TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING

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

PLANNING COMMISSION: 6:00 PM
TUESDAY, JANUARY 13, 2026
Yucca Valley Community Center - Yucca Room
57090 Twentynine Palms Highway
Yucca Valley, CA 92284

https://zoom.us/j/91936361390?pwd=vEKaA9hWh97nD6w2QL8aDm6E4AVuc3.1
MEETING ID: 919 3636 1390 PASSCODE 818950

Use the above link to virtually access the meeting. You will automatically be muted upon entry. During the meeting, participants will be prompted to "raise hand" or inform the meeting moderator when wishing to make a public comment. Comment time is limited to 3 minutes or as instructed by the Mayor/Chair. If any technical difficulties occur resulting in lack of connectivity or virtual streaming, the in-person meeting will continue to proceed.

* * * *

Planning Commission
James Henderson
Gerard Noonan
J Clint Stoker
Mathew Thomas
Alejandro Vasconcelos

* * * *

TOWN ADMINISTRATIVE OFFICE:
760-369-7207
Public Comments: townclerk@yucca-valley.org
www.yucca-valley.org

AGENDA
MEETING OF THE PLANNING COMMISSION
TUESDAY, JANUARY 13, 2026, 6:00 PM

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

The meeting agenda packet is available for public view in the Town Hall lobby and on the Town's website at www.yucca-valley.org prior to the meeting. For more information on an agenda item or the agenda process, please contact the Town Clerk's office at (760) 369-7209 ext. 226.

If you wish to comment on any agenda item or on any subject not on the agenda during public comments, please fill out a request to speak card and give to the Town Clerk/Commission Secretary. Comment time is limited to 3 minutes.

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

OPENING CEREMONIES:

Call to Order

Roll Call

James Henderson, Gerard Noonan, J Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Pledge of Allegiance

Approval of Agenda

Consent Agenda

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

1. Planning Commission Meeting Minutes - Tuesday, December 9, 2025.

Public Hearings

2. Environmental Assessment, EA 09-25; Variance, V 02-25, 58238 Alta Mesa Drive. A request to retain a six foot (6') tall solid metal fence along the front and street-side of a single-family residence. The project site is located at 58238 Alta Mesa Drive and is also identified as APN: 0601-324-04.

   Recommendation:
   Environmental Assessment 09-25:
   That the Planning Commission finds the project is exempt from CEQA pursuant to Section 15303(e), Class 3 (New Construction of Small Structures), as the proposed project is a fence.

Variance 02-25:

That the Planning Commission denies Variance, V 02-25, from the Town of Yucca Valley Development Code, Chapter 9.07, Section 9.07.090 Fences, Walls, and Hedges and Section 9.07.120 Projections and Encroachments Into Required Setback Areas And Above Height Limits, Table 2-6. The variance is to allow the fence to exceed the maximum (4') height for a solid wall or fence by (2') within the front and street side setbacks to a maximum (6') height.

Department Reports

3. Status Review - Temporary Residential Special Event Permit (SPL) 03-25 @ 58689 Ocotillo Drive

   Recommendation:

   That the Planning Commission receives and files the status review for Temporary Residential Special Event Permit (SPL) 03-25 located at 58689 Ocotillo Drive.

4. Exterior Color Change (EC) 01-26 El Pollo Loco

   Recommendation:

   That the Planning Commission approves EC 01-26, an application to change the exterior colors of the commercial structure located at 58012 Twentynine Palms Highway (APN 0601-402-17), based upon the information contained within the staff report.

5. Amendment 2 to Site Plan Review 03-23 and Landscape Plan 03-24, Nice Dream Ices

   Recommendation:

   That the Planning Commission approves Amendment 2 for SPR 03-23 and Landscape Plan 03-24, Nice Dream Ices, allowing for the removal of a portion of the landscape curb and landscape planting, based upon the information contained within the staff report and conditions of approval for the previously approved project.

6. Temporary Short Term Vacation Rental Inventory 2026

   Recommendation:

   That the Planning Commission adopts the Resolution, setting the annual maximum number of Temporary Short-Term Vacation Rental permits for the calendar year 2026 at 791.

Future Agenda Items

Public Comments

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 3 minutes or less. Inappropriate behavior which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not on the printed agenda.

Staff Reports and Comments

7. Land Development Update.

Commissioner Reports and Comments

James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, and Alejandro Vasconcelos

Announcements

Upcoming Meeting Schedule: The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, January 27, 2026, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

Adjournment

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Janet Yochmowitz, Administrative Assistant III

Date: January 8, 2026

Meeting Date: January 13, 2026

Subject: Planning Commission Meeting Minutes - Tuesday, December 9, 2025.

Recommendation:
The Planning Commission approves the Regular Meeting Minutes of December 9, 2025.

Prior Review:
No prior review by the Planning Commission.

Discussion:
No prior discussion by the Planning Commission.

Alternatives
NA

Fiscal Impact:
NA

Attachments
1. PC Minutes 12 9 2025

Town of Yucca Valley
Planning Commission Meeting Minutes
December 9, 2025

Call to Order

Roll Call

Present: James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Absent:

Pledge of Allegiance

Led by Commissioner Henderson.

Approval of Agenda

Motion:

Result:	(Yes 5, No 0, Abstained 0)
Mover:	Commissioner Clint Stoker
Seconder:	Commissioner James Henderson
Ayes:	James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Consent Agenda

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

1. **Planning Commission Regular Meeting Minutes November 25, 2025.**

   Motion:
   Approve the meeting minutes of November 25, 2025.

Result:	(Yes 5, No 0, Abstained 0)
Mover:	Commissioner Gerard Noonan
Seconder:	Commissioner Mathew Thomas
Ayes:	James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Public Hearings

Recommendation:

Environmental Assessment 09-25:

That the Planning Commission finds the project is exempt from CEQA pursuant to Section 15303(e), Class 3 (New Construction of Small Structures), as the proposed project is a fence.

Variance 02-25:

That the Planning Commission denies Variance, V 02-25, from the Town of Yucca Valley Development Code, Chapter 9.07, Section 9.07.090 Fences, Walls, and Hedges and Section 9.07.120 Projections and Encroachments Into Required Setback Areas And Above Height Limits, Table 2-6. The variance is to allow the fence to exceed the maximum (4') height for a solid wall or fence by (2') within the front and street side setbacks to a maximum (6') height.

Chair Vasconcelos stated moving on to item number two. Environmental Assessment EA 09-25, Variance V 02-25 at 58238 Alta Mesa Drive. Staff report, please.

Senior Planner Jerome stated the recommendation for this item is that the Planning Commission continues the hearing to the meeting date of January 13th, 2025, in order to provide additional time for the applicant and/or staff to locate comment letters from the adjacent neighboring properties, which we have not been able to locate. So that gives us enough time to find those letters.

Deputy Town Manager stated So the applicant believes that those were submitted. Staff was doing a search prior to your start of the meeting this evening, was not able to locate anything on the file server. But to ensure that due process is provided gives the opportunity for the applicant to resubmit those letters so that there is full public discourse, and the neighbors have the opportunity for their comments to be presented to the commission.

Chair Vasconcelos asked okay. All right. Does anyone in the public--? All right. Do we need to do public comment on that? Yep?

Can we open up for public comment on the matter? Is there anyone who wishes to make a comment on that? Anyone online? Close public comment. Coming back to staff or the commissioner comments.

Commissioner comments:

I have a question for staff. Wasn't the fence ordinance something to the effect that 4' could be-- if you went above 4', you could have like 2' of see-through or fencing or structure?

Senior Planner Jerome stated yes, correct. For front and street-side fencing, that's accurate.

Motion:
Tabled

Result: (Yes 5, No 0, Abstained 0)
Mover: Commissioner Clint Stoker
Seconder: Commissioner Mathew Thomas
Ayes: James Henderson, Gerard Noonan, Mathew Thomas, Alejandro Vasconcelos

Department Reports

2. **Land Development Update.**

Chair Vasconcelos stated moving on to item number three, land development updates.

