

December 5, 2023

Samantha Herrmann  
Assurance Development  
1499 Huntington Drive, Suite 305  
South Pasadena, CA 91030

**RE:    CONDITIONAL USE PERMIT, CUP 03-23; ENVIRONMENTAL ASSESSMENT, EA 14-23;  
      VARIANCE, V 03-23  
      VERTICAL BRIDGE MONOPINE  
      30-DAY COMPLETENESS REVIEW**

Samantha Herrmann:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on November 8, 2023. In accordance with Government Code Section 65943, the Town has thirty (30) days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required. The thirty (30) day review period ends on December 8, 2023.

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

**1. Biological Assessment.**

- a. The site plan indicates that a western Joshua Tree is proposed to be relocated. A biological assessment shall be required analyzing potential impacts to all protected/sensitive species located on the project site (Western Joshua Tree, Burrowing Owl, Nesting Birds, Desert Tortoise, etc.).

**2. Landscaping**

- a. A preliminary landscape plan is a required component of the complete Conditional Use Permit submittal package. Pursuant to Section 9.44.070, Visual Impact and Screening Standards, sites shall be landscaped to screen buildings, equipment and the base of any towers from surrounding land uses. Pursuant to Section 9.44.060, General Policies, all sites shall be landscaped or treated with a soil binder to prevent erosion, including wind erosion. The letter titled "RE: Landscape Plan at 56750 Mountain View Trail,"

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

Yucca Valley, CA (APN: 0587-411-42)" is not a preliminary landscape plan and does not meet this requirement.

- b. In addition to landscape screening, at a minimum, street-side setbacks shall be landscaped.
- c. Please note, landscaping must be compliant with the State of California Model Water Efficient Landscape Ordinance.

### 3. Site Plan

- a. A site plan is a required component of the complete Conditional Use Permit submittal package. The site plan shall include all components listed in the Conditional Use Permit application, Section A. Site Plan Content.
- b. Overall Site Plan – labeled Sheet A-1 is missing the following components:
  - i. Data table formatted in the following order
    - Assessor's Parcel Number(s) (book, page and parcel number)
    - Legal description
    - Existing and proposed zoning designation
    - Existing and proposed General Plan designation
    - Specific Plan identification and land use designation (if applicable)
    - Existing and proposed land use
    - Total Gross Area: square feet and acres
    - Total Net Area: square feet and acres
    - Name of utility purveyors and type of sewage disposal
  - ii. Name, address, phone number, and email of applicant, owner and registered civil engineer or licensed surveyor.
  - iii. Vicinity map with labeled streets
  - iv. Surrounding information for adjoining properties including zoning and land use
    - Provided information is incomplete and only addresses adjoining properties to the north. Please include surrounding information including zoning and land use for properties to the south, west, and east.
  - v. Existing buildings and traveled ways within the proposed project and within 100 feet of the exterior boundaries.
  - vi. Property lines, dimensions (metes & bounds) and location of adjoining lot lines.

- vii. The locations, names and existing widths of all highways, streets, or easements within 100 feet of the project boundaries that provide legal access to the property.
- viii. The location of all existing and proposed fire hydrants.
- ix. Location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains.
- x. The approximate location of all areas subject to storm water overflow, inundation or flood hazard (indicate limits of FEMA floodplain and floodway), and the location and direction of flow of each watercourse.

#### **4. Preliminary Grading Plan**

- a. A preliminary grading plan is a required component of the complete Conditional Use Permit submittal package. The preliminary grading plan shall include all components listed in the Conditional Use Permit application, Section B. Preliminary Grading Plan Content. A preliminary grading plan was not submitted with the project. Please review Section B. Preliminary Grading Plan Content.
- b. Please illustrate retention calculations and impervious surface area.
- c. Please clarify how much grading is required for the gravel driveway.
- d. It appears that the proposed project uses the existing driveway on Grand Avenue to access the site. If a new driveway is proposed, the existing driveway shall be removed and new curb and gutter shall be installed. Driveway details shall to be included on the grading plan.

#### **5. Native Plant Plan**

- a. A native plant plan is a required component of the complete Conditional Use Permit submittal package. Identify and label existing regulated native plants on the project site. Identify distance of native plants from limits of grading or ground disturbance.
- b. Pursuant to Section 9.44.060, General Policies, site location and development shall preserve the preexisting vegetation, topography, and character of the site as much as possible.
- c. Pursuant to Section 9.07.130, Native Landscape Documentation Package, additional information (e.g. height, diameter, health, photos) may be required for any regulated native plants proposed for removal, transplant, or trimming.

#### **6. Utility Plan**

- a. A utility plan, including location and capacity, is a required component of the complete Conditional Use Permit submittal package. This utility plan should



contain location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains; and the location of existing wells, cesspools, sewers, culverts, drain pipes, underground structures, or excavated areas within 100 feet of any portion of the project noting thereon whether or not they are to be abandoned, removed, or remain in operation; and the location of all existing and proposed fire hydrants.

