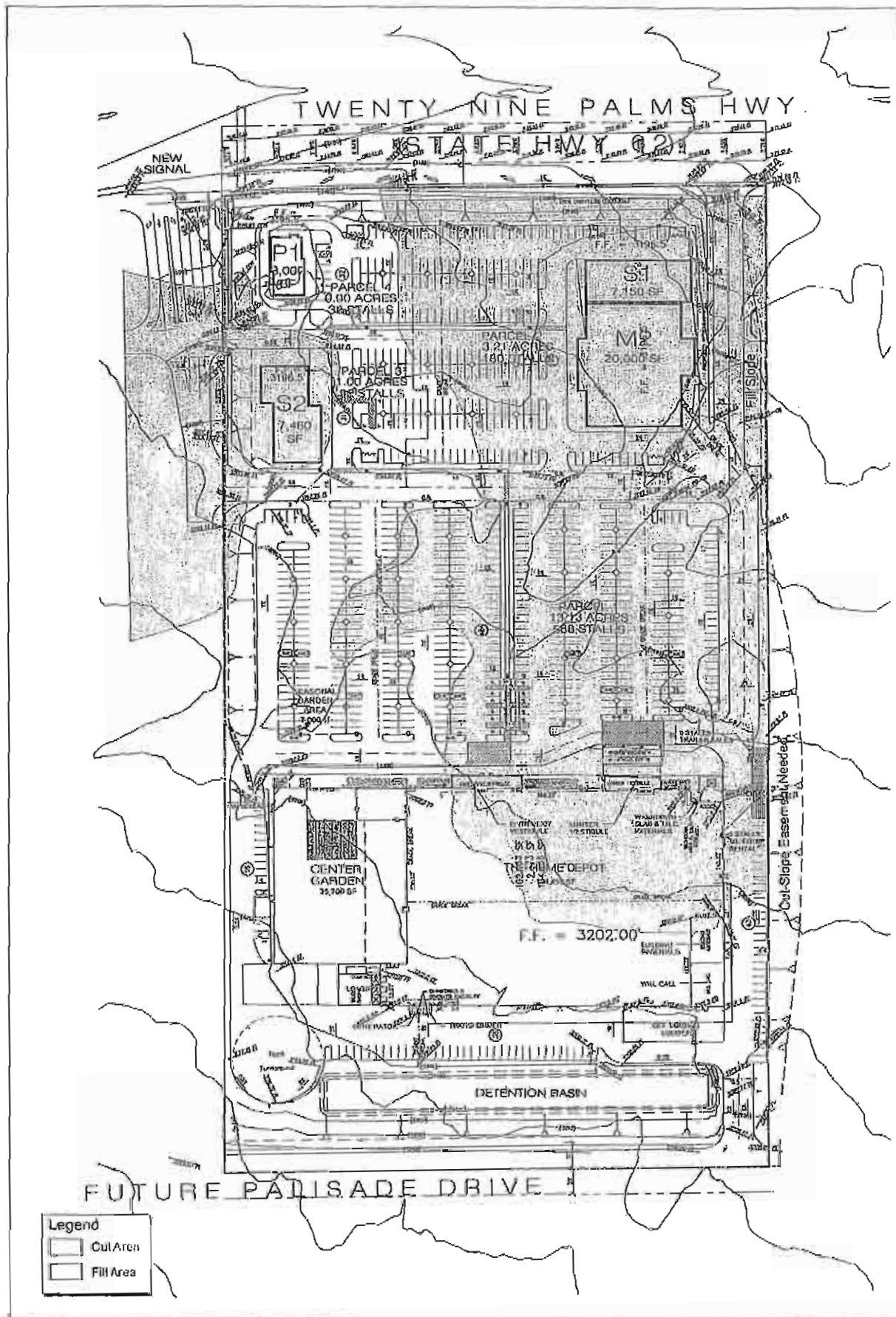
The Conceptual Grading Plan (Exhibit 4-1) illustrates the extent of grading required to achieve the design concept for the center. This grading plan will provide level building pads for the proposed structures, assure safe and adequate drainage patterns across the project site, manage the conveyance of storm water run-off to appropriate discharge and/or detention facilities, and will make every reasonable effort to manage cut and fill grading efforts to achieve internal balance-minimizing the potential, undesirable, and deleterious impacts that generally accompany the export or import of large quantities of fill material. As planned, it is expected that there will be no need to import or export fill material in the accomplishment of this grading plan. The Plan also provides for adequate open space to accommodate the relocation of a significant number of Joshua trees that presently occupy the landscape.

In addition, grading will occur as part of the construction of the shared off-site improvements depicted in Exhibit 5-1 and is part of the Phase 1 improvements listed in Section 6.1. The easements for these improvements will be a condition on the subdivision maps for the project. Furthermore, the long-term maintenance of off-site improvements will be guaranteed by the establishment of a maintenance district and contributions by benefited property owners for the off-site improvements associated with Home Depot and the Yucca Valley Retail Center projects.

The Grading Plan is designed to follow the requirements of the Town of Yucca Valley development ordinances and is to be submitted to the Town for review, approval, and permit issuance prior to the initiation of grading.

4.2 - ARCHITECTURAL CONCEPT

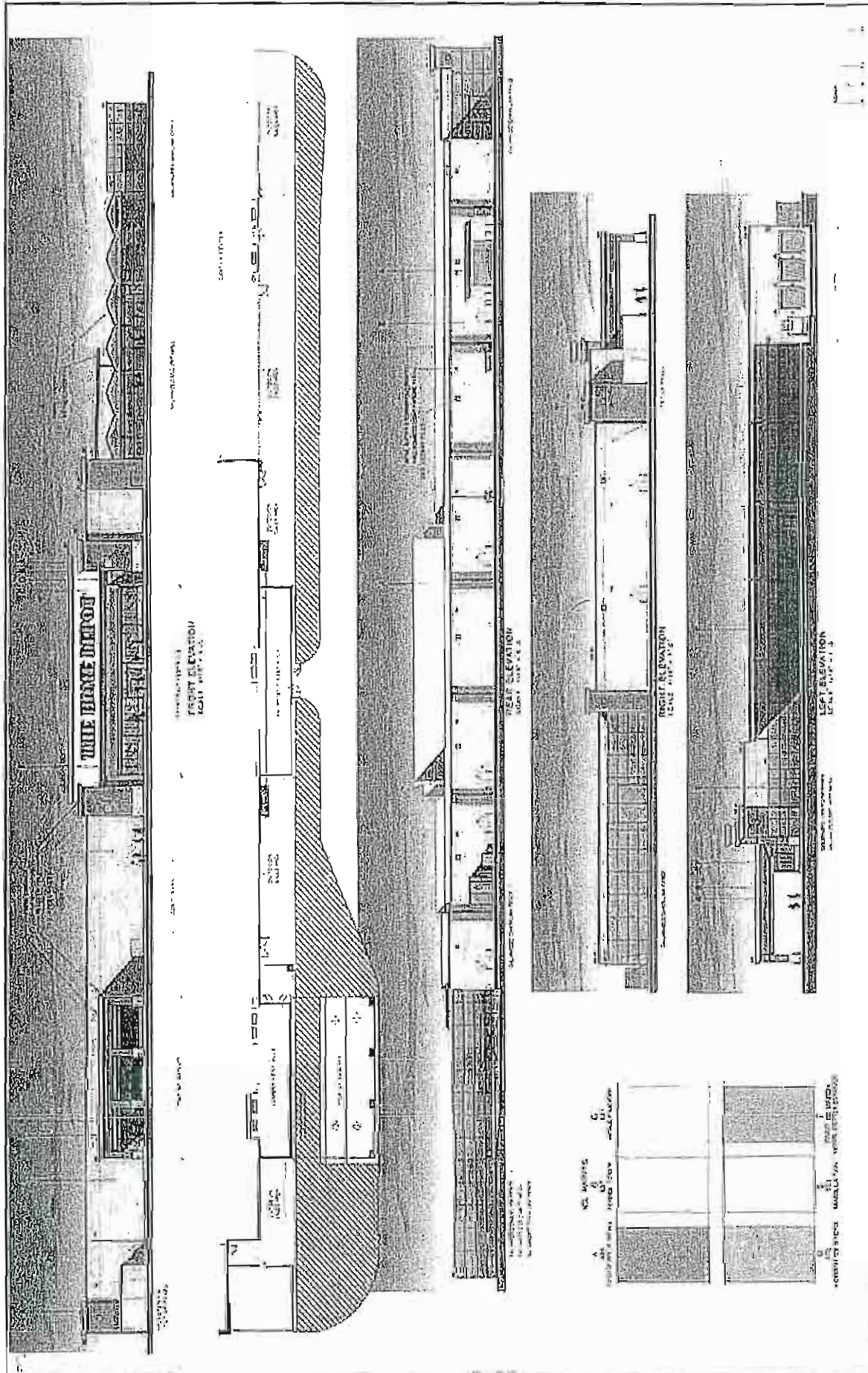
The architectural style of the Home Depot Retail Center will conform to exterior materials, treatments and colors reflected in the Elevations depicted in Exhibits 4-2a and 4-2b. The architecture of the home improvement center building (The Home Depot) will conform to established building design and 'branding' of The Home Depot, U.S.A. retail centers.



Source: Mohlman and Associates, July 2005.



Michael Draffman Associates
68550007 • 08/2005 | 6-1_grading_plan.cdr



Source: Carter Burgess, May 2005.

NO SCALE

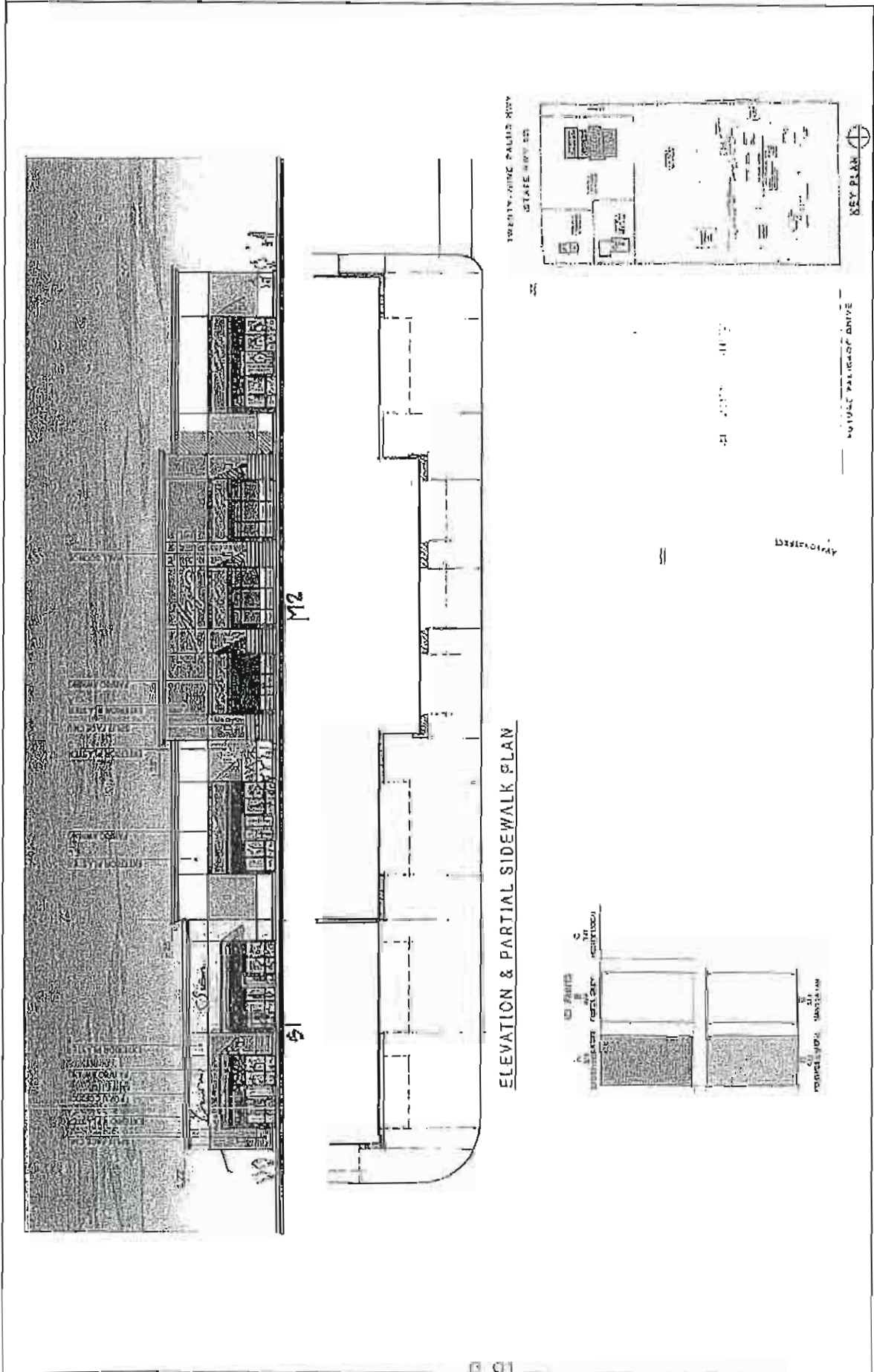


Mitchell Mordantman ASSOCIATES

D6590007 • 02/2005 | 4-2a_elevations.cjr

Exhibit 4-2a Elevations - Home Depot

HOME DEPOT RETAIL CENTER • DRAFT SPECIFIC PLAN



ELEVATION & PARTIAL SIDEWALK PLAN

Source: Carter Burgess, May 2005.