Senior Planner Jerome stated the recommendation for this item is to receive and file the land development update report. This will be a pretty quick one. There's not a substantial difference as compared to previous land development updates, but there's a few notable things. As you may have seen, Starbucks West has broken ground. They're doing some demolition activity. So they are officially starting their project. Domino's and Jersey Mike's, the construction crew is back on the site. I saw them. They had a welder out there yesterday. Sun Mesa Mini Storage, we got the first cut at a draft MND, a Mitigated Negative Declaration, for the CEQA. So that should be out for public review in the coming weeks and then probably coming to the Planning Commission sometime in January, maybe February. And then I am told that the Dutch Bros CEQA, also an MND, is very close to having a draft for us to check. So that's on a similar timeline as Sun Mesa, probably January, maybe February, for the Commission hearing. That's the major updates, those four projects, but we can answer your questions following the public comment.

Deputy Town Manager Stueckle stated tied into land development, but separate from town applications; tonight at 5:30, the State Department of Fish and Wildlife started holding, what's called, a scoping meeting. Scoping meeting for the Environmental Impact Report. They are preparing for attempting to make environmental review for incidental take permits of the western Joshua tree easier to complete. So they're

trying to streamline the environmental review process for, say, a homeowner that wants to build a detached accessory structure, be that an ADU or a garage or a barn, making the process easier--the CEQA process easier for obtaining that permit. So they're holding that scoping session. The law requires that a scoping session be held by any lead agency that's preparing the Environmental Impact Report. We have until it's either December 17th or December 18th to submit written comments to the State Department of Fish and Wildlife, asking them to address certain issues in their EIR. We're going to be preparing a pretty, I'll call it, significant. It may be short, but significant letter asking them to evaluate certain things that affect property owners in Yucca Valley. In that EIR, after that letter goes out, we'll make sure that a copy is provided to the members of the Planning Commission so they can see exactly what our request was.

Commissioner Thomas asked, Shane, do we have anything-- have we gotten any kind of indication from the Fish and Wildlife regarding commercial development? Not community development, but commercial development. If somebody wants to take trees to build a building or something like that, do we have anything from them? Any kind of guidelines on the commercial end?

Deputy Town Manager Stueckle, stated so, I would say yes. So it's regulated by, excuse me, the Western Joshua Tree Conservation Act. Any impact to the Joshua Tree is still considered a protected species, as it's going to be--it's still potentially to be listed. So an incidental take permit has to be obtained, and the State Department of Fish and Wildlife works on a case-by-case basis with that application to determine what the property owner has to do, what mitigation fees they have to pay, what trees they have to transplant or not transplant, what trees are authorized to be destroyed or not destroyed. So they have a process. Does it answer every question before you apply? No, it does not.

Commissioner Thomas asked, did they ever make any kind of an indication as to there's a limit to how many trees you can take, or anything like that? They've never done anything like that.

Deputy Town Manager Stueckle, stated no. So a development proposal that comes in and proposes a take of a number of trees, they have a mitigation fee established for those. They determine what the take is, and they charge that fee.

Commissioner Thomas stated okay. Alright. Thank you.

Deputy Town Manager Stueckle, stated now, there's other things they can do. They can require a developer to purchase land in another location as part of the mitigation. They can do all kinds of things. So they have the regulatory authority over what occurs. But are there clear answers upfront before a 20-acre commercial project

moves forward? No. We always encourage developers to go into immediate consultation upfront with Fish and Wildlife so they can start to get a handle on what those requirements may or may not be.

Commissioner Thomas stated, okay. Appreciate that. Thank you.

Deputy Town Manager Stueckle, stated you bet. You're welcome.

Chair Vasconcelos asked, is there anyone in the public that wishes to make a comment on this? Anyone online? Close public comment. Bring it back to Commissioner's comments. Does anyone have anything?

Motion:
That the Planning Commission receives and files the report.

Result:	(Yes 5, No 0, Abstained 0)
Mover:	Commissioner James Henderson
Seconder:	Commissioner Mathew Thomas
Ayes:	James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Future Agenda Items

Chair Vasconcelos stated we have future agenda items.

Senior Planner Jerome stated future agenda items will be Sun Mesa Mini Storage, Dutch Bros, and the Walmart Fuel Station. All those probably January, February of next year. And then, obviously, the variance from tonight will be in January.

Chair Vasconcelos stated okay. Does anyone here have any other further comments?

Public Comments

Chair Vasconcelos stated all right. Let's move on to public comments. So 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, your community of residence. Please limit your comments to three minutes or less. Inappropriate behavior which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by state law from taking action or discussing any items not on the printed agenda. With that, does anyone in the public wishes to make a comment? Anyone online? We'll close public comments.

Staff Reports and Comments

Chair Vasconcelos stated let's move on to staff reports and comments.

Senior Planner Jerome stated, no additional reports or comments.

Commissioner Reports and Comments

Chair Vasconcelos stated let's move on to Commissioner reports and comments. Commissioner Henderson.

Commissioner Henderson stated yeah, not too much. I just had a question in regards to, street vending. That was an issue that was in front of the Commission quite a bit. I know there was different reports of street vendors, food vendors, and stuff. Is that still an issue that the Town's actively working on, or what's kind of the stance or the status reference that--I do see them popped up on occasion. I just didn't know how actively the Town's addressing it.

Deputy Town Manager Stueckle, stated, so code enforcement staff makes contact, asks them to move along. They may pack up for the day and be back the next day. They may relocate to a different location. Many times, they don't have any identification. Many times, they indicate they don't speak English. It can become very difficult on the enforcement side. But yes, the Town continues to enforce based upon available resources.

Commissioner Henderson stated okay. Thank you.

Deputy Town Manager Stueckle, stated, you're welcome.

Chair Vasconcelos stated, it seems like there's been a lot more popping up, not just food, but I've been seeing flowers on every street corner and all kinds of stuff lately. It's interesting. Doesn't seem like the Town we were used to seeing.

Commissioner Henderson stated yeah. I noticed quite a bit of them popping up everywhere, and I hadn't heard it come in front of us for a while, so I was curious.

Commissioner Noonan stated my comments is going to be on that subject. As I was driving back--the guy that pops up across from Walmart has a pretty formidable setup, but it seems like he's getting more and more aggressive and encroaching more and more on the highway. So the thing that was curious about it as I was coming--it was dark, and they had cones lined up along the actual highway, and then the cones had flashing red lights on it. And I remember thinking to myself and remembering that we had talked about--you have to be 100 yards off of an interstate highway, so there really is no such thing as permitting something next to that, but it makes me wonder if perhaps the agency that really should be looking at that and talking that would be the highway patrol because they're the ones I would think that are in charge of keeping the highways safe. And that was a clear danger. I mean, there was this big cross where someone had been hit right next to--you could see it, big cross, a whole big memorial. And then right there, there's a truck and then the cones. The cones are somewhat aggressive. And I think they can really stop--they make people either want to stop or slow down, and all of those

things could cause accidents there. So perhaps what would help our code enforcement would be to maybe have a conversation with the highway patrol. And I'm not sure if that could happen. Can that happen? Is that something that we've ever coordinated with things along the highway? Is there a protocol?

Deputy Town Manager Stueckle stated, so, in circumstances where staff may believe that law enforcement should be involved, we would, of course, start first with the Sheriff's department. And then if the Sheriff's department wants to involve their fellow law enforcement agency, the highway patrol, Sheriff's department would coordinate that. But we start first with our Sheriff's department.

Commissioner Henderson stated got it. Thank you. Other than that, I don't have anything other than thanks for a great meeting, a short one, and I wish everyone a great holiday season.

