

January 9, 2024

Dan Patneaude
DRP Enterprises LLC
PO Box 4428
Palm Springs, CA 92263

**RE: Conditional Use Permit, (CUP) 04-23, Environmental Assessment, (EA) 18-23
4815 Newton Lane, APN 0597-111-67
Billings Storage Facility**

Mr. Patneaude:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on December 13, 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 January 12, 2024.

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

1. 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.

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
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The Town of
Yucca Valley

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

Technical environmental studies that are required to inform and support the environmental findings of the CEQA analysis are required. The technical studies can be managed and/or prepared by the CEQA consultant selected by the Town to prepare the CEQA analysis, or the technical studies can be provided by the project applicant. If the technical studies are provided by the project applicant, please be aware that peer review by the CEQA consultant may be necessary. In accordance with Chapter 9.61.020 of the Town's Development Code, an applicant has ninety (90) calendar days to provide requested materials. If the applicant prefers to prepare the environmental studies, the applicant will be required to formally withdraw the CUP application while the studies are prepared due to the estimated duration of time necessary to prepare the reports. The following reports are required:

1. Air Quality and Greenhouse Gas Study
2. Biological Assessment (Western Joshua Tree, Burrowing Owl, Nesting Birds, Desert Tortoise, etc.)
3. Cultural Resources Study
4. Geotechnical Report
5. Phase 1 Environmental Site Assessment (ESA)
6. Hydrology Report
7. Noise Technical Study
8. Traffic/Transportation Memorandum/Study with VMT Analysis

Based on the proposed scope of the project, California Environmental Quality Act (CEQA) analysis and review is required. It is the Town's understanding that the applicant has requested that the Town conducts 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 (MND) 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. Consultation with CDFW is required prior to preparation of the CEQA analysis. Please contact CDFW regarding Western Joshua Tree requirements and mitigation. After consultation with CDFW, please provide the results of consultation to Town staff.

Preliminary Corrections

1. Site Plan

- a. 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 T-1.0 is missing the following components:
 - i. Surrounding information for adjoining properties including zoning and land use
 - ii. Existing buildings and traveled ways within the proposed project and within 100 feet of the exterior boundaries.
 - iii. 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.
 - It is unclear where the existing 30' road easements are in relation to the property lines for the subject property.
 - iv. The location of all existing and proposed fire hydrants.
 - v. Location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains.
 - vi. Please illustrate proposed road improvements.

2. Preliminary Grading Plan


- a. The preliminary grading plan shall include all components listed in the Conditional Use Permit application, Section B. Preliminary Grading Plan Content. Please review Section B. Preliminary Grading Plan Content.
- b. Please illustrate retention calculations and impervious surface area.
- c. Illustrate all existing and proposed easements and rights-of-way.
- d. It appears that the property dimensions are not accurate.
- e. Please illustrate proposed road improvements from the project site to the nearest paved road.

Additional Information

1. Development Impact Fees (DIF) are required for the proposed project. Based on the size and scope of the proposed project, DIF are anticipated in the amount of \$276,346. For more information, please see the following webpage: <https://www.yucca-valley.org/our-town/departments/community-development/planning/planning-fees>
2. Infrastructure improvements are required. Paved access to the nearest paved road is required per Chapter 9.30.040 of the Town's Development Code.
3. Formation of a Community Facilities District (CFD) is required for on-going maintenance of public improvements. Please contact the Public Works division for more information and estimated fees.
4. It appears from reviewing the preliminary title report for the project site, Town staff has not located a recorded tract or parcel map for the project site. Please provide documentation that the project site was divided pursuant to the California Subdivision Map Act. Alternatively, a Certificate of Compliance may be required.

Please submit these items at your earliest convenience. Please respond, in writing, how the applicant would prefer to proceed with preparation of the environmental review of the proposed project. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

Best regards,



JARED JEROME
Associate Planner