NO SCALE

Michael Rasmussen Associates

06590007 - 07/2005 - 4-2b_outparcels_concept_elevations.cdr

Exhibit 4-2b Out Parcels Concept Elevation

HOME DEPOT RETAIL CENTER • DRAFT SPECIFIC PLAN

The Home Depot will consist of a one-story, concrete tilt-up building, ranging in height from 37 feet at the front of the building to 28 feet at the rear. The exterior will be constructed of conventional construction materials: concrete tilt-up panels; plaster finish and accent tiles, concrete bases and foam cornices; and windows/glazing at the entry/exit vestibule and lumber vestibule. The front exterior customer doors will be clear glass. The emergency access doors will be painted with the same color as the exterior walls of the building. There would be a maximum of 3 metal roll-up overhead doors ('Home Depot Orange') at a loading dock along the west side of the building and 1 metal roll-up overhead door at the rear (south) elevation.

The exterior tilt-up panels of the building will have a painted, smooth finish. Exterior painted plaster walls will have a textured finish. The exterior walls will be painted with a range of earthtone colors. Approved colors include Sedgwick Rose (#328); Fossil Grey (#637); Honey Moon (#821); Fortress Stone (#472); Manilla Tan (#551); 'Home Depot Orange' (Exhibits 4-2a, 4-2b).

The Garden Center exterior elements will include galvanized security mesh and chain link fence, galvanized chain link fence, fabric canopy and metal canopy elements.

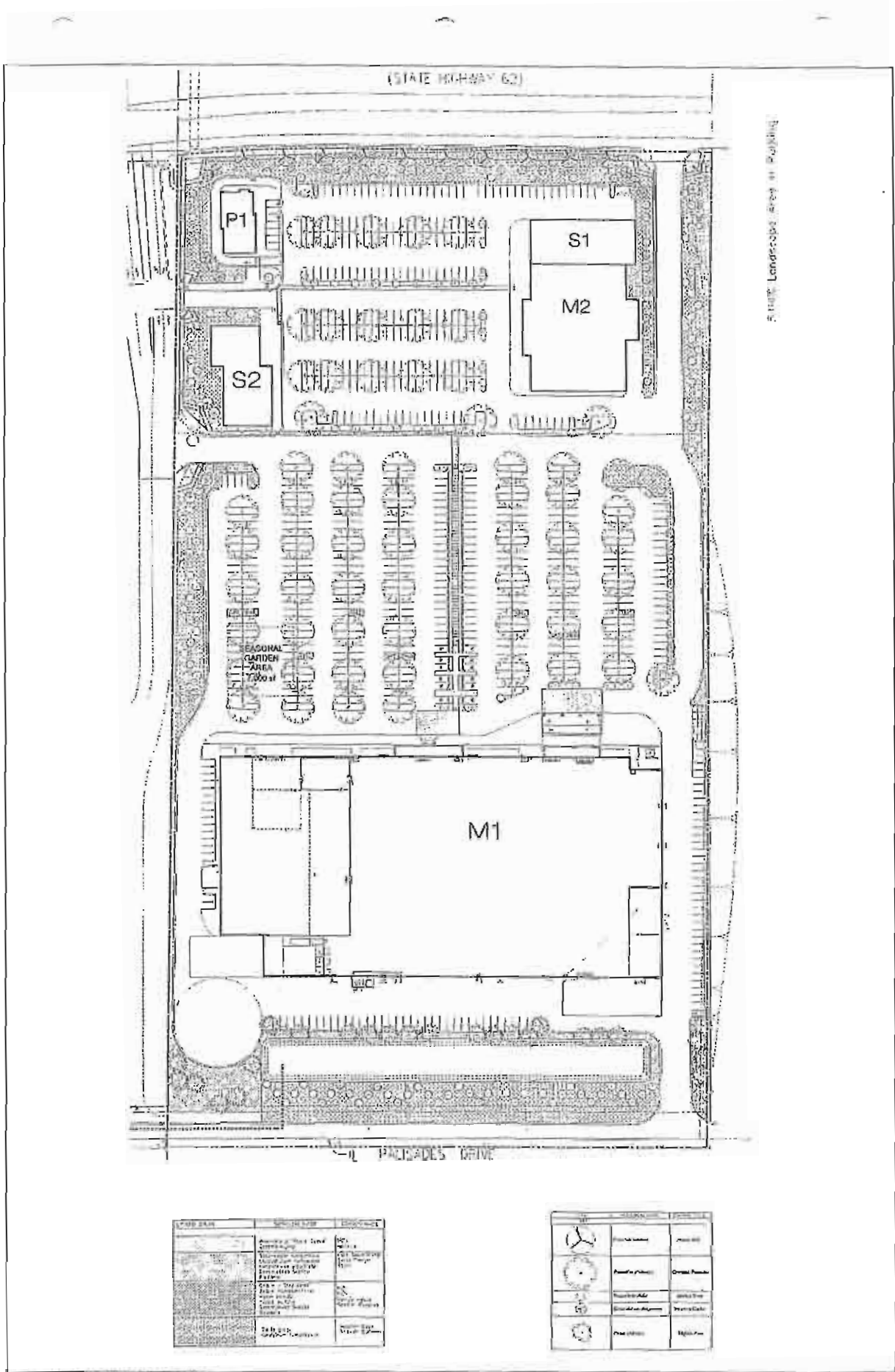
An architecture concept for the outparcel retail buildings is depicted on Exhibit 4-2b, Outparcels Concept Elevation. These one-story buildings will be constructed of similar conventional construction materials as the Home Depot, emphasizing earth-tone colors with selected color accents. Exterior elements may include split-face concrete masonry units (CMU), textured exterior plaster of varying shades, foam cornices and colored fabric awnings. These buildings will have design theme which is consistent with the building design set forth by the Home Depot.

4.3 - LANDSCAPE CONCEPT

The landscape design concept for the Home Depot Retail Center is demonstrated by Exhibit 4-3, Landscape Concept Plan. The plan includes at least 5 percent of the parking area as landscaping. Project landscape plans will comply with the Landscape and Screening requirements of the Town of Yucca Valley. The conceptual landscape plan is also subject to review and approval by the High Desert Water Company. All landscaped open space within the plan area shall be maintained by the property owner. The following landscape principles are intended to guide the landscape design.

Landscaped Setbacks, Slopes and Parking Areas

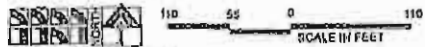
A minimum 15-foot landscape setback shall be provided along the major street (Twenty-Nine Palms Highway-State Highway 62) and project entries at State Highway 62. A combined parkway/slope with a minimum width of 15 feet landscape area will be provided at the rear of the project site



LANDSCAPE ELEMENT	DESCRIPTION	QUANTITY
Plantings	Plantings in West End Corridor	100
Plantings	Plantings in East End Corridor	100
Plantings	Plantings in Central Corridor	100
Plantings	Plantings in South Corridor	100
Plantings	Plantings in North Corridor	100
Plantings	Plantings in West End Corridor	100
Plantings	Plantings in East End Corridor	100
Plantings	Plantings in Central Corridor	100
Plantings	Plantings in South Corridor	100
Plantings	Plantings in North Corridor	100

LANDSCAPE ELEMENT	DESCRIPTION	QUANTITY
Plantings	Plantings in West End Corridor	100
Plantings	Plantings in East End Corridor	100
Plantings	Plantings in Central Corridor	100
Plantings	Plantings in South Corridor	100
Plantings	Plantings in North Corridor	100

Source: McIntosh and Associates, June 2005



McIntosh and Associates

06590007 - 00/2005 | 4-3_Landscape_Concept_Plan

between a planned detention basin and the future Palisade Drive extension. Drought tolerant, desert-compatible shade trees and other landscape materials shall be used to provide visual relief within expansive parking areas. On-site landscape setbacks, manufactured slopes, and parking areas will be landscaped with drought tolerant plant materials and will be maintained by the parcel owner/landlord. Typical landscape treatments for corners, parking areas, rear yard and slopes are depicted in Exhibits 4-4 through 4-7.

Plant Materials

The introduced plant palette, selected from plant varieties that are water-conserving and drought-tolerant, will consist of native and non-native plant species compatible with the high desert environs and Yucca Valley climatic zones. Table 4-1 lists recommended plants for the site. The number and size of plant materials is depicted on Exhibit 4-3.

Table 4-1: Plant Palette

Botanical Name	Common Name	Planting Location
Trees		
<i>Yucca brevifolia</i>	Joshua Tree	Perimeter Slope/Parking
<i>Calocedrus decurrens</i>	Incense Cedar	Corners
<i>Pistacia chinensis</i>	Chinese Pistache	Parking
<i>Pinus eldarica</i>	Afghan Pine	Rear Landscape
<i>Fraxinus velutina</i>	Arizona Ash	Parkway
Ground Cover/Shrubs		
<i>Artemesia a. 'Povls Castle'</i>	NCN	Corners
<i>Gazania rigens</i>	Gazania	Corners
<i>Sedum x 'Red Chalk'</i>	NCN	Perimeter/Parking
<i>Sedum kamschaticum</i>	NCN	Perimeter/Parking
<i>Agave parryi</i>	Perry's Agave	Perimeter/Parking
<i>Yucca aloifolia</i>	Spanish bayonet	Perimeter/Parking
<i>Salvia greggii</i>	Autumn Sage	Parkway/State Highway 62
<i>Cerastium tomentosum</i>	Snow in Summer	Parkway/State Highway 62
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	Corners/Perimeter
<i>Leucophyllum frutescens</i>	Texas Ranger	Corners/Perimeter
<i>Heteromeles arbutifolia</i>	Toyon	Corners/Perimeter
Decomposed Granite	—	Corners/Perimeter
Boulders	—	Corners/Perimeter

Native Plant Protection and Treatment Guidelines

The Home Depot Retail Center Specific Plan conforms with the Town of Yucca Valley Native Plant Protection and Management Ordinance (Ordinance No. 140). Joshua trees are the only plant species listed in the Ordinance that occur within the plan area. These have been inventoried and a total of 235 such trees are found within the project impact area.

The Joshua Tree Survey and Salvage Plan (Appendix C) evaluates suitable areas for transplanting trees within the Specific Plan area based on grading plans, soil conditions, and tree density. Landscape plans include salvage and replanting of Joshua trees within the site (see Exhibit 4-3, Landscape Concept Plan). Remaining salvaged trees will be put up for adoption pursuant to the Ordinance and Town's Joshua tree adoption program.