Chair Vasconcelos stated, thank you, Commissioner Henderson. Commissioner Noonan, do you have anything else?

Commissioner Noonan stated yeah. On top of that, last one is the new liquor store with the giant pizza sign that used to be Pie for the People. Is there going to be a point where they alter the front of that building, maybe change the signage or what have you that we know about?

Senior Planner Jerome stated they've been issued a tenant improvement permit for the interior of the structure. As far as I know, they have not yet requested to change exterior or add signs. A color change or architectural upgrade would most likely come before the Commission unless it's very clearly in compliance with everything. Signs likely would not come to the Commission unless requested.

Commissioner Noonan asked, can you tell me if that previous sign that's still there, was that something that was permitted and came across the Commission?

Senior Planner Jerome stated I'd have to read. I don't know off the top of my head.

Commissioner Noonan stated okay. Cool. Thank you. Thank you. That's all I got.

Chair Vasconcelos stated all right. Thank you, Commissioner Noonan. Commissioner Stoker?

Commissioner Stoker stated nothing much. Just appreciate everyone. It's a bummer we didn't get into our variance, but I totally understand wanting to give due process to applicants in the town to make sure that we get this right. So I appreciate that and look forward to seeing everyone in January.

Chair Vasconcelos stated, thank you, Commissioner Stoker. Vice Chair Thomas?

Commissioner Thomas stated yes. One thing only. Boy, this thing's loud. I have seen this on the south side of the highway, this homeless encampment that's kind of close to the highway too. The guy's been putting up more and more stuff in boxes. I want to say I drove by it the other day. I can't quite remember exactly where it is. I think it's around Big 5, or somewhere in that ballpark. But I'm just wondering if that's something we need to get a handle on because that guy's been there for a long time.

Chair Vasconcelos stated, I did see it on there. It's [crosstalk]--

Commissioner Thomas stated, yeah, he's got boxes and a blue tarp and all this kind of stuff around.

Chair Vasconcelos stated, yeah, where is that?

Commissioner Thomas stated, and it's been on a-- and he's only probably maybe 40' from the highway. So in the bushes there.

Deputy Town Manager Stueckle stated, I believe there's been conversations between either one or both code enforcement as well as Sheriff's department with that individual in terms of offering services. The county's HOPE team, as you know, has an extensive array of services that are available to the unhoused individuals in the Morongo Basin and countywide. So that communication is taking place. It's my understanding that that individual has chosen and indicated he'll be moving along to another place. And that's just been here in the last couple of days.

Commissioner Thomas stated, okay. I appreciate that. And other than that, I have no other comments, and it was a great year. And I think all our Commissioners and staff and everybody did a great job this year. So I wish everybody happy holidays and a very, very prosperous New Year. Looking forward to 2026. I think it's going to be a good one.

Chair Vasconcelos stated, thank you, Vice Chair. Yeah, I'd like to just piggyback on Vice Chair Thomas' comments. It's been a great year this year. We've accomplished some good things, and we couldn't get there without town staff support in providing us good information so that we are informed on all of our decisions that we make up here. So we really appreciate all the hard work that the Town staff does and prepares us for these meetings. And I'm hoping that the whole community has a good, happy holidays and then looking forward to the New Year 2026. I agree. I think it's going to be a good one. And we'll have some good items to review and try to make some good movement ahead in our community. Hopefully we get some good news around some Joshua trees, something positive.

Yeah, that would be nice.

But yeah, I'd like to thank everyone for that, so.

Announcements

Chair Vasconcelos stated the next regular meeting of the Yucca Valley Planning Commission on Tuesday, December 23, 2025, will be canceled due to a lack of agenda items.

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, January 13, 2026, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

Adjournment

Chair Vasconcelos adjourned the meeting at 6:28 pm.

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Jared Jerome, Associate Planner

Date: December 1, 2025

Meeting Date: January 13, 2026

Subject: Environmental Assessment, EA 09-25; Variance, V 02-25, 58238 Alta Mesa Drive. A request to retain a six foot (6') tall solid metal fence along the front and street-side of a single-family residence. The project site is located at 58238 Alta Mesa Drive and is also identified as APN: 0601-324-04.

Recommendation:

Environmental Assessment 09-25:

That the Planning Commission finds the project is exempt from CEQA pursuant to Section 15303(e), Class 3 (New Construction of Small Structures), as the proposed project is a fence.

Variance 02-25:

That the Planning Commission denies Variance, V 02-25, from the Town of Yucca Valley Development Code, Chapter 9.07, Section 9.07.090 Fences, Walls, and Hedges and Section 9.07.120 Projections and Encroachments Into Required Setback Areas And Above Height Limits, Table 2-6. The variance is to allow the fence to exceed the maximum (4') height for a solid wall or fence by (2') within the front and street side setbacks to a maximum (6') height.

Prior Review:

The Commission has had no prior review of this application.

Discussion:

Case: Variance, V 02-25
Environmental Assessment, EA 09-25

Request: A Variance (V) 02-25 from the Town of Yucca Valley Development Code, Chapter 9.07, Section 9.07.090 Fences, Walls, and Hedges and Section 9.07.120 Projections and Encroachments Into Required Setback Areas And Above Height Limits, Table 2-6. The Variance is to allow the fence to exceed the maximum (4') height for a solid wall or fence by (2') within the front and street side setbacks to a maximum (6') height.

Applicant: Katherine Shaw
524 N Inez Ave
Landers, CA 92285

Property Owner:

Katherine Shaw
524 N Inez Ave
Landers, CA 92285

Location: The property is located at 58238 Alta Mesa Drive, located at the northeast corner of the intersection of Hanford Avenue and Alta Mesa Drive. The property is also identified as Assessor's Parcel Number 0601-324-04.

Existing General Plan Designation:

Rural Residential (RR-0.5) 0.5 ac min

Surrounding General Plan Designations:

North: Rural Residential (RR-0.5) 0.5 ac min
South: Rural Residential (RR-0.5) 0.5 ac min
East: Rural Residential (RR-0.5) 0.5 ac min
West: Rural Residential (RR-0.5) 0.5 ac min

Existing Zoning Designation:

Single-Family Residential District (R-S-2)

Surrounding Zoning Designations:

North: Single-Family Residential District (R-S-2)
South: Single-Family Residential District (R-S-2)
East: Single-Family Residential District (R-S-2)
West: Single-Family Residential District (R-S-2)

Surrounding Land Use:

North: Single-Family Dwelling
South: Single-Family Dwelling
East: Single-Family Dwelling
West: Single-Family Dwelling

GENERAL INFORMATION

PROJECT DESCRIPTION:

The project site is located at 58238 Alta Mesa Drive, which is located at the northeast corner of Hanford Avenue and Alta Mesa Drive. The property is further identified as lot #81 in Tract Map 6124 (attached and provided below).

The proposed variance is requested to allow the fence to exceed the maximum (4') height for a solid wall or fence by (2') within the front and street side setbacks to a maximum (6') height. In variance finding #2 below, the applicant provides further details to substantiate their request for the taller fence height. In summary, the taller fence height is requested to address concerns regarding safety, theft, visibility from vehicle traffic, dust from vehicle traffic, privacy, and noise reduction of associated short-term rental activity.