**7. Applicable Utility Service Availability Letters**

- a. Applicable utility service availability letters are a required component of the complete Conditional Use Permit submittal package. Applicable utilities include any utility incidental to the proposed project activity.

**8. Street Improvements**

- a. Pursuant to Town of Yucca Valley Development Code, Chapter 9.63, Section 9.63.020 (D), the proposed project is subject to half (1/2) width street improvements (curb, gutter, sidewalk, streetlights, and pavement) on all streets fronting the project, except as defined by the parameters of the council policies regarding street reconstruction.
- b. Pursuant to Town of Yucca Valley Development Code, Chapter 9.30, Section 9.30.040 (A)(5), street and infrastructure improvements shall be required for all residential and nonresidential subdivisions (parcel maps and tract maps) and commercial and industrial projects in accordance with table 3-1 of this section.
- c. The subject property abuts two general plan roads. Mountain View Trail and Grand Avenue are identified as local streets with existing half-width dedications of 30 feet.
- d. Half-width street improvements are required pursuant to the sections referenced above to comply with Town of Yucca Valley Standard Drawing No. 101 for Local Streets.
- e. It appears that the proposed project uses the existing driveway on Grand Avenue to access the site. If a new driveway is proposed, the existing driveway shall be removed and new curb and gutter shall be installed.

**9. Preliminary Title Report**

- a. A preliminary title report within 60 days of application date is a required component of the complete Conditional Use Permit submittal package.
- b. The provided preliminary title report is dated December 28, 2022, and does not meet this requirement.

**10. Building Elevations**

- a. Elevations shall be provided for each direction. Only a north elevation and east elevation is provided.
- b. A minimum of one (1) set of color elevations is required.

**11. Photometric Analysis**

- a. A photometric analysis evaluating lighting to be installed on the site is required. Exterior cut sheets for all proposed exterior lights shall be submitted.
- b. If no exterior lighting is proposed, please provide written clarification.

**12. Visual Simulation and Viewshed Analyses**

- a. The project is located in a Special Design area, as detailed in Chapter 9.44.030 of the Town's Development Code.
- b. Pursuant to Town of Yucca Valley Development Code, Chapter 9.44, Section 9.44.060 General Policies, a visual simulation and detailed viewshed analyses shall be prepared to demonstrate the compatibility of the proposal with the standards and criteria of this chapter and with surrounding development and viewsheds.
- c. The visual simulation provided to staff is not sufficient to demonstrate the compatibility of the proposal with the standards and criteria of this chapter and with surrounding development and viewsheds.
- d. A detailed viewshed analyses must be submitted as required pursuant to Section 9.44.060 General Policies. A detailed viewshed analyses is required to demonstrate the compatibility of the proposal with the standards and criteria of this chapter and with surrounding development and viewsheds.

**13. Variance Request**

- a. The proposed wireless facility has an overall structure height of 75 feet, which exceeds the 35-foot maximum height limit pursuant to Section 9.07.050, Development Standards, for residential (R-S-2) zoning district by approximately 114%. Pursuant to Section 9.31.030, Height Regulations and Exceptions, miscellaneous structures may be permitted an increase of 50% of the maximum structure height subject to a Land Use Compliance Review.
- b. Based on the standards referenced above, the maximum structure height that may be permitted subject to an approved Land Use Compliance Review, without a Variance, is 52.5 feet. Please revise the project to conform to the Town's adopted standards or submit additional Variance documentation and findings to support a request for a Variance to the maximum height standards referenced above.

**14. USB/flash drive with the outstanding submittal materials.**

**15. Printed sets as required within Conditional Use Permit Application submittal requirements.**

In addition to the required submittal items listed above, based on the proposed scope of the project, California Environmental Quality Act (CEQA) analysis and review is required. The Town contracts for CEQA report preparation and environmental review with Placeworks, Inc. to provide CEQA services. The applicant may request a proposal for CEQA services from Placeworks, Inc. or alternatively the applicant may choose to provide a written request for the Town to conduct a formal Request for Proposals (RFP). The contract costs for CEQA analysis are the responsibility of the project proponent. At a minimum, an Initial Study and Mitigated Negative Declaration is anticipated to be required based on the proposed project details.

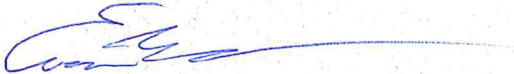
The project will require an incidental take permit through the California Department of Fish and Wildlife (CDFW) for Western Joshua Trees and any other biologically sensitive species on or adjacent to the subject property. Please contact CDFW regarding Western Joshua Tree requirements and mitigation.

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, attached, for utility undergrounding requirements and their applicability.

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

12/6/23