Any Joshua trees indicated to be removed by this Specific Plan in conformance with the Survey and Salvage Plan will be removed pursuant to the grading permit for the project.

4.4 - WALLS AND FENCES

Walls and/or fences are permitted along the north, east, and south boundaries of the retail center. If installed, such walls or fences will be designed to provide security, while allowing for territorial views of the surrounding desert landscape and more distant hills. Walls/fences shall be constructed of block masonry, stone, brick, or wood, as appropriate. Any wall adjacent to a public right of way, such as State Highway 62 or a future Palisade Drive extension, will be landscaped with a selection of trees, shrubs/hedges, and groundcover and is subject to review, approval, and permits issued by the Town of Yucca Valley and/or Caltrans.

A retaining wall will be constructed along the length of the loading dock driveway, extending approximately 75 feet. There will be a retaining wall along the southerly edge of the loading dock consisting of poured concrete up to 6 inches above finished grade. A galvanized fence up to 4 feet high will be on top of the retaining wall. Other retaining walls may be needed and will be identified on the precise grading plans for the project. All retaining walls will be subject to review and approval by the Town of Yucca Valley.

4.5 - SIGNAGE AND LIGHTING

4.5.1 - Signage

The intent of the Sign Program is to achieve a visually coordinated, balanced and appealing signage system throughout the Home Depot Retail Center, particularly one that promotes compatibility with

the architectural styles and landscape concepts identified within this Specific Plan. The Sign Program is also intended to conform to prototypes established for the anchor tenant, The Home Depot, U.S.A. The program will conform to the Town of Yucca Valley Sign Ordinance (Ordinance No. 156), except where specifically superseded in this Specific Plan.

The sign program includes a pylon sign at the main project entry at State Highway 62, three monument signs: two are at the approach to the secondary driveway entry along State Highway 62, and the other is at the secondary driveway at Palisade Drive, anchor tenant signs, and major and pad tenant signs (Exhibit 4-8).

Pylon Sign

A single pylon sign shall be permitted at the main project entry at State Highway 62 (Exhibit 4-9). The sign shall conform to all pylon sign specifications and standards contained in Appendix D of this Specific Plan, including the following provisions:

- Pylon height not-to-exceed 25' above ground
- Pylon width not-to-exceed 10'
- Sign area not-to-exceed 116 sq. ft. per face
- Sign color to be coordinated with anchor/major tenant exterior elevation colors
- Sign text to include anchor tenant, major tenant and pad tenant identification
- Sign location and anchor identification to be coordinated with adjacent future commercial center

Monument Signs

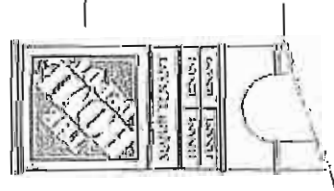
A total of three monument signs are proposed as follows:

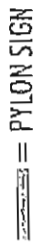
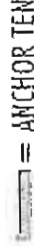
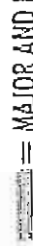
Two monument signs shall be permitted within the landscape slope area along State Highway 62 as shown in Exhibit 4-10a. A single monument sign shall be permitted within the landscape setback along the Palisade Drive at the approach to the secondary entry driveway (Exhibit 4-10a). All three monument signs shall conform to the following provisions:

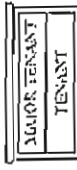
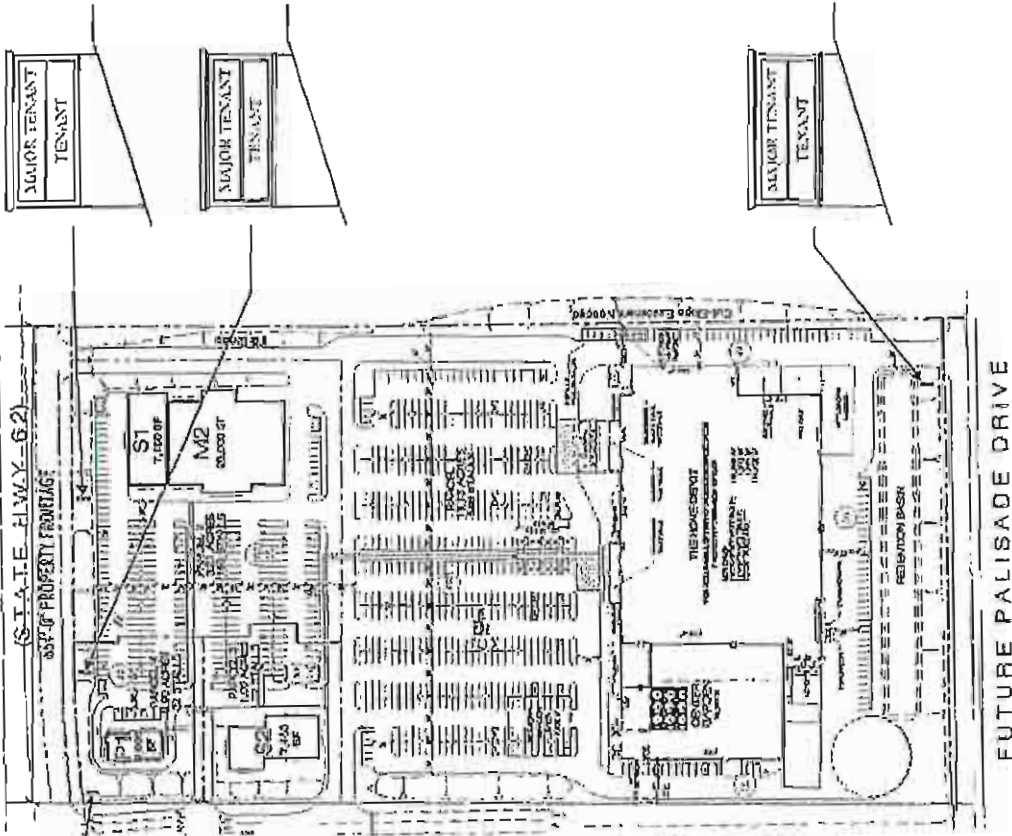
- Monument height not-to-exceed 7'-6" above ground (along State Highway 62 and Palisade Drive)
- Monument width including cap not-to-exceed 9'6"
- Sign area not-to-exceed 25 sq. ft. per face
- Sign color to be coordinated with anchor/major tenant exterior elevation colors
- Sign identification to include one (1) major tenant and one (1) pad tenant

TWENTY-NINE PALMS HWY.

(S.T.A.T.E. HWY. 62)
85% OF PROPERTY FRONTAGE



-  = PYLON SIGN
-  = ANCHOR TENANT SIGNS
-  = MAJOR AND PAD TENANT SIGNS



FUTURE PALISADE DRIVE

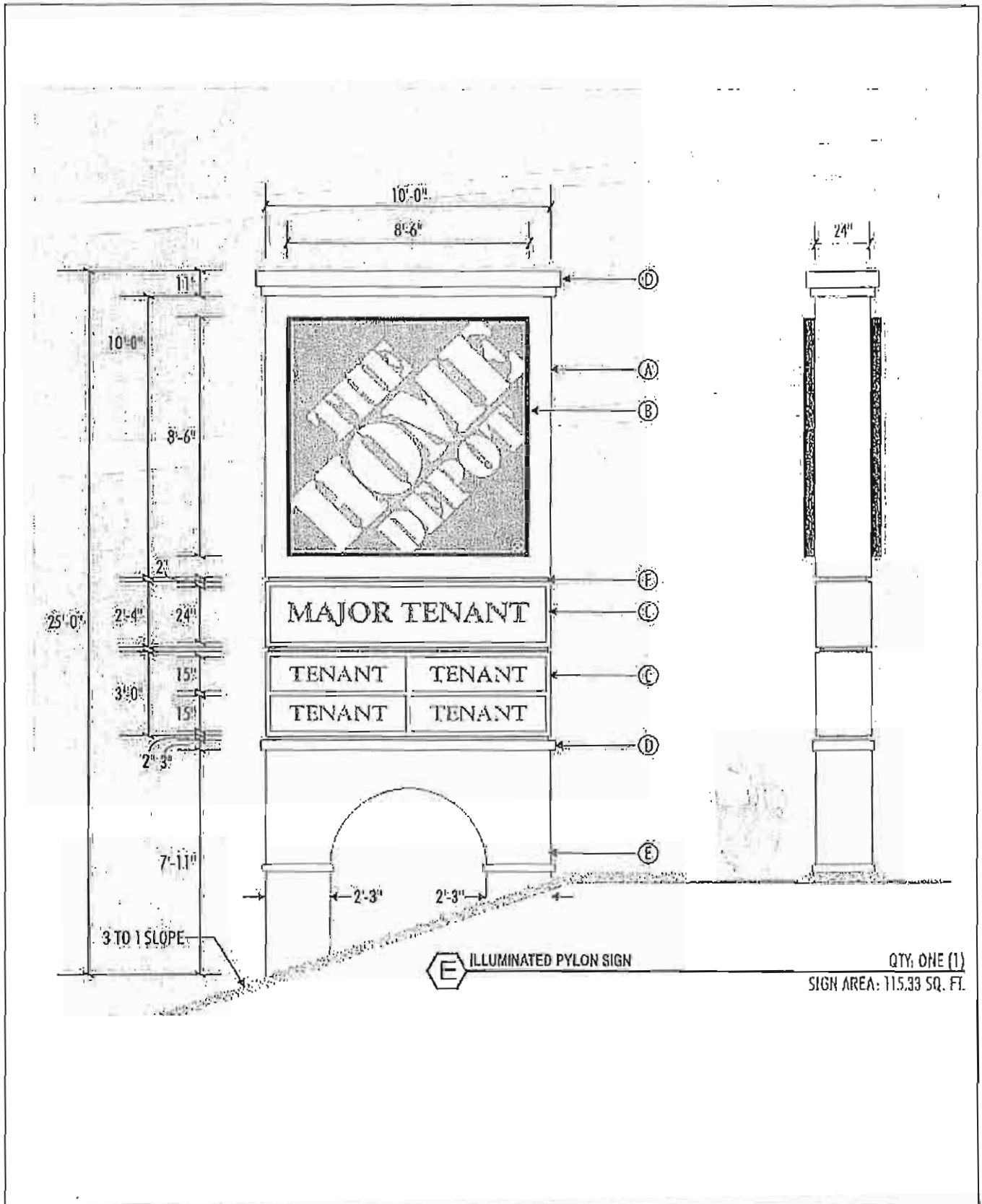
Note: Final Sign Locations to be Determined by Owner/Landlord
 Source: Carter Burgess, November 2005.



Mitzel Brundman Associates
 05590007 • 01/2/06 | 4-B_sign_loc.cdr

Exhibit 4-8 Sign Locations

HOME DEPOT RETAIL CENTER - DRAFT SPECIFIC PLAN



Source: Carter Burgess, November 2005.