Below are photos of the fence, as of December 3, 2025:

12/03/2025

DISCUSSION:

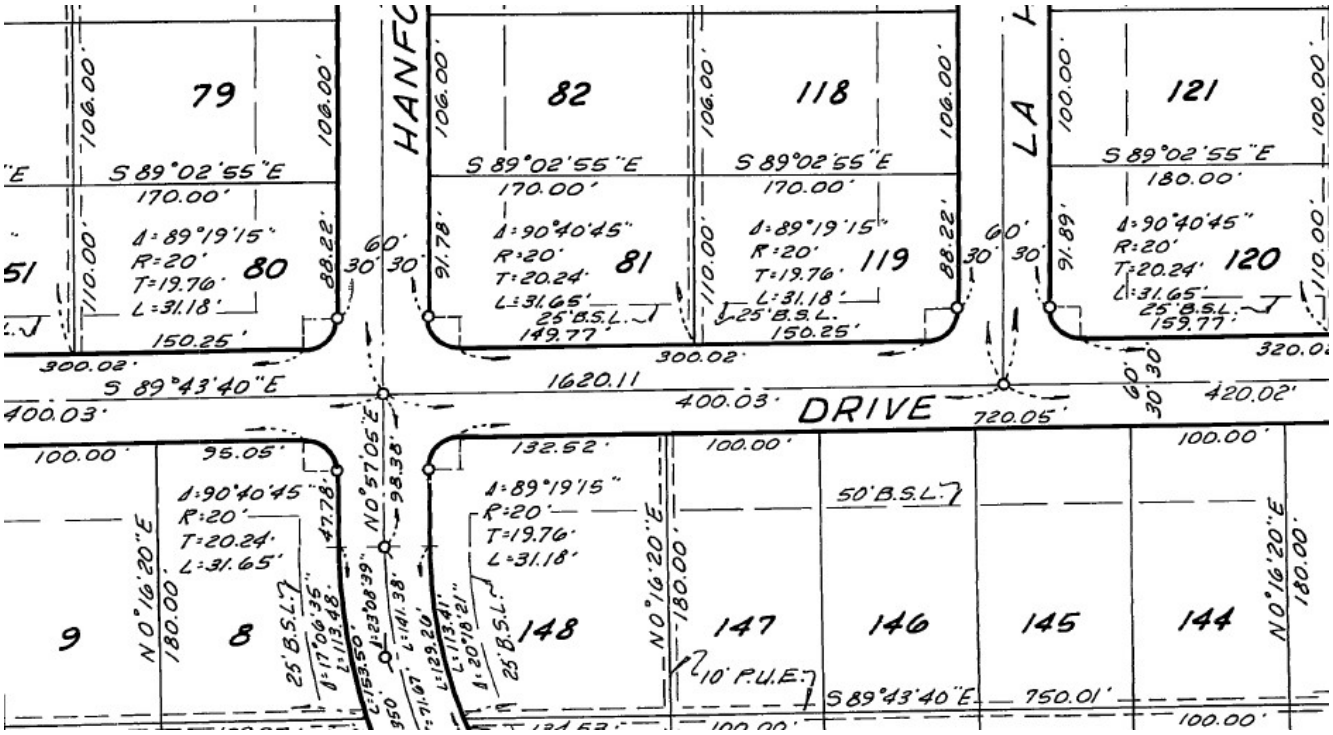
On April 30, 2025, the Town received an application requesting a variance from section 9.07.090: Fences, Walls, and Hedges, and 9.07.120: Projections and Encroachments into Required Setback Areas and Above Height Limits, of the Town's Development Code. On November 12, 2025, a public hearing notice was published in the Hi Desert Star (attached) and on November 24, 2025 the hearing notice was mailed to neighboring properties within 300' of the subject property.

Section 9.07.090 specifies that solid fences or walls within the front yard setback of a residential property shall not exceed four feet (4') in height. Within required front setback area fences up to six feet (6') in height may be allowed which do not impair visibility. Additionally, 9.07.090(A)(8) requires that all fencing shall comply with the standard in section 9.31.020, "Clear Sight Triangle". 9.31.020 specifies that fences and walls over thirty inches in height shall not be erected within the clear sight triangle. 9.07.120 specifies that the same standard of a maximum 4' tall fences and walls is required in both front and street-side yards, unless it is an open design.

The proposed fence has already been constructed and is an existing condition on the project site. The fence is of varying height, but exceeds the 4' height limit in both the front and street-side yards. The fence consists of wood posts with corrugated solid metal fencing material. The fence is not see-through and therefore impairs visibility. Due to the solid nature of the metal panels and the height of the fence exceeding 4' in height, the fence is not consistent with 9.07.090 or 9.07.120 of the Town's Development Code. Additionally, the fence appears to encroach into the clear sight triangle and is therefore not consistent with 9.07.090(A)(8) as well.

As illustrated in Tract Map 6124 and shown below, lot #81 is a substantially similar size and dimension as the other corner lots in the project vicinity. Each of those corner lots has the same recorded 50' front setback and 25'

street-side setback. Regarding the property dimensions and required setbacks, there are no extraordinary or exceptional circumstances present at the project site.



Below are photos of surrounding properties in the project vicinity, near the intersection of Hanford Avenue and Alta Mesa Drive. Although neighboring property compliance is not a required finding for a variance, staff measured the fencing abutting the right-of-way for the properties that the applicant provided in their exhibits. There are no properties in the immediate vicinity of the property that have solid fences or walls that are 6' tall. The proposed fencing is taller than those fences in the surrounding neighborhood and inconsistent with the properties in the vicinity of the subject property.

12/03/2025

12/03/2025

12/03/2025

12/03/2025

12/03/2025

PROJECT ANALYSIS

GENERAL PLAN CONSIDERATIONS:
The project site is designated Rural Residential (RR-0.5) 0.5 ac min.

The language below is provided from the Yucca Valley General Plan, Land Use Element, for reference to the Rural Residential land use district.

Single-family detached residences on large parcels a minimum of 18,000 square feet in size.

DEVELOPMENT CODE CONSIDERATIONS:
The property is located within the Single-Family Residential District (R-S-2) zoning designation.

The language below is provided from the Yucca Valley Development Code, Chapter 9.07 Residential and Hillside Reserve Districts, for reference to Single-Family Residential (RS) districts.

The RS Districts are established to provide areas for the development and preservation of residential subdivisions consisting of detached residences and accessory uses compatible with the residential use of the zone and includes the following designations. There are the following Single-Family (RS) Residential Zones that provide a variety of living environments based upon the required minimum net lot size.

Pursuant to the Development Code, the setback standards for the Single-Family Residential (RS) districts are as follows:

Front setback	25’ (50’ recorded front setback)

Street Side Setback	15' (25' recorded street side setback)
Rear setback	15’
Interior Side setback	5’

Pursuant to the Development Code, the fence standards for the Single-Family Residential (RS) districts are as follows:

9.07.090: FENCES, WALLS, AND HEDGES:

A. Standards: Fences and walls within Residential-Hillside Reserve and Residential Districts shall be subject to the following standards:

1. Solid walls and fences shall not exceed four feet (4') in height within a required front yard setback area as specified in section 9.07.050, table 2-4 of this chapter, development standards. Within the required front setback area fences up to six feet (6') in height may be allowed which do not impair visibility. Horizontal fence elements shall not exceed four inches (4") in diameter to maintain visibility.

2. Barbed wire, barbless wire or similar fencing shall be allowed in the Rural Living and Residential-Hillside Reserve Land Use Districts on lot sizes of one acre or greater. Razor wire is not permitted.

3. Barbed wire, razor wire, or similar fencing or electrified fencing shall not be allowed in the Residential, Single-Family Zoning Districts.

4. Fences and walls on interior side and rear lot lines may be up to six feet (6') in height.

5. The height of walls and fences shall be measured from the highest side of the fence, however, where there are grade differences on side and rear lot lines, total height of solid fences measured from the lowest side may be increased by a maximum of two feet (2'). Within required front yard setback areas, total height of solid walls, measured from the lowest side, shall not exceed four feet (4').

6. Swimming pools, spas, and similar water elements shall be fenced in compliance with the California building codes.

7. Materials shall include wood, stone, brick, masonry, stucco, adobe, wrought iron, chainlink, or similar materials. Materials shall be consistent with chapter 9.35, "Property Maintenance Standards", of this title and shall not include materials such as garage doors, tires, plywood, or other used materials.

