

May 25, 2023

KAL FARAH
SOCAL PROFESSIONAL ENGINEERS, INC.
229 CAJON STREET
REDLANDS, CA 92373

**RE: CONDITIONAL USE PERMIT, CUP 02-23 TIME WARNER CABLE
 30-DAY COMPLETENESS REVIEW**

Kal Farah:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on April 27, 2023. In accordance with Government Code Section 65943, the Town has 30 days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required.

Outstanding Submittal Requirements:

The application is deemed incomplete due to the outstanding submittal item listed below.

1. **Completed and Signed Applications and Filing Fee.**
 - a. Please provide necessary signatures throughout the Conditional Use Permit and Environmental Assessment applications. Please address any missing or conflicting responses throughout application forms. Environmental Assessment application deposit is due in the amount of \$925.00.
2. **Preliminary Landscape Plan.**
 - a. Please include landscaped setback areas, on-site landscaping, and landscape buffer/berm/hedge for the parking area consistent with Development Code Chapters 9.32.070 and 9.33.070.
3. **Native Plant Plan.**
 - a. See Town of Yucca Valley Development Code, Chapter 9.10, Section 9.10.040 for requirements.

Planning
(760) 369-6575
Public Works
(760) 369-6579
Building and Safety
(760) 365-0099
Code Compliance
(760) 369-6575
Engineering
(760) 369-6575
Animal Control
(760) 365-1807
Animal Shelter
(760) 365-3111
FAX (760) 228-0084



The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, California 92284

4. **Photometric Plan and Exterior Lighting Cutsheets.**
 - a. A photometric analysis evaluates lighting to be installed on the site and predicts the intensity of the light and locations on the site. Exterior lighting shall be designed in compliance with Town of Yucca Valley Municipal Code, Chapter 8.70 and Chapter 9.33, Section 9.33.110 (G).
5. **Utility Plan, including location and capacity.**
6. **Materials Board.**
 - a. Please provide a physical materials board with color swatches and material samples.
7. **Signed statement indicating method of sewage disposal and if Regional Quality Control Board approval is required.**
8. **Biological Assessment.**
 - a. The biological assessment shall address all potential impacts to Western Joshua Trees, including the existing Western Joshua Tree adjacent to the parking lot and the road improvements along the property frontage on La Contenta Road. The current draft of the biological assessment does not appear to address impacts or mitigation for potential Western Joshua Tree impacts.
9. **USB/flash drive with the outstanding submittal materials.**

Preliminary Comments/Corrections:

Below is a list of preliminary corrections as staff performed your completeness review. The corrections are not intended to be comprehensive but are provided as a courtesy during the completeness review. Please note that additional comments may be anticipated based on additional materials provided.

1. Site Plan
 - a. Provide approximate earthwork quantities, (CY) include cut and fill (based upon preliminary grading plan)
 - b. Identify type of sewage disposal.
 - c. Identify the location of existing wells, sewers, culverts, drain-pipes, underground structures, or excavated areas within two hundred feet of any portion of the project noting whether they are to be abandoned, removed, or remain in operation.
 - d. Identify location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains.
 - e. The location, identification, and dimensions of all existing and proposed easements, including rights-of-way, whether public or private.

- f. Site Plan should show the La Contenta right-of-way (50 foot half-width) along the property line, including required improvements, per Town engineering standard drawing #104.

2. Preliminary Grading Plan

- a. The location, identification, and dimensions of all existing and proposed easements, including rights-of-way, whether public or private.
- b. Streets; typical cross-sections to show existing and proposed improvements, utilities, right-of-way, etc.
- c. Grading Plan should show the La Contenta right-of-way (50 foot half-width) along the property line, including required improvements, per Town engineering standard drawing #104.

Improvements or payment of in-lieu fees, as determined by the Town, are required. Improvements include construction of asphalt pavement (widening) curb and gutter, sidewalk and median curb, and any other improvements as determined by the Director. See Chapter 9.30 of the Town's Development Code. Road improvement plans are required to be approved by the Town's Public Works Department.

Please review Ordinance 233 for utility undergrounding requirements. Please contact Southern California Edison (SCE) regarding the relocation of power poles.

Please submit these items at your earliest convenience. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 328.

Best regards,



Evan Willoughby
Assistant Planner