NO SCALE

Michiel Brouhman Associates

06590007 - 11/2005 | 4-9_pylon_sign.cdr

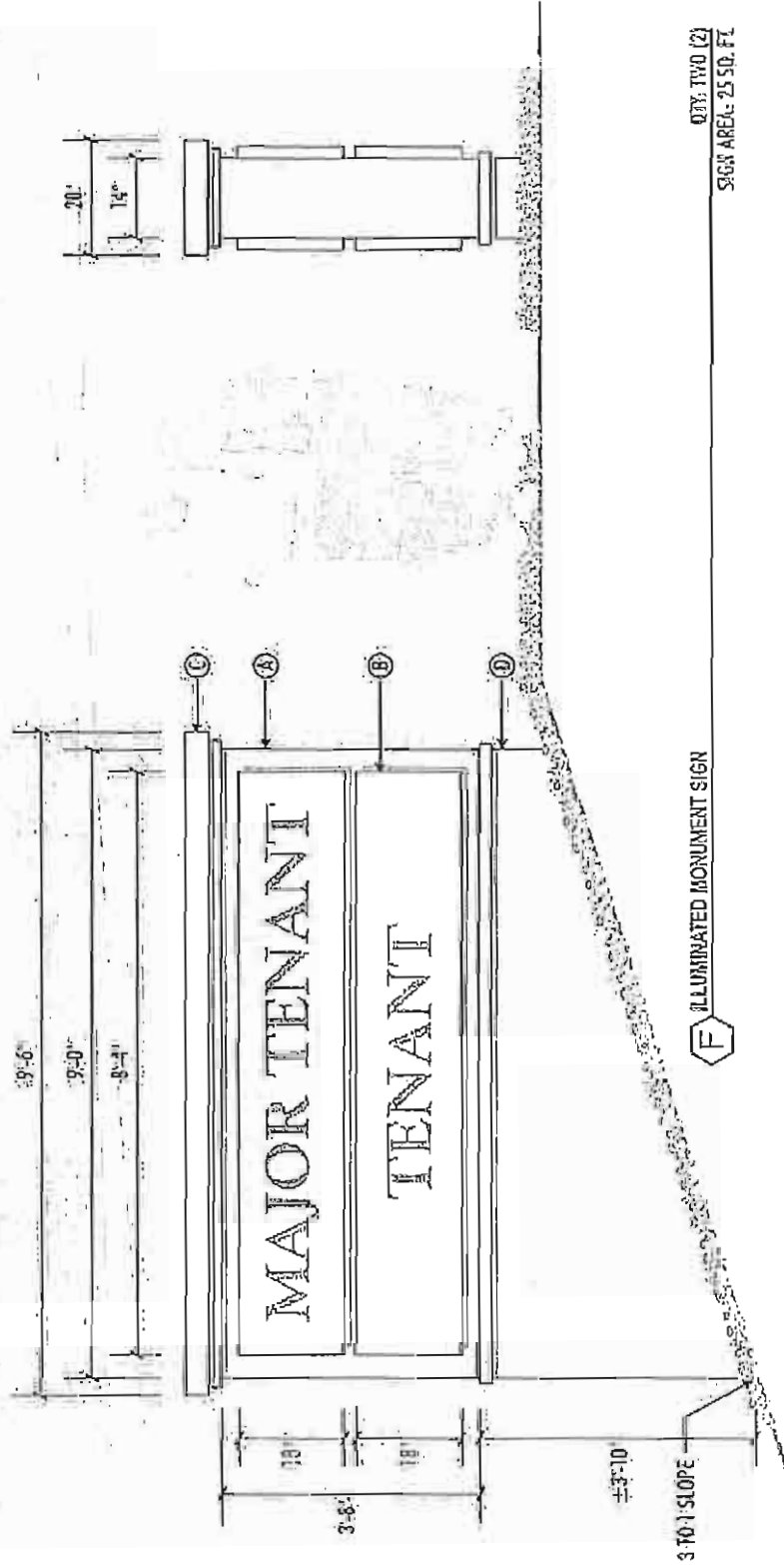
Exhibit 4-9
Pylon Sign

SPECIFICATIONS:

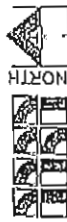
- ① ALUMINUM CABINET PAINTED (ICI #55) MARILLANTAN
- ② 2" DEEP INTERNALLY ILLUMINATED TENANT PANELS PAINTED (ICI) #321 "HONEY HONEY" TENANT COPY TO BE ROUTED AND BACKED UP WITH ACRYLIC TENANT COPY TO BE DETERMINED.

ILLUMINATION TO BE FLOURESCENT LAMPS

- ③ ALUMINUM CAP PAINTED (ICI) #337 FOSSILEOREY
- ④ ALUMINUM BASE PAINTED TO MATCH CONCRETE BASE ON HOME DEPOT ELEVATION.



Source: Carter Burgess, November 2005.



NO SCALE

Michael Brandman Associates

06590007 - 01/2006 1-4-10_monument_sign_at_shtvy62.cdr

Exhibit 4-10
Monument Sign at State Highway 62 and Palisade Drive

HOME DEPOT RETAIL CENTER • DRAFT SPECIFIC PLAN

Anchor Tenant Signs

Anchor tenant signs are proposed at four (4) locations along the building frontage (Exhibit 4-11a). These signs shall conform to the following standard:

Main Anchor Tenant Identification Sign (Sign A) (Exhibit 4-11a) - This sign shall be located above the main building entrance and will feature individual self-contained channel letters, with acrylic faces ('Home Depot Orange') with black returns and trim caps. The sign will be illuminated with orange LED's, and shall conform to the following dimensions:

- Sign Width: Not-to-exceed 66'0" (1 ft. per 7'8" of lineal ft. of building frontage)
- Sign Height: Not-to-exceed 5'6"
- Sign Area: Not-to-exceed 363 sq. ft.

Non-Illuminated Panel Sign (Sign B) (Exhibit 4-11b) - This sign shall identify the contractor pick-up location, and shall consist of a non-illuminated panel, with black vinyl copy on white aluminum panel background. The sign will conform to the following dimensions:

- Sign Width: Not-to-exceed 25'6"
- Sign Height: Not-to-exceed 2'0"
- Sign Area: Not-to-exceed 51 sq. ft.

Garden Center Identification Sign (Sign C) (Exhibit 4-11b) - This awning sign shall be located above the garden center entry ('nursery'), and will feature white inset fabric graphics on an orange ('Home Depot Orange') background. The awning is back lit. The sign will conform to the following dimensions:

- Sign Width: Not-to-exceed 14'2"
- Sign Height: Not-to-exceed 2'0"
- Sign Area: Not-to-exceed 28.5 sq. ft.

SECTION 5: INFRASTRUCTURE, UTILITIES, AND PUBLIC SERVICES

Infrastructure and services to support Home Depot Retail Center development shall be extended and improved in conjunction with its phased development. Primary infrastructure facilities are described below, along with specific requirements, and shown in Exhibit 5-1.

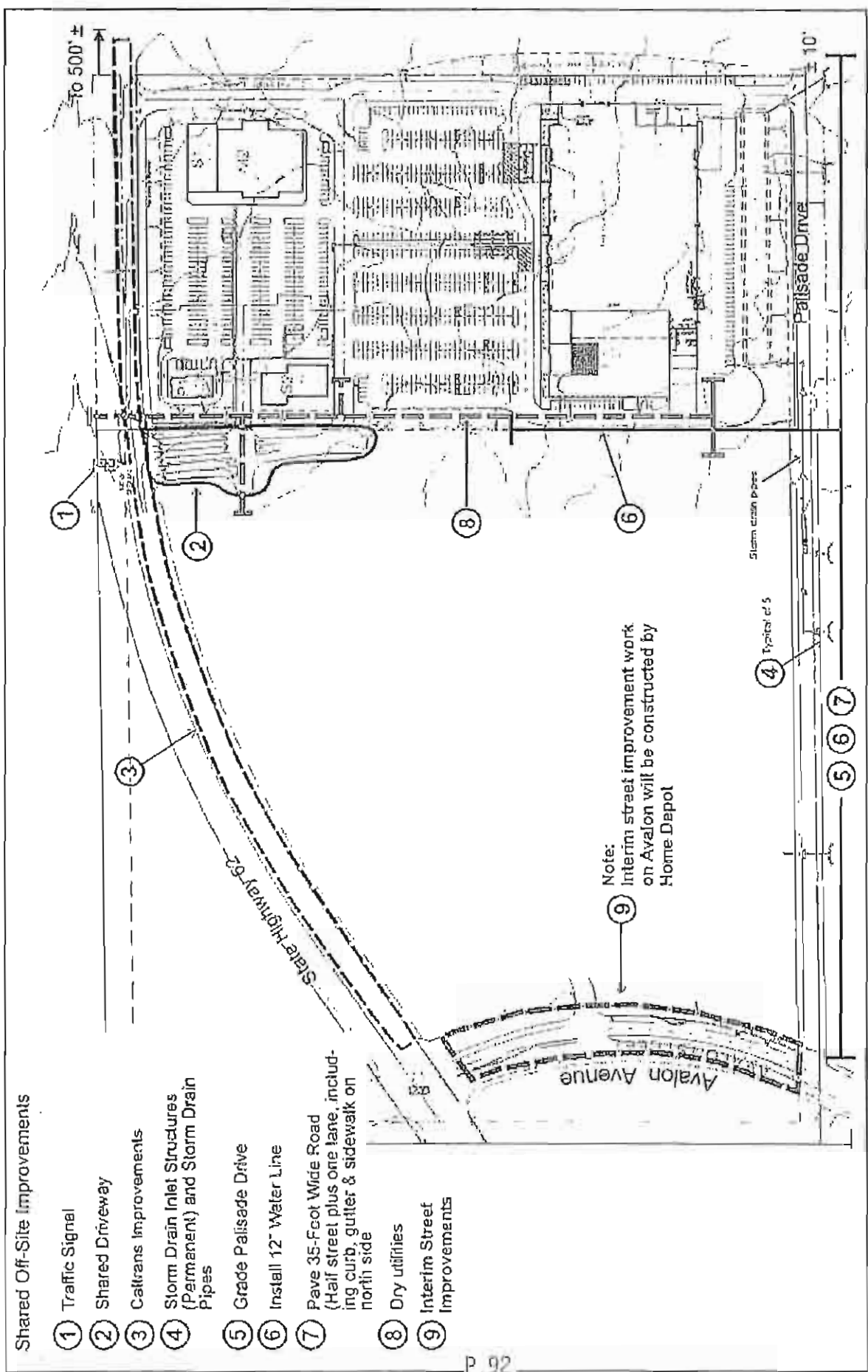
5.1 - CIRCULATION

The Circulation Plan to support the Home Depot Retail Center is depicted in Exhibit 5-2. There are two driveways proposed for the Home Depot Retail Center along State Highway 62, both of which will require approval from Caltrans. The third access driveway is from the extension of Palisade Drive east of Avalon Avenue.

The primary access to the project will be from a new signalized driveway near the northwest property corner at SR-62 and will be constructed in conjunction with the Home Depot Retail Center. This driveway will be a shared access with the proposed Yucca Valley Retail Center which is located immediately to the west of the Home Depot Retail Center and will be funded on a pro-rated basis by both centers. A second access driveway from State Highway 62 will be constructed near the northeast property corner. This driveway will be right-in/right-out only. Truck egress relative to the Home Depot Retail Center will be allowed onto State Highway 62.

The access drive from Palisade Drive east of Avalon Avenue will be left-in/right-out only until Palisade Drive is extended east of the project site (by others) to allow a full access driveway. This access will be used as the primary truck access for deliveries. Palisade Drive east of Avalon Avenue will be constructed as part of The Home Depot Retail Center to be jointly funded by both retail center projects.

Proposed Street Cross Sections along State Highway 62 and Palisade Drive are depicted in Exhibit 5-3. State Highway 62 is designated as a Six-lane Divided Arterial in the Town of Yucca Valley Circulation Plan which requires a 134-foot right-of-way. The ultimate right-of-way width and design specifications for this roadway are shown in Exhibit 5-3. Palisade Drive is a Local Street with an ultimate right-of-way width of 66 feet.