8. All fencing shall comply with the standard in section 9.31.020, "Clear Sight Triangle", of this title.

B. Excess Heights: Fence heights in excess of these standards may be allowed by an approved conditional use permit or variance or when required by the Town for reasons of health, safety, and welfare of the general public.

C. Landscaped Hedges: Solid landscaped hedges in excess of four feet (4') in height that would impair visibility shall not be allowed within required front yard setback areas. Solid landscaped hedges beyond the required front yard setback areas may be allowed in excess of four feet (4') in height.

9.07.120: PROJECTIONS AND ENCROACHMENTS INTO REQUIRED SETBACK AREAS AND ABOVE HEIGHT LIMITS:

TABLE 2-6

PROJECTIONS INTO YARDS - AMOUNT OF ENCROACHMENT ALLOWED

Facilities		Front And Street Side Yards	Interior Side Yards	Rear Yard
14.	Fences, screening, safety guardrails, walls, and	4 feet maximum	6 feet	6 feet

	dense hedges along property lines in residential zoning districts	height[1]	maximum height	maximum height

Note:

1. Pursuant to section 9.07.090 of this chapter, in a front and street side yard fence height can be up to 6 feet, if it is an open design.

Variance Findings:

1. **Will the granting of this variance be detrimental to other properties or land uses in the area or substantially interfere with the present or future ability to use solar energy systems?**

Applicant Response: No. The fence height will be kept at 6' so will not interfere with future solar energy plans.

Staff response: Yes, a 6' tall fence along the public right-of-way may potentially affect the feeling of open desert for neighboring properties. However, a 6' tall fence is not anticipated to be tall enough to affect the present or future ability to use solar energy systems.
Additionally, a portion of the fence is located within the clear sight triangle, which negatively affects visibility of motor vehicle operators when looking for cross traffic at the intersection of Alta Mesa Drive and Hanford Avenue.

2. Are there exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity?

Applicant Response: I am requesting a variance for my fence at 58238 Alta Mesa Drive for several reasons. I request that my home is allowed a fence of 6' high on all 4 lot lines.

My home is on the corner of a major north-south thoroughfare Balsa Ave. This main road creates undue safety issues for my home. Having a 40" high fence does not provide adequate protection from theft and break ins. As the only two story home in the nearby area, my home is quite noticeable. Prior to installing this fence in 2021, I had over $1,000 of construction goods stolen from my front yard. With a high volume of traffic who are not neighborhood residents, Balsa provides unique visibility and access to my home that homes on less busy roads do not experience. In addition, this high volume of traffic creates additional dust and soot that would not be the case on streets with less traffic.

My home was built in 1981 when Yucca Valley was significantly less populated. The home was constructed exactly at the default 50' set back. At that time, this was not a concern as the neighborhood was less built up, safer and more calm. As a corner lot, my home is exposed both in safety and privacy from both my south and west corner lot lines. The placement of my home, greater setbacks not applicable on non-corner lots, and traffic volume of the street does not allow my home the privacy and safety other homes in the area are afforded. As my home is at the 50' set back, I am not currently allowed any form of increasing privacy or security behind the fence that other properties would have the opportunity to implement.

Lastly, the homes on the south site line of the house are at a higher elevation than my home sits at. With the home being two stories and this increased elevation across the street, privacy and security are decreased in comparison to other homes in Yucca Valley. When in the home or yard of a neighbor, you have a clear site line into my yard and home that a 40" fence would not prevent.

In addition to protection for my home, this fence is one of many steps that I have taken in being a responsible STR operator. The fence provides a noise barrier for neighbors.

Lastly, this fence protects the neighborhood children. As there is a public school bus stop directly in front of my

home, this fence provides privacy, ensuring school age children are not viewing into my home and yard. People on my property may be engaging in legal alcohol and marijuana consumption as well as tanning in bathing suits during daytime hours. While legal and the right of a property owner to partake in, these activities could be ones that parents prefer their children not to see on a daily basis.

Due to my interpretation of "visibility", I have had this fence up at 6' for over 3 years. During that time, I have had no security or privacy issues on my property. I have been able to maintain great relationships with nearby neighbors, hosting their baby showers, welcoming them into my home 'or meals, and overall being a welcomed part of the neighborhood. Traffic on Balsa and Alta Mesa have had no negative impact from my fence.

Staff response: No, there are no exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity. The corner properties located on the north side of Alta Mesa Drive are all approximately the same size and dimensions, and they all have the same recorded setbacks. All properties in the vicinity are required to comply with the same fencing standards.

3. Will the strict application of the land use district regulations deprive such property of privileges enjoyed by other properties in the same vicinity or in the same land use district?

Applicant Response:Yes. Other properties in the area are able to provide safety and privacy to their homes. Fence heights on many properties in the area are permitted to be up to 6'. This height is permitted on other corner lots across Yucca Valley (please see photos for examples). These photos show other properties in similar situations who are not required to lower fences to the same height as proposed on my lot.

Other properties are not directly in front of a school bus stop so can enjoy legal activities without having to take school-aged children's daily visibility into the property into account.

Staff response: No, the strict application of the land use district regulations would result in the same privileges enjoyed by other properties in the same vicinity and land use district.

4. Is the variance request in conformance with the objectives, policies, and programs specified in the General Plan and any applicable plan?

Applicant Response: Yes.

Staff response: Yes, the land use is consistent with the General Plan, and a 6' tall fence is not anticipated to affect the objectives, policies, or programs specified in the General Plan.

Alternatives

N/A

Fiscal Impact:

N/A

Attachments

1. V 02-25 @ 58238 Alta Mesa Drive - Shaw - Application
2. EA 09-25 @ 58238 Alta Mesa Drive - Shaw - Application
3. V 02-25 & EA 09-25 @ 58238 Alta Mesa Drive - Shaw - Site Plan 10-7-2025
4. V 02-25 @ 58238 Alta Mesa Drive - Shaw - Letters from Surrounding Property Owners
5. V 02-25 & EA 09-25 @ 58238 Alta Mesa Drive - Variance Findings 6-12-2025
6. V 02-25 & EA 09-25 @ 58238 Alta Mesa Drive - Shaw - Neighboring Photos

7. V 02-25 & EA 09-25 @ 58238 Alta Mesa Drive - Photos 6-12-2025
8. TM 6124
9. CEQA Section 15303
10. NOE V 02-25 & EA 09-25 58238 Alta Mesa Drive 12-9-2025
11. NOH - Published Notice Hi-Desert Star November 12, 2025

Variance Application

Date Received 4/30/2025
By J. Jaramillo
Fee $1507.00
Case # V 02-25

General Information

APPLICANT Katherine Shaw Phone 805-341-2248
Mailing Address 524 W Inez Ave Email KShaw27@gmail.com
City Landers State CA Zip 92285
REPRESENTATIVE Self Phone
Mailing Address Email
City State Zip
PROPERTY OWNER Katherine Shaw Phone 805-341-2248
Mailing Address 524 W Inez Ave Email KShaw27@gmail.com
City Landers State CA Zip 92285

Project Information

Project address or location 58238 Alta Mesa Dr
Assessor Parcel Number(s)
Description of variance being requested Fence height

Applicant Signature
Property Owner Signature

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

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.

Signature: _____

Name: _____

Date: _____

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

_____

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

Signature: _____

Name: Katherine Shaw

Date: 4-9-25

The Town of Yucca Valley is granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act (CPRA). If any of these statements cannot be affirmatively acknowledged, please inform the planner before submitting a development application.