Shared Off-Site Improvements

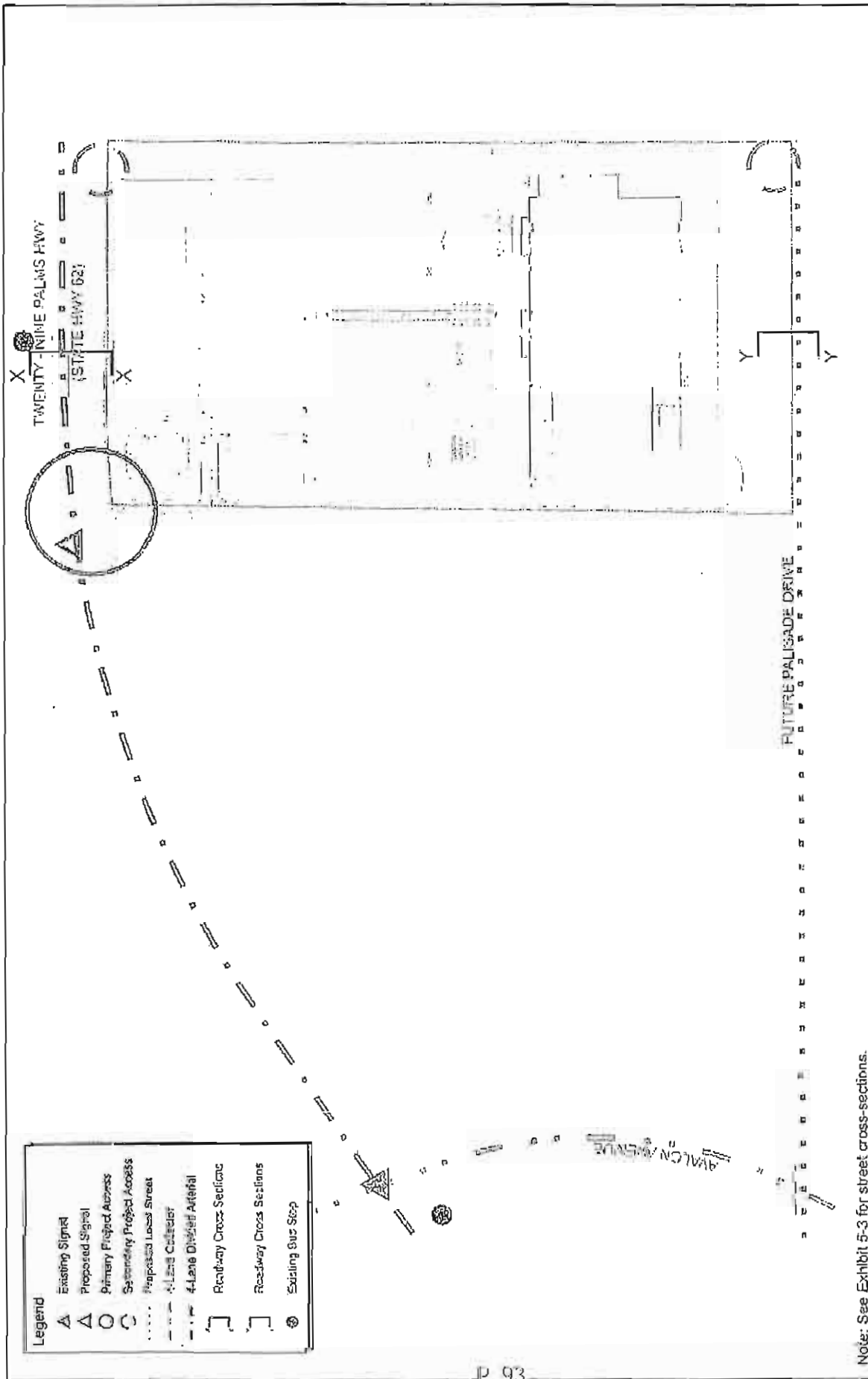
- ① Traffic Signal
- ② Shared Driveway
- ③ Calltrans Improvements
- ④ Storm Drain Inlet Structures (Permanent) and Storm Drain Pipes
- ⑤ Grade Palisade Drive
- ⑥ Install 12" Water Line
- ⑦ Pave 35-Foot Wide Road (Half street plus one lane, including curb, gutter & sidewalk on north side)
- ⑧ Dry utilities
- ⑨ Interim Street Improvements

Note:
Interim street improvement work
on Avalon will be constructed by
Home Depot

Source: Nilmosh and Associates, August 2005.



M:hrnl Brandman Associates
0659c007 - 05/2005 | 5-1_shared_off_site_imp.cdr



Legend

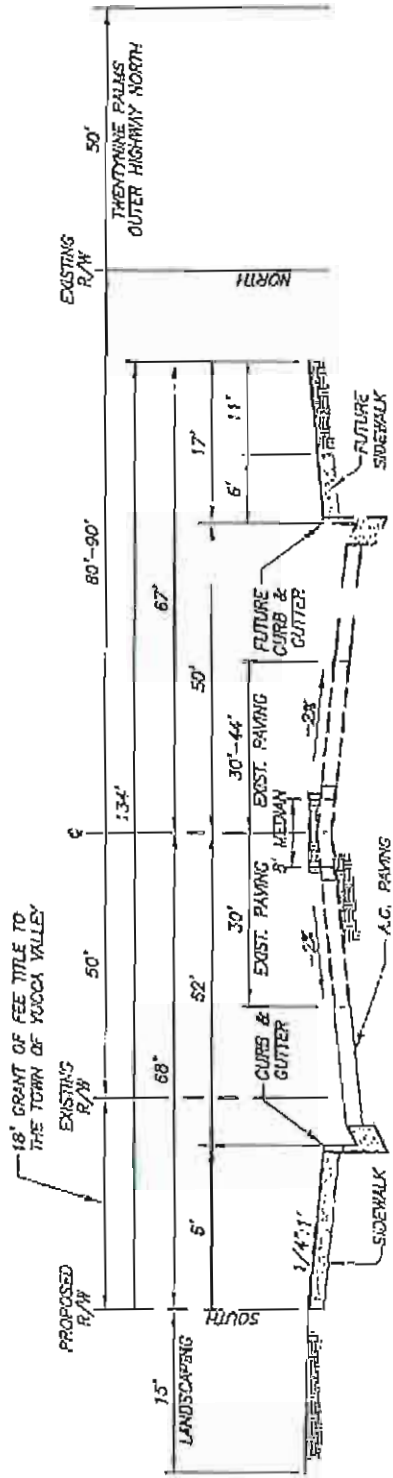
	Existing Signal
	Proposed Signal
	Primary Project Access
	Secondary Project Access
	Proposed Local Street
	4-Lane Collector
	4-Lane Divided Arterial
	Rightway Cross Sections
	Rightway Cross Sections
	Existing Bus Stop

Note: See Exhibit 5-3 for street cross-sections.
 Source: Carter Burgess, May 2005.

NO SCALE

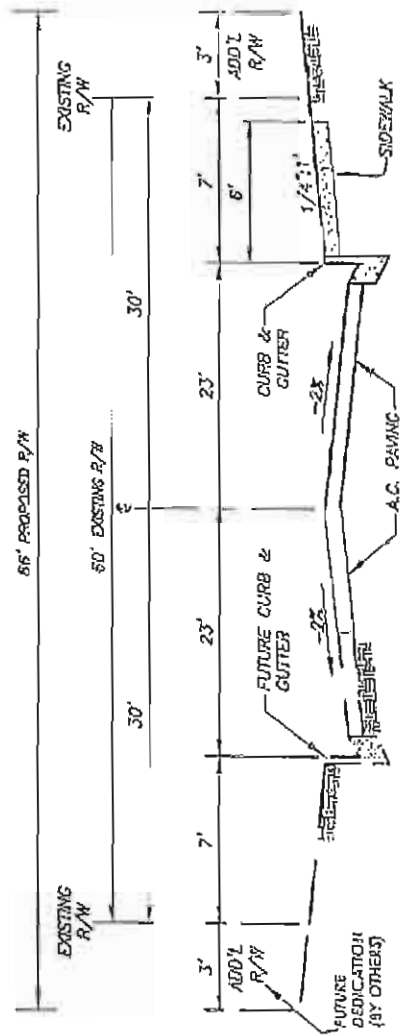
 Michael Brandman Associates
 06590007 - 07/2005 | 5-2_circulation_plan.cdf

Exhibit 5-2 Circulation Plan



TYPICAL SECTION

TWENTYNINE PALMS HIGHWAY



TYPICAL SECTION

PALISADE DRIVE

Note See Exhibit 5-2 for cross-section locations.

Source: Warner Engineering, September 2005.



Michael Brandman Associates
06550007 • 11/2005 | 5-3_cross_sections.cdr

The Home Depot Retail Center will also be responsible for the improvement of Avalon Avenue from SR 62 southerly to Palisade Drive. These improvements are primarily for the Yucca Valley Retail Center, but will be completed as part of the Home Depot project. Avalon Avenue is designated to have an ultimate right-of-way width of 80 feet, but will be constructed to provide 96 feet in order to provide a four-lane facility with left turn pockets and acceleration/deceleration lanes for the full access, unsignalized driveway approximately midway between State Highway 62 and Palisade Drive.

5.2 - DRAINAGE

Home Depot will construct a detention basin (approximately 480'L x 55'W x 8'D) along the southerly boundary, as shown in Exhibit 5-4. This basin will collect and detain rooftop water runoff from the Home Depot building as well as surface water runoff from the paved area behind the Home Depot building. This basin will also collect and detain surface water runoff from the properties adjacent to the south and southwest of the Home Depot site. A discharge pipe and an outlet structure will be constructed along the east boundary to drain from the basin and release the water at its natural low point located northeasterly. The basin will be designed so that the amount of water released will be equal for post development and pre-development conditions. In addition, a private storm drain will be constructed near the northwest corner of Parcel 4 and will be constructed as part of Phase I by the Home Depot. It will be designed to collect surface flows from the out parcels and will convey surface water flows to an underground drainage pipe to discharge storm water near the eastern boundary of the project site at the natural low point.

Public water service is provided by High Desert Water District. Water service to the plan area will be provided with a connection to the 12" public water line in Avalon Road, and extension of a public water line along the alignment of future Palisade Drive and northerly onto the Home Depot site near the westerly property line to serve both the Home Depot and the outparcels (Exhibit 5-5). These extensions will be constructed by Home Depot and dedicated to the Water District. A portion of the public water line (from Avalon to the westerly project boundary) may be constructed on the Yucca Valley Retail Center property to the west to serve the Yucca Valley Project. The extension of the water line along Palisade Avenue northerly along the westerly property line of the Home Depot Site will be funded on a pro-rated basis by the Home Depot Retail Center and the Yucca Valley Retail Center. There will be private waterlines within the site to provide service to the Home Depot and outparcel buildings.

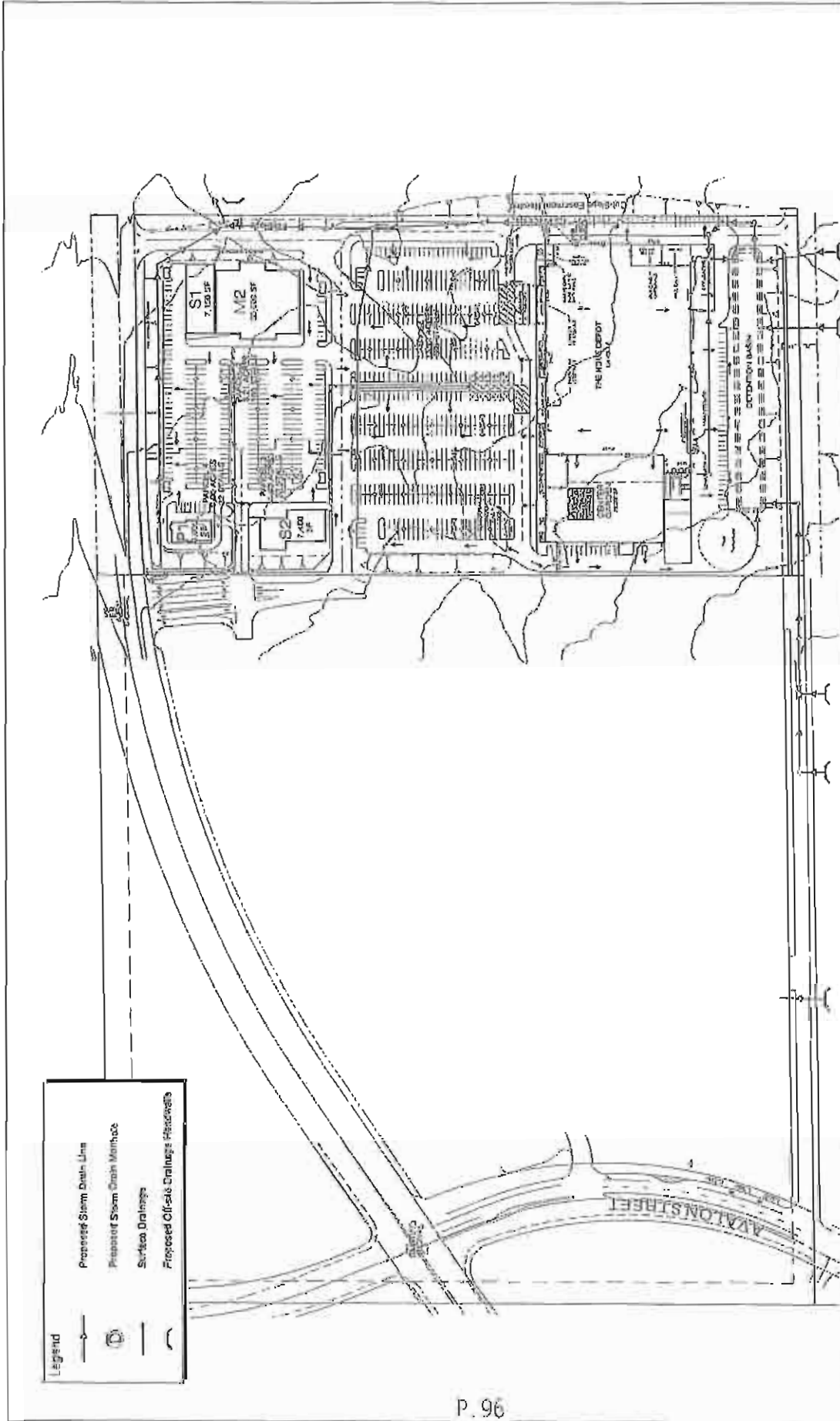
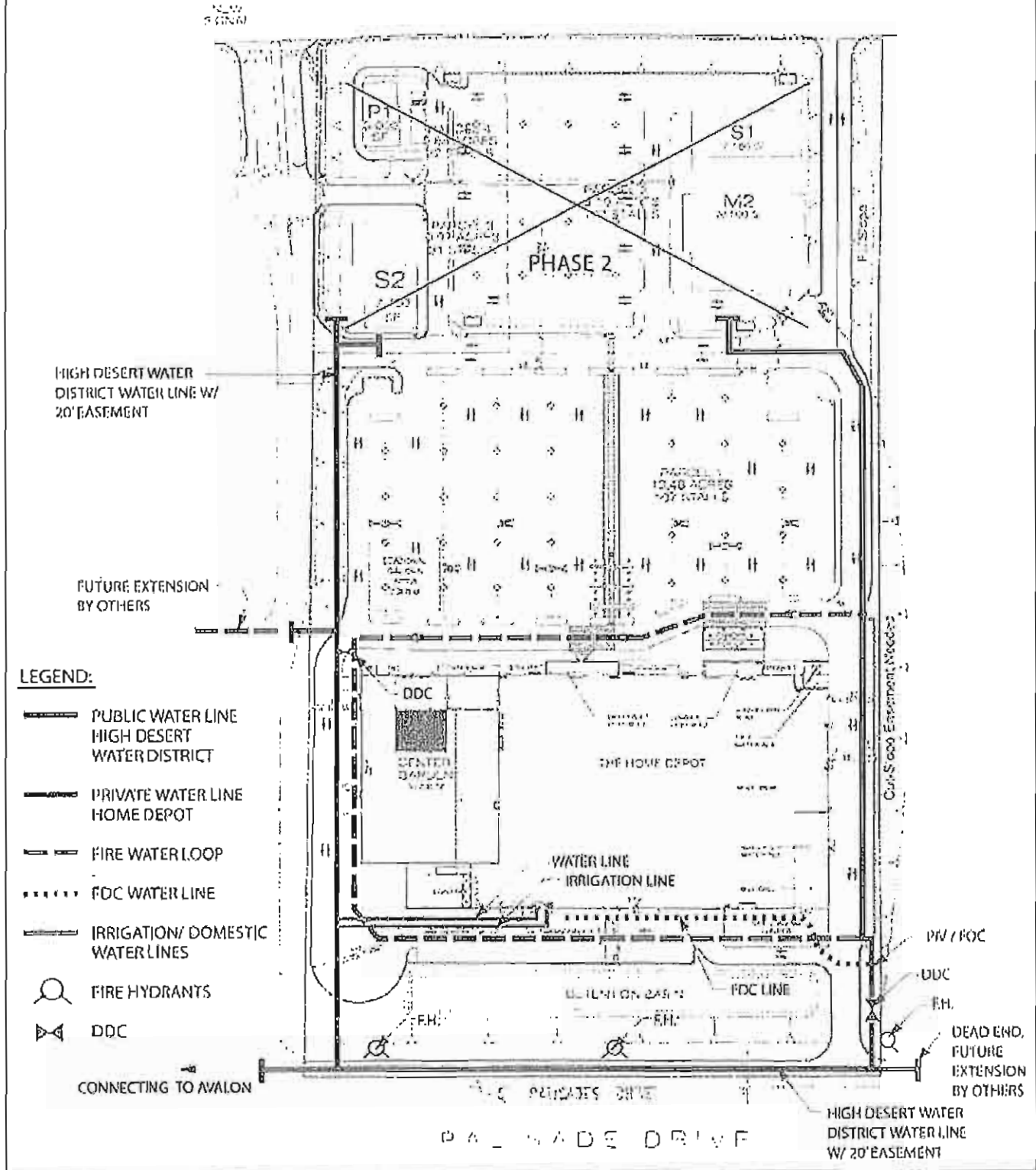


Exhibit 5-4
 Drainage Plan

HOME DEPOT RETAIL CENTER - DRAFT SPECIFIC PLAN

Legend	
	Proposed Storm Drain Line
	Proposed Storm Catch Manhole
	Surface Drainage
	Proposed Catch Basins

TWENTY-NINE PALMS HWY.
(STATE HWY 62)

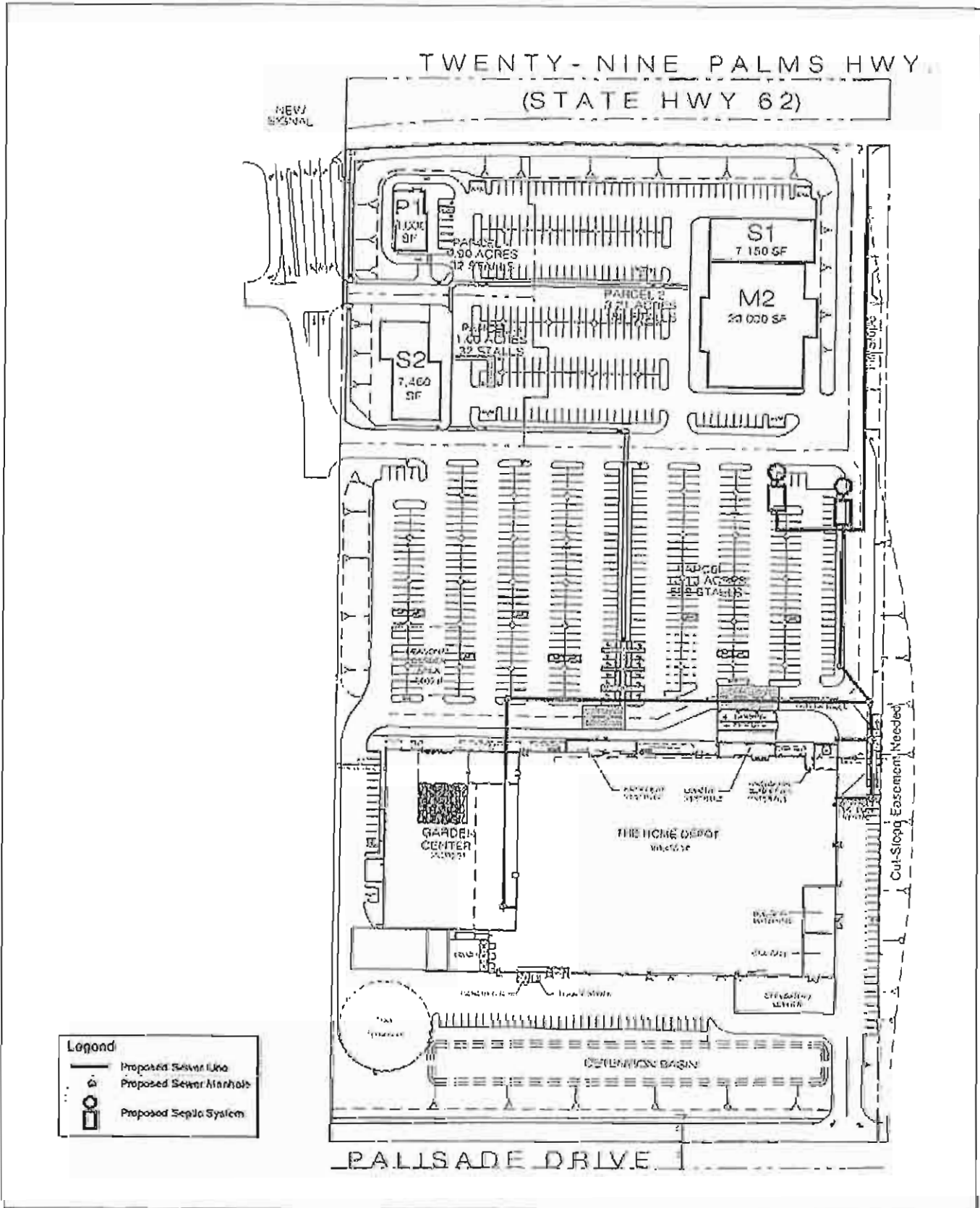


Source: McIntosh and Associates, August 2005.

NO SCALE

Michael Brundman Associates

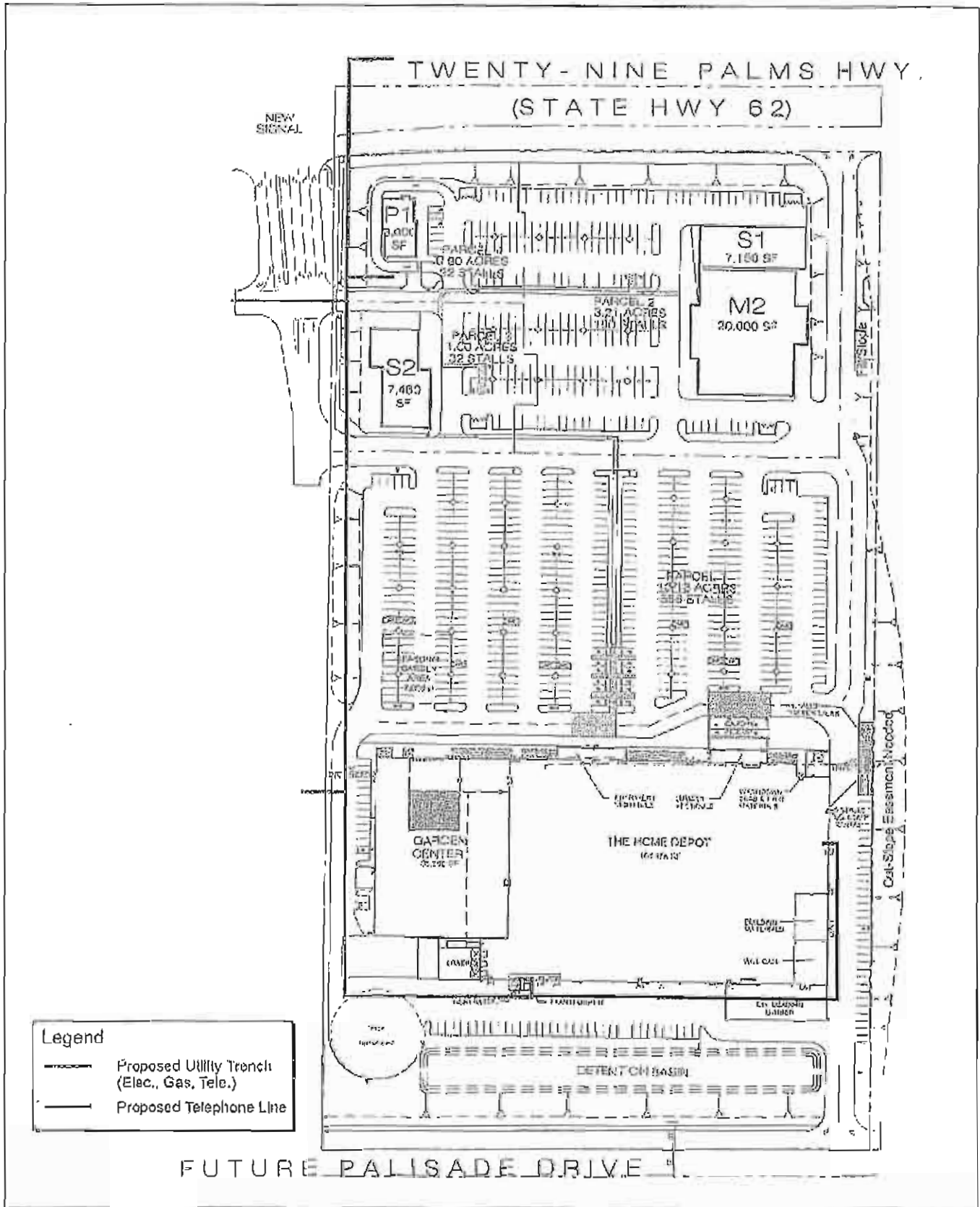
06590007 - 09/2005 | 5-5_water_system.cdr



NO SCALE

Michael Brandman Associates

06690007 - 09/2005 | 5-6_wastewater.odr



Source: McInosh and Associates, August 2005.