Signature: _____

Name: Katherine Shaw

Date: 4-9-25

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

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: $ _____

Applicant Signature

Applicant Name Katherine Shaw
(Please print)

Remaining balance refunded to:

_____

_____

_____

Property Owners Mailing List

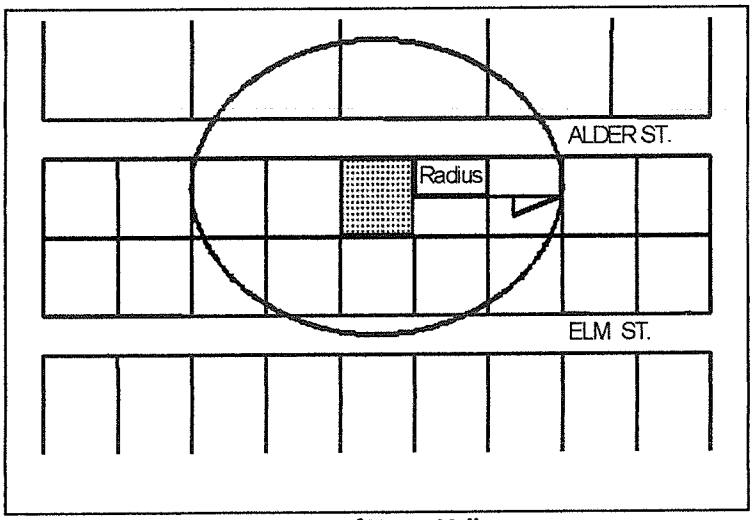
All applications that are subject to a Public Hearing require the applicant to submit a list of property owners who own property contiguous to and within 300 feet of the project site. This process is required by Section 83.010330 of the Development Code to notify residents and property owners in the immediate vicinity. Staff will send public notices to these individuals informing them of the proposed project and scheduled public hearings.

The surrounding property owner information must be obtained from the most current San Bernardino County Assessor's roll or shall be prepared and verified by a title company doing business in San Bernardino County. A County Assessor's office is located at 63665 Twentynine Palms Highway in Joshua Tree. The general telephone number for the Assessor's office is 760-366-1420.

MATERIALS REQUIRED:

- Two (2) sets of adhesive labels containing the mailing address of the owner(s), applicant(s) and of all surrounding property owners, including vacant properties. Mailing labels must contain: Assessor's Parcel Number, property owner's name, address, and zip code.
- One (1) copy of the label sheets.
- One (1) radius map showing the subject property and all surrounding properties. The appropriate radius shall be drawn from the exterior boundaries of the subject property as shown in the sample below. The scale of the radius map shall be large enough to clearly show all surrounding properties.
- One (1) electronic copy of all submitted materials.

Sample Vicinity/Radius Map



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

Environmental Assessment Application

Date Received 4/30/2025
By J. Lavoie
Fee $1373
Case # V02-25
EA # 09-25

General Information

APPLICANT Katherine Shaw Phone 8053412248 Fax _____

Mailing Address 524 N Inez Ave Email KShaw27@gmail.com

City Landers State CA Zip 92285

REPRESENTATIVE Self Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ ZIP _____

PROPERTY OWNER Self Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Project Information

Project Address ~~[illegible]~~ 58238 Alta Mesa Dr Assessor Parcel Number(s) _____

Project Location ~~[illegible]~~ 58238 Alta Mesa Dr

Project Description: Leave fence at current height (6 feet)

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

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):

2. Existing site zoning: _____ 3. Existing General Plan designation: _____

4. Precisely describe the existing use and condition of the site: Single family residence

5. Existing Zoning of adjacent parcels:

   North _____ South _____ East _____ West _____

6. Existing General Plan designation of adjacent parcels:

   North _____ South _____ East _____ West _____

7. Precisely describe existing uses adjacent to the site: Single family residence

8. Describe the plant cover found on the site, including the number and type of all protected plants: no protected plants

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

Yes	Maybe	No	
☐	☐	☒	9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.)
☐	☐	☒	10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.)
☐	☐	☒	11. Is the site within a resource area as identified in the archaeological and historical resource element?
☐	☐	☒	12. Does the site contain any unique natural, ecological, or scenic resources?
☐	☐	☒	13. Do any drainage swales or channels border or cross the site?
☐	☐	☒	14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)
☐	☐	☒	15. Is the site in a flood plain? (See appropriate FIRM)

Project Description

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

1. **Commercial, Industrial, or Institutional Projects:**

   A. Specific type of use proposed: _____

   B. Gross square footage by each type of use: _____

   _____

   C. Gross square footage and number of floors of each building: _____

   _____

   D. Estimate of employment by shift: _____

   E. Planned outdoor activities: _____

2. **Percentage of project site covered by:**

   _____% Paving, _____% Building, _____ % Landscaping, _____% Parking

3. **Maximum height of structures** _____ft._____ in.

4. **Amount and type of off street parking proposed:** fenced in yard (6 spots)

5. **How will drainage be accommodated?** existing

   _____

   _____

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

   _____

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

8. **Description of project phasing if applicable:** N/A

   _____

9. **Permits or public agency approvals required for this project:** variance for fence height

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)** _____
    N/A

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: _____ Date: 4-30-25

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.

Name: _____

Signed: _____

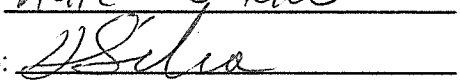
Date: _____

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

_____

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

Name: Kate Shaw

Signed: 

Dated: 4-30-25

PROPERTY LINE

POOL EQUIPMENT

CAR PORT

SPA

PATIO

EXISTING HOUSE

POOL

110'

PROPERTY LINE

FENCE

94'

STREET CURB

32'

ENTER OF STREET

HANDFORD AVE

58238 ALTA MESA DR. YUCCA VALLEY, CA

FENCE

127'

FENCE

STREET CURB

ALTA MESA DR.

STOP

STOP SIGN LINE IS PAST FENCE LINE

CENTER of STREET

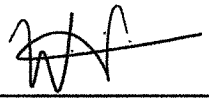
N

Dear City of Yucca Valley,

My name is Bill Travis and I live across the street from 58238 Alta Mesa Drive at 58213 Alta Mesa. I have lived across the street since 2022. During that time, the home (including its time as a short-term rental) has been free of causing nuisances such as noise and visual pollution. One of the majorly impactful tools in protecting the neighborhood has been the 6' tall perimeter fence.

As a full-time resident, I am in full support of keeping our neighborhood protected from view and noise of the home. The home is unique in that it is a corner lot with the home sitting towards the back of the property. This forces the home to have a smaller "back" yard than other homes of a comparable lot size. While other homes may be able to shield backyard happenings with the physical house, 58238 Alta Mesa Dr is uniquely unable to do so without a fence. The 6' tall fence allows the home to contain visual and noise happenings that could negatively affect us as neighbors. Whether this home continues as a short-term rental of full-time residence, the fence is an integral part of its harmonious part of our community, by keeping the noise and actions of the guests or residents private.

Requiring 58238 Alta Mesa to lower the fence will negatively affect my well-being. As such, I am writing in support of the variance to allow the fence on the Alta Mesa Drive side to remain at 6'.

Regards,
Bill Travis
Signature: 
Address: 58213 Alta Mesa

June 24, 2025
7220 La Habra Ave
Yucca Valley CA 92284

Town of Yucca Valley,
To Whom I May Concern,

My name is Clifton Clue and I live directly next door to 58238 Alta Mesa Drive at 7220 La Habra Ave, Yucca Valley, CA 922894. I have lived next door since its purchase in 2021. During that time, the home (including its time as a short-term rental) has been free of causing nuisances such as noise and visual pollution. One of the majorly impactful tools in protecting the neighborhood has been the 6' tall perimeter fence. As a full-time resident, I am in full support of keeping our neighborhood protected from view and noise of the home.

The home is unique in that it is a corner lot with the home sitting towards the back of the property. This forces the home to have a smaller "back" yard than other homes of a comparable lot size. While other homes may be able to shield backyard happenings with the physical house, 58238 Alta Mesa Dr is uniquely unable to. The 6' tall fence allows the home to contain visual and noise happenings that could negatively affect us as neighbors. Whether this home continues as a short-term rental of full-time residence; the fence is an integral part of its harmonious part of our community.