NO SCALE

Michael Brendman Associates

06590007 - 07/2005 | 5-7_dry_utilities.cdr

- 5.6.3 All utility lines serving the project area shall be placed underground by the developer as a condition of approval of building permits.
- 5.6.4 Adequate water for estimated domestic consumption and for fire flow requirements, as determined by San Bernardino County Fire Department, shall be provided by the developer.
- 5.6.5 Development of the project area shall comply with all requirements of the San Bernardino County Fire Department in providing adequate fire flow, number and location of hydrants, building clearances, and street and driveway/aisle turning radii for access.
- 5.6.6 The developer shall review with the Police Department the nature and design of the development, and types of security measures to be implemented.

SECTION 6: IMPLEMENTATION AND ADMINISTRATION

6.1 - FINANCING AND PHASING OF DEVELOPMENT

The Home Depot Retail Center is a self-supporting commercial project with individual owners/developers responsible for on and offsite improvements necessary to support development of the project.

Development of the plan area will occur in two phases, generally as follows:

Phase 1:

- Rough Grading of the entire 18.97-acre site and building pads
- Precise grading of the Home Depot building pad (Parcel 1) and driveways onto State Highway 62 and Palisade Drive
- Prior to certificate of occupancy for each building, the project proponent shall install dry sewers to each building within the project to the satisfaction of the High Desert Water District.
- Installation of onsite septic system and dry lines for future connection
- Provision of dry utilities (gas, electric, telephone)
- Access from State Highway 62 (Driveways and traffic signal)
- Construction of the Home Depot/Garden Center and required parking area (Parcel 1)
- Construction of secondary drives onto State Highway 62 and Palisade Drive
- Landscaping within the Home Depot parking lot and all landscaping along the north, south, east and west boundaries of the site (including landscaping between the entry drive and out-Parcels P2 and S2) will be installed.
- The applicant shall install all required water and sewer systems necessary to serve the project.
- Palisade Drive extension and improvements funded according to Section 1.3
- Off-Site Improvements depicted on Exhibit 5-1.

Phase 2: (By Others)

- Precise Grading and pad preparation for outparcel buildings S1, M2, S2, P1
- Construction of outparcel buildings S1, M2, S2, P1 on Parcels 2, 3 and 4
- Wet and dry utility connection (Parcels 2, 3 and 4)
- Landscape (remainder parking area and corners in Parcels 2, 3 and 4)
- On-site septic system to serve outparcel buildings

6.2 - APPLICATION PROCESSING

Following is a summary of the application requirements for the Home Depot Retail Center Specific Plan and individual projects within the Specific Plan. This section summarizes the processing procedures and is not intended to replace the Development Code or other ordinance requirements of the Town of Yucca Valley except where noted herein.

The Town of Yucca Valley has adopted and amended the County of San Bernardino's Development Code (Articles 1-6) General Procedures. The Development Code uses five procedures to review all types of development applications: Public Hearing, Design Review, Administrative Review, Staff Review with Notice, and Staff Review without Notice.

Overview of Applications and Meeting Requirements

Approval of a Specific Plan, Conditional Use Permit (CUP), Site Plan, and Subdivisions each require a discretionary action at public hearings before the Planning Commission and Yucca Valley Town Council. Applications are first reviewed by Staff. Then they are set for review by the Development Review Committee (DRC) and, in some cases, forwarded to the Traffic Advisory Committee (TAC). The recommendations of the DRC and TAC are forwarded to the Planning Commission and Town Council for final approval. Applications for Specific Plan, CUP and Site Plans can be considered concurrently; however, separate and distinct development applications must be made and the appropriate fees paid for each type of action requested. In addition, an Environmental Application must be made with each project. A Parcel Map for the subdivision of land would be submitted to the Town Engineer preceding final approval of the other discretionary applications for the project with the appropriate fees. Generally, the application process would require a minimum of eight weeks. Most applications require longer timeframes.

Specific Plan

Ordinance 87 (February 19, 1998, Yucca Valley Town Council) established Article 13 for Specific Plans in the Town of Yucca Valley. The purposes of this ordinance are:

- To facilitate implementation of the General Plan by establishing procedures for adoption, maintenance and administration of Specific Plans per Sections 65450, et seq., of the California Government Code; and,
- To provide a framework for future development which encourages flexibility and creativity in design, efficient use of resources, infrastructure planning, conservation of open space, and development of various types of housing and living environments for the Town of Yucca Valley.

Where a Specific Plan is not consistent with the General Plan, appropriate General Plan amendments must be considered concurrently with the Specific Plan.

An adopted specific plan supersedes the town zoning, as shown on the Zoning District Map and in the Town Zoning Ordinance (Ordinance No. 79), for the site area included in the proposed land use plan of the Specific Plan.

All other provisions of the Town Development Code, which are applicable to the site, shall apply unless identified in the Specific Plan.

Division of Land Procedures (Subdivision Map Act)

Implementation of the Specific Plan would require the subdivision of land with a Parcel Map pursuant to California Government Code, Title 7, Division 2, Subdivision Map Act, and Chapter 4 of the Town of Yucca Valley Development Code. When the subdivision of land is associated with the Specific Plan, a public hearing is required for the approval of subdivisions.

Site Plan Review (Article 12): Individual projects may be considered under the Town Site Plan Review procedures if they are conforming to the appropriate criteria of the Development Code. Staff determines whether Site Plan Review is appropriate during the Pre-Application process. A Site Plan Review Application is submitted with a letter of explanation for the proposed uses. The application is accompanied by the site plan and appropriate fees. Site Plan Review applications must be reviewed by the Planning Commission or the Director of Community Development. The recommendations of the DRC and TAC are forwarded to the Planning Commission for their consideration.

Conditional Use Permit (Article 1): A Conditional Use Permit (CUP) is required for specific uses listed in the land use districts of the Development Code. A CUP may be needed for new development and/or expansion, alteration and/or disturbance of land associated with an existing commercial, industrial, institutional or multiple residential site pursuant to the criteria of the Development Code. Additionally, the conversion of non-conforming land uses is subject to CUP requirements. A CUP is required for Specific Plan uses listed in Section 3.2.3 herein. The Town Staff would determine the need for a Conditional Use Permit during the Pre-Application process.

Temporary Uses: The Development Code allows for temporary or seasonal uses subject to review and approval of the Planning Director. These types of uses require a Temporary Use Permit

Application to be submitted to the Community Development Department along with a site plan and application fees.

Appeals: Appeals can be made to the Town Council within ten days of any action. An Appeal Application must be submitted to the Community Development Department with the applicable fees.

6.3 - SPECIFIC PLAN AMENDMENTS

The Town of Yucca Valley Community Development Director shall be responsible for administering the provisions of The Home Depot Retail Center Specific Plan in accordance with the provisions of this Specific Plan, the State of California Government Code, Subdivision Map Act, and the Town of Yucca Valley General Plan and Development Code.

The Specific Plan may be amended per Section 83.0301335 of the Town Development Code.

Minor Amendments

Minor amendments include simple modifications to text or graphics that do not change the meaning, intent, or are contrary to any provision of the Specific Plan. Minor modifications may be accomplished administratively by the Director of Community Development and are appealable to the Planning Commission and Town Council.

Major Amendments

Major modifications are amendments to exhibits or text that are intended to change the intent, development standards or other significant provisions of the Specific Plan. Major modifications require a Specific Plan Amendment and approval by the Planning Commission and Town Council in accordance with requirements of Section 83.0301335 of the Development Code (Specific Plans).

Interpretations

Interpretations of the provisions of this Specific Plan are subject to Section 83.0301350 of the Development Code, except as follows:

- When there is a question or ambiguity regarding the interpretation of any provision of this Specific Plan, the Director of Community Development has the authority to interpret the intent of such provision.

- The Director of Community Development may, at his/her discretion, refer interpretations to the Planning Commission for its consideration and action. Such a referral shall be accompanied by a written analysis of issues related to the interpretation.
- All interpretation made by the Director of Community Development may be appealed by the Planning Commission in accordance with the appeal procedures set forth in the Development Code.

FINAL CONDITIONS OF APPROVAL
Specific Plan S01-05, Tentative Parcel Map 17455
and Conditional Use Permit 06-05

I. GENERAL CONDITIONS

1. This approval is for Specific Plan S01-05, Tentative Parcel Map 17455 and Condition Use Permit 06-05, to allow development of a retail commercial multi-building project on 18.5 acres located approximately 1200 feet east of the southeast corner of Avalon and State Route 62. The property is identified as Assessor Parcel Number 601-201-31 and -32.
2. The applicant/owner shall agree to defend, with legal counsel approved by the Town, at his sole expense any action brought against the Town, its agents, officers, or employees, 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.
3. In order to ensure the long term occupancy of the proposed Home Depot building, and to avoid a situation in which vacant structures would remain along the Highway 62 business corridor, the following shall apply.
 - a. Should the Home Depot vacate the structure at any time, Home Depot shall be responsible for the maintenance of the landscaping, hardscape and building exterior in a well maintained condition at all times. The physical condition of the structure and hardscape shall be kept at the level of condition occurring during operation of the Home Depot. The condition of the landscaping shall be maintained to the reasonable satisfaction of the Town Manager. The determination of the Town Manager shall be subject to appeal to the Planning Commission in accordance with the Town's Development Code. In addition, nothing shall be done to the existing structure that would give the appearance that the building has been vacated (windows may not be boarded, etc.). Any graffiti shall be removed within two business days. The site shall not be used for storage. The maintenance of the building shall continue until such time as the building is re-occupied.
 - b. Home Depot shall make every effort to find tenant(s) to occupy the vacated building within 10 years. If the building is not re-occupied within that time period, it shall be demolished, at Home Depot's

expense, and the site returned to its natural condition. Home Depot shall be permitted to request an extension of time to this 10 year period from the Town Manager.

4. The Tentative Parcel Map shall become null and void if a Final Map is not approved within three (3) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission and/or Town Council, in conformance with the Subdivision Map Act and the Town of Yucca Valley Subdivision regulations. The applicant is responsible for the initiation of an extension request.

Approval Date: January 26, 2006

Expiration Date: January 26, 2009

5. The applicant/owner shall ascertain and comply with requirements of all State, County, Town and local agencies as are applicable to the project area. These include, but are not limited to, Environmental Health Services, Transportation/Flood Control, San Bernardino Fire, Building and Safety, State Fire Marshal, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, the Federal Emergency Management Agency, MDAQMD-Mojave Desert Air Quality Management District, Community Development, Engineering, and all other Town Departments.
6. All conditions are continuing conditions. Failure of the applicant to comply with any or all of said conditions at any time shall result in the revocation of the approval on the property.
7. 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.
8. Prior to the recordation of the Parcel Map, the applicant shall submit to the Town Attorney, for review and approval, a copy of the Property Owners' Association Covenants, Conditions and Restrictions (CC&Rs). The CC&Rs shall be recorded on each parcel, and shall ensure the long term maintenance of on-site common area facilities, including landscaping, storm drainage facilities, parking areas and driveways.
9. The applicant shall receive plan check approval from the San Bernardino Fire Dept.
10. The project shall comply with Town's Floodplain Management Ordinance Section 8.04.052.

11. A plan identifying all protected plants under the California Food and Agriculture Code as well as a Joshua Tree Relocation Plan with any area proposed to be disturbed in accordance with the Town's Native Plant Protection Ordinance shall be submitted for approval prior to issuance of grading permits for the project. A minimum 30 day adoption period before land disturbance in accordance with the grading plan may commence.
12. Prior to the issuance of a building permit the applicant/owner shall provide three (3) copies of a landscape and irrigation plan showing the size, type and location of all plant and irrigation systems accompanied by the review fee. Present desert native species on site shall be reincorporated into landscaping plan Said irrigation system shall incorporate a permanent automatic irrigation system, and all landscaping and irrigation systems shall be maintained in good condition at all times. 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 the Town and the Hi-Desert Water District prior to issuance of a building permit.
13. All landscaping within the Home Depot parking lot, and all landscaping along the north, south, east and west boundaries of the site (including landscaping between the entry drive and out-parcels P1 and S2, shall be completed prior to issuance of a certificate of occupancy for the Home Depot building.
14. The applicant shall provide the Planning Department with 5 copies of the final approved Specific Plan within 30 days of approval of the project by the Town Council.
15. The Specific Plan shall be amended to show the incorporation of architectural detailing on any wall plane of 100 feet in length or more. Such architectural detailing may include, but is not limited to, the addition of mullions, tile medallions, trellises, moldings or other features which will provide visual interest on these wall planes. The amendments shall be reviewed and approved by the Planning Department prior to issuance of grading permits.
16. The Specific Plan shall be amended to allow three monument signs with a maximum of 25 square feet of sign area each, two on SR 62, and one on Palisades Drive.
17. The "General Provisions for Signs" in the Specific Plan shall be amended (page 38) to read that the Planning Director or his designee shall be the reviewing authority for signage within the project.

18. Cart corrals shall be added to the north end of the parking lot. The addition shall be shown on the site plan, and approved by the Planning Department prior to issuance of building permits.

ENGINEERING CONDITIONS

CIRCULATION

Twenty-Nine Palms Highway (SR 62)

19. One new "Tee" intersection traffic signal approximately 1,200 feet east of Avalon (on SR 62) to serve the Home Depot and future project west of Home Depot. The signal design and operation shall be approved by the Town Engineer and Caltrans. The installation shall include overhead safety lighting, public safety preemption devices, and battery backup. The property owners shall provide an easement in favor of Caltrans and the Town of Yucca Valley for maintenance of the traffic signal.
20. The new traffic signal shall be interconnected to Avalon Avenue via underground hardwire interconnect. The traffic signal and coordination system shall be operational prior to issuance of certificate of occupancy.
21. The new signal shall be interconnected to the La Contenta / Yucca Mesa traffic signal via wireless technology subject to Caltrans and Town Engineer approval. This system shall be operational prior to issuance of certificate of occupancy. Should the applicant not be able to complete this condition on schedule due to technological problems or agency review schedules, the applicant shall notify the Town Engineer of his concern, including documentation of the problem, for his review to determine if a time extension is warranted. Underground conduit with pull-rope for future interconnect shall be installed along the Home Depot frontage beneath the future sidewalk from the new traffic signal controller ending in an approved pull box.
22. Wireless modems shall be installed in the traffic signals at Avalon Avenue, Home Depot entrance, and La Contenta / Yucca Mesa. For hardware consistency, an additional modem shall be provided for installation in the future traffic signal at Indio Avenue and SR 62. The signal controller hardware shall be designed with adequate capacity to include the future Indio Avenue intersection.
23. All new signal poles shall be located within their ultimate right-of-way locations on SR 62. Pedestrian push button locations and ADA requirements shall be designed accordingly to Caltrans and Town Engineer approval.

24. Dedicate the right-of-way necessary for full half-width street of 68 feet on SR 62. Improvements designed and constructed by the applicant shall include 8 foot shoulder, 6 foot sidewalk, curb and gutter, dedicated acceleration/deceleration lanes along the entire frontage from Avalon Avenue to east Home Depot property line, a third eastbound through lane along the entire frontage from Avalon Avenue to 500 feet east of the southeastern property corner (including merge lane) and an 8 foot wide landscaped median with Type B curb (Caltrans standard) from Avalon Avenue to the east Home Depot property line.
25. Right in/out only driveway for Home Depot east of the signalized driveway access.
26. Modify the existing Avalon Avenue at SR 62 intersection and signal to add north/south left turn phasing with dual left turn lanes northbound, through north bound lane and a north bound right turn only lane.
27. Provide improvements at intersections and along sidewalks conforming to ADA requirements.
28. The signalized entrance driveway shall include at a minimum three lanes entering and three lanes exiting the site. The traffic entering the site shall have the right-of-way at the first on-site four-way intersection.
29. An agreement for access sharing between the property owners for the Home Depot site and the site to the west shall be executed and submitted to the Town and to Caltrans prior to the issuance of the encroachment permit.
30. CalTrans has indicated that further access may not be allowed between Home Depot's property and Indio. Access from the Home Depot east driveway to the property east of Home Depot may be required to minimize access locations on SR 62. Should no access be allowed on SR 62 for the property immediately east of the proposed project, the applicant and Those property owners shall execute an access agreement for property access at that east driveway location.
31. No parking signs shall be installed along the entire improved frontage.

Avalon Avenue

32. The applicant's engineer shall develop a conceptual alignment for Avalon Avenue from Yucca Trail to SR 62 to accommodate the design speed and sight distance as determined by the Town Engineer.

33. The applicant shall dedicate the necessary right-of-way and improve Avalon Avenue from SR 62 southerly, sufficient to accommodate the necessary improvements for interim improvements of turn lanes and traffic signal improvements at the south leg of the intersection of SR 62 and Avalon Avenue. The improvements shall include one north bound through lane, two south bound through lanes that transition to one southbound through lane, two north bound left turn lanes at the intersection, and a dedicated north bound right turn lane at the intersection. Corresponding improvements to the north leg of the intersection shall be constructed as required by Caltrans. If the applicant does not own title to the property for the street right-of-way as shown on the approved interim alignment plan, an agreement between the Town and the applicant(s) shall be negotiated in accordance with Sections 66462(a) and 66462.5(d) of the Subdivision Map Act prior to issuance of encroachment permits for construction of public improvements.
34. The applicant shall determine the location of the right-of-way for the Palisade Drive east bound approach and align the west bound approach at the Avalon intersection, sufficient to the satisfaction of the Town Engineer, for interim improvements.

Palisade Drive

35. Dedicate the right-of-way and provide 35 feet asphalt pavement for Palisade Drive including PCC curb & gutter, and sidewalk on the north side of the street.
36. Install underground conduit and service point for future traffic signal installation at Avalon Avenue and Palisade to the satisfaction of the Town Engineer.

Drainage

37. 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.
38. The applicant shall accept and properly dispose of all offsite drainage flowing onto or through the site.
39. The detention basin shall be constructed and functional prior to the issuance of certificate of occupancy.

40. A private maintenance agreement or similar instrument shall be executed prior to the issuance of grading permits, at the developer's expense, to assure the maintenance of the detention basin, drainage easements, and landscaping in perpetuity, to the satisfaction of the Town Engineer and Town Attorney.
41. The parcel is tributary to regional drainage facilities as shown on the Town of Yucca Valley Master Plan of Drainage. The property is tributary to the Covington Wash (CO4) and other local drains south of SR 62. The applicant's engineer has submitted a Preliminary Drainage Study that calculates the amount of runoff that is tributary to the project site. The applicant shall provide a hydrology and hydraulic study and plan that shows the method that drainage tributary to the regional facilities through the site will be picked up by the regional facility. The engineer's drainage study shall include the design and type of drainage facilities to intercept runoff to provide adequate flood protection, prevent erosion, overflow, and debris deposition to not impact adjacent and downstream properties. The previously noted preliminary drainage study proposes that drainage conveyed through the site flow onto the adjacent property. The applicant may be required, at the Town's discretion, to participate in fair share drainage improvements to the east of the project site, easterly to Covington Wash (MPD facility CO1). The maximum contribution shall be \$50,000.00, for construction of an earthen swale.
42. Desilting basins shall be reviewed by a Soils Engineer and a report provided to the Town.
43. Cross lot drainage shall be permitted only with an approved private drainage easement.

STANDARD CONDITIONS

44. The developer shall improve or pay his fair share of the costs of the transportation improvements based upon the benefit that he receives as determined by the Town Engineer. This includes traffic signals, street improvements, intersection improvements and other infrastructure improvements. The fair share is estimated at \$250,000, subject to an acceptable reimbursement agreement for Avalon signal improvements.
45. The applicant shall secure irrevocable access easements for the primary access driveway from the property owner to the west for the entry driveway, prior to recordation of the parcel map.
46. The Parcel Map shall provide cross-lot access and parking easements for all lots created through Parcel Map 17455, in conjunction with recordation of the map.

47. 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.
48. Prior to the issuance of building permits, the applicant shall complete all street improvement plans, in conformance with Town ordinances and standards.
49. 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 landowner. The project shall detain the incremental increase in runoff generated by the improvements.
50. A construction level soils investigation study shall be completed and approved prior to issuance of a grading permit. All recommended measures identified in the soils report shall be incorporated into the project design.
51. The applicant shall install all required water and sewer systems necessary to serve the project.
52. Prior to issuance of a grading permit, if any for this project, the applicant shall obtain, if required, a Notice of Intent from the Regional Water Quality Control Board (RWQCB) and comply with RWQCB (Colorado River Basin) requirements.
53. 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.
54. Prior to issuance of a grading permit, the applicant shall submit written proof to the Community Development Department that the conditions of approval or comments, as required, from the Hi-Desert Water District and/or the Regional Water Quality Control Board have been satisfied with regard to private septic systems.

55. Applicant shall submit copies of an approved percolation test for the project site to the Town of Yucca Valley prior to issuance of building permit.
56. Prior to certificate of occupancy for each building, the project proponent shall install dry sewers to each building within the project to the satisfaction of the High Desert Water District.
57. 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/developer 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).
58. Utility undergrounding shall be required for all new Service and Distribution lines that provide direct service to the property being developed, existing Service and Distribution lines that are located within the boundaries being developed, existing Service and Distribution lines between the street frontage property line and the centerline of the adjacent streets of the property being developed, existing Service and Distribution lines located along or within 10 feet of the lot lines of the property being developed, or existing Service and Distribution lines being relocated as a result of a project.
59. All exterior lighting shall comply with the Outdoor Lighting Ordinance and shall be illustrated on all construction plans.
60. Temporary power shall be established during construction.
61. All required public improvements shall be bonded in accordance with Town Development Code unless constructed and approved prior to approval and recordation on the Final Map.
62. All refuse shall be removed from the premises in conformance with Yucca Valley Town Code 33.083.
63. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents.
64. The applicant shall pay Development Impact Fees in place at the time of issuance of Building Permits.

65. All mitigation measures included in Environmental Impact Report SCH #2005051047 are hereby incorporated into these conditions of approval by this reference.
66. The applicant/owner shall pay a fee of \$850.00 to the Department of Fish and Game, pursuant to California State Assembly Bill 3158. This fee shall be submitted to the Clerk of the Board of Supervisors. The applicant should be aware that Section 21089(b) of the Public Resources Code provides that any project approved under CEQA is not operative, vested, or final until the required fee is paid.

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 _____