Requiring 58238 Alta Mesa to lower the fence will negatively affect my well-being. As such, I am writing in support of the variance to allow the fence on the Alta Mesa Drive side to remain at 6'

Thank you for considering this matter,

Clifton Clue

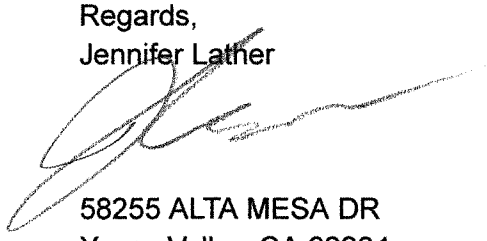
Dear City of Yucca Valley,

My name is Jenn Lather and I live across the street from 58238 Alta Mesa Drive at 58255 ALTA MESA DR. I have lived across the street since the home was purchased in 2021. During that time, the home (including its time as a short-term rental) has been free of causing nuisances such as noise and visual pollution. One of the majorly impactful tools in protecting the neighborhood has been the 6' tall perimeter fence.

As a mother, I greatly appreciate the fence as it allows my kids to not have to view any activity that is happening inside the yard. My home sits at an elevation above the property so I have a raised view of the yard. Requiring 58238 Alta Mesa to lower the fence will negatively affect my family. In addition, there is a school bus stop directly in front of this property which would cause all neighborhood kids to have a plain site view inside the yard.

I am writing in support of the variance to allow the fence on the Alta Mesa Drive side to remain at 6'.

Regards,
Jennifer Lather



58255 ALTA MESA DR
Yucca Valley, CA 92284

Dear City of Yucca Valley,

My name is Shane Murphy and I live directly to the side of the property located at 58238 Alta Mesa Dr. I worked on this home for years prior to renting the home next door, helping to build the recently constructed car port. I am writing in support of the variance to leave all fence heights at 6'.

I specifically chose to move next to this home as it actively prevents disturbances to the neighborhood through a variety of measures, including this fence.

During my years working on this home, I have always felt safe at the intersection yet actively shielded from any noise or light pollution a home could potentially put off. As the home is unique in the area being two stories, I feel this fence variance is needed to this home in particular.

As my young son will be using the bus stop directly in front of the home, the fence is needed in order to allow the home privacy. Neighborhood kids did recently vandalize a sign outside of the home, and I know living in the area that renovated homes (especially those used as short-term rentals) are uniquely prone to local vandalism. Forcing this home to lower the fence is asking for nuisance to the neighborhood as well as an unfair likelihood of the home itself being vandalized. My family and I would be put at a disadvantage if the home's fence is forced to be lowered.

Regards,

Shane Murphy

7280 Hanford Ave

Yucca Valley, CA

Variance Findings

1) Will the granting of this variance be detrimental to other properties or land uses in the area or substantially interfere with the present or future ability to use solar energy systems?
No. The fence height will be kept ot 6' so will not interfere with future solar energy plans.

2) Are there exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity?

I am requesting a variance for my fence at 58238 Alta Mesa Drive for several reasons. I request that my home is allowed a fence of 6' high on all 4 lot lines.

My home is on the corner of a major north-south thoroughfare Balsa Ave. This main road creates undue safety issues for my home. Having a 40" high fence does not provide adequate protection from theft and break ins. As the only two story home in the nearby area, my home is quite noticeable. Prior to installing this fence in 2021, I had over $1,000 of construction goods stolen from my front yard. With a high volume of traffic who are not neighborhood residents, Balsa provides unique visibility and access to my home that homes on less busy roads do not experience. In addition, this high volume of traffic creates additional dust and soot that would not be the case on streets with less traffic.
My home was built in 1981 when Yucca Valley was significantly less populated. The home was constructed exactly at the default 50' set back. At that time, this was not a concern as the neighborhood was less built up, safer and more calm. As a corner lot, my home is exposed both in safety and privacy from both my south and west corner lot lines. The placement of my home, greater setbacks not applicable on non-corner lots, and traffic volume of the street does not allow my home the privacy and safety other homes in the area are afforded. As my home is at the 50' set back, I am not currently allowed any form of increasing privacy or security behind the fence that other properties would have the opportunity to implement.
Lastly, the homes on the south site line of the house are at a higher elevation than my home sits at. With the home being two stories and this increased elevation across the street, privacy and security are decreased in comparison to other homes in Yucca Valley. When in the home or yard of a neighbor, you have a clear site line into my yard and home that a 40" fence would not prevent.
In addition to protection for my home, this fence is one of many steps that I have taken in being a responsible STR operator. The fence provides a noise barrier for neighbors.
Lastly, this fence protects the neighborhood children. As there is a public school bus stop directly in front of my home, this fence provides privacy, ensuring school age children are not viewing into my home and yard. People on my property may be engaging in legal alcohol and marijuana consumption as well as tanning in bathing suits during daytime hours. While legal and the right of a property owner to partake in, these activities could be ones that parents prefer their children not to see on a daily basis.

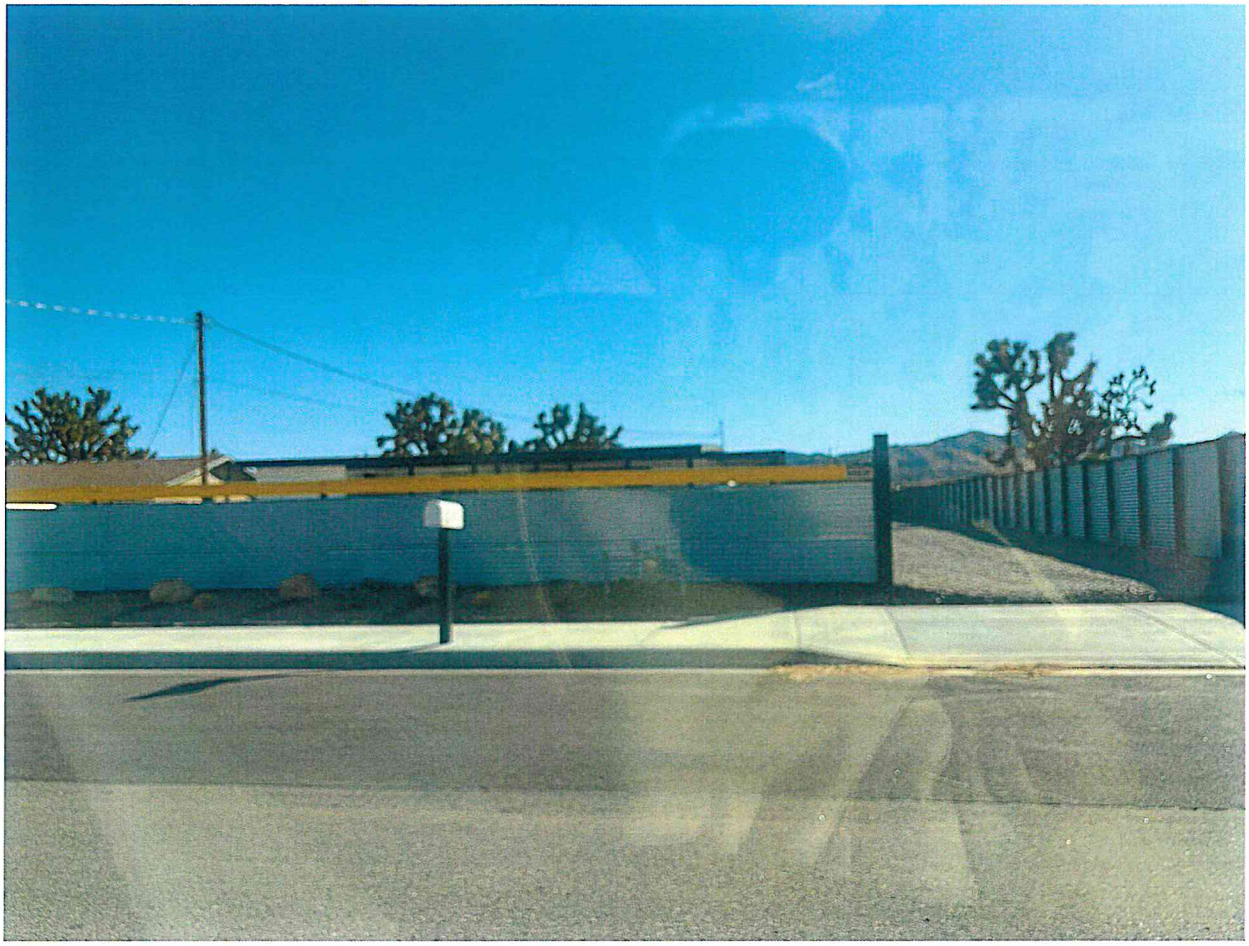
Due to my interpretation of "visibility", I have had this fence up at 6' for over 3 years. During that time, I have had no security or privacy issues on my property. I have been able to maintain great relationships with nearby neighbors, hosting their baby showers, welcoming them into my home for meals, and overall being a welcomed part of the neighborhood. Traffic on Balsa and Alta Mesa have had no negative impact from my fence.

3) Will the strict application of the land use district regulations deprive such property of privileges enjoyed by other properties in the vicinity or in the same land use district?
Yes. Other properties in the area are able to provide safety and privacy to their homes. Fence heights on many properties in the area are permitted to be up to 6'. This height is permitted on other corner lots across Yucca Valley (please see photos for examples). These photos show other properties in similar situations who are not required to lower fences to the same height as proposed on my lot.
Other properties are not directly in front of a school bus stop so can enjoy legal activities without having to take school-aged children's daily visibility into the property into account.

4) Is the variance request in conformance with the objectives, policies, and programs specified in the General Plan and any applicable plan?
Yes.

AUTO DETAILING

Warren Vista Ave
7300



STOP

SPEED
LIMIT
55

Currently at 5'

6' height requested

Facing Alta Mesa

Currently at 5'

Request for 6'

Facing Alta Mesa /

looking to Hanford corner

Currently at 5'

Request for 6'

View down Hanford

TRACT NO. 6124

BEING A SUBDIVISION OF A PORTION OF THE E 1/2 OF SEC. 31, T. 1N., R. 6E., S.B.B. & M., SAN BERNARDINO COUNTY, CALIFORNIA.

CAMPBELL & MILLER, LAND SURVEYING & CIVIL ENGINEERING DECEMBER, 1959 SCALE 1" = 100'

3091

OWNER'S CERTIFICATE

We hereby certify that we are all and the only parties having any record title interest in the land subdivided as shown on the annexed map and we consent to the preparation and recordation of this final map, and we hereby dedicate to the County of San Bernardino for public use, all public thoroughfares, and San Bernardino County drainage easements shown on said map within said subdivision, and reserve to ourselves, our heirs and assigns, for the use and benefit of the several public utility companies which are authorized to serve in said subdivision, easements for public utility purposes, delineated on said map as "P.U.E.".

TITLE INSURANCE AND TRUST COMPANY, a Corporation

E. E. Stidham — Vice President

R. E. Branch — Assistant Secretary

PIONEER TITLE INSURANCE COMPANY, a Corporation, Trustee

Hugh Helmes — Vice President

R. E. Branch — Asst. Secretary

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF SAN BERNARDINO }

On this 1st day of June, 1960, before me Lloyd J. Hill, a Notary Public in and for said County and State, personally appeared E. E. Stidham, known to me to be the Vice President, and R. E. Branch, known to me to be Ass't. Secretary of Title Insurance and Trust Company, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and Official Seal.

Lloyd J. Hill
Notary Public in and for said County and State
My Commission expires 5-19-63

ACCEPTANCE CERTIFICATE

The County of San Bernardino, State of California, by and through its duly authorized officers hereby approves of and accepts the foregoing dedications and this map of Tract No. 6124, but accepts no obligation as to maintenance and improvement of San Bernardino County drainage easements.

Dated July 18, 1960

County of San Bernardino, State of California
By J. Wesley Break
Chairman, Board of Supervisors

ATTEST

V. DENNIS WARDLE
County Clerk & Ex-Officio
Clerk of the Board of Supervisors
By Mary E Sullivan, Deputy

BOARD OF SUPERVISOR'S CERTIFICATE

I hereby certify that a bond in the sum of $ 700 00 has been executed and filed with the Board of Supervisors of the County of San Bernardino, State of California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments, collected as taxes, which at the time of the filing of the annexed map with the County Recorder are a lien against said property, but not yet payable and that the subdivider has filed with me a certificate by the proper officer giving his estimate of the amount of said taxes and assessments, and said bond has been duly approved by said Board of Supervisors.

Dated July 18, 1960

V. DENNIS WARDLE, County Clerk and Ex-Officio Clerk of the Board of Supervisors
By Mary E Sullivan, Deputy

ENGINEER'S PARTNERSHIP CERTIFICATE

We, Donold L. Campbell and Don B. Miller, a partnership, hereby certify that we are a Licensed Land Surveyor and a Registered Civil Engineer of the State of California, and this map consisting of five sheets, is a true and complete representation of a survey made under our supervision in December, 1959, and that all the monuments shown hereon are of the character and occupy the positions indicated, or will be set in such positions at such time as is agreed upon under Section 11566 of the Business and Professions Code and are or will be sufficient to enable the survey to be retraced.

Dated 5-27-60

Donald L. Campbell
Donald L. Campbell L.S. 2722

Don B. Miller
Don B. Miller R.S. 8750

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map and any approved alterations thereof and that all the provisions of the Subdivision Map Act and San Bernardino County Ordinance No. 924 have been complied with and I am satisfied that this map is technically correct.

Dated JULY 18, 1960

J. W. ABBEY, County Surveyor,
County of San Bernardino, California
By J. D. Gladney Deputy

NOTES

—●— Indicates monument found.

—○— Indicates 1" I.P. tagged L.S. 2722 set unless otherwise shown.

P.U.E. - Indicates Public Utility Easement.

B.S.L. - Indicates Building Setback Line.

S.B.C.D.E. - Indicates San Bernardino County Drainage Easement

Basis of Bearing - The North Line of Sec. 31, T. 1 N., R. 6 E, S.B.B.&M., as shown on Record of Survey 3/94, bearing S 89°33'30" E.

Tract contains 266 Lots.

AUDITOR'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown upon the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable, estimated to be $ 700 00

Dated July 1st, 1960

JOCELYN M. COX, County Auditor
County of San Bernardino, California
By Frank J. Kotzka, Deputy

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF SAN BERNARDINO } s.s.

On this 1st day of June, 1960, before me Lloyd J. Hill, a Notary Public in and for said County and State, personally appeared Hugh Helmes, known to me to be the Vice President, and R. E. Branch, known to me to be the Asst. Secretary of PIONEER TITLE INSURANCE COMPANY, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and Official Seal.

Lloyd J. Hill
Notary Public in and for said County and State
My Commission expires 5-19-63

423

Recorded at Request of
Pioneer Title Ins. Co.
Date July 21, 1960
at 1:39 P. M.
in Book 78 } of Maps
Pages 36-40
Records San Bernardino County
TEL R. CARPENTER
County Recorder
By L. L. Atwood
Fee $ 13 00

78-36

TRACT NO. 6124

BEING A SUBDIVISION OF A PORTION OF THE E 1/2 OF SEC. 31, T.1N., R.6E., S.B.B.& M., SAN BERNARDINO COUNTY, CALIFORNIA.

CAMPBELL & MILLER, LAND SURVEYING & CIVIL ENGINEERING DECEMBER, 1959 SCALE 1"=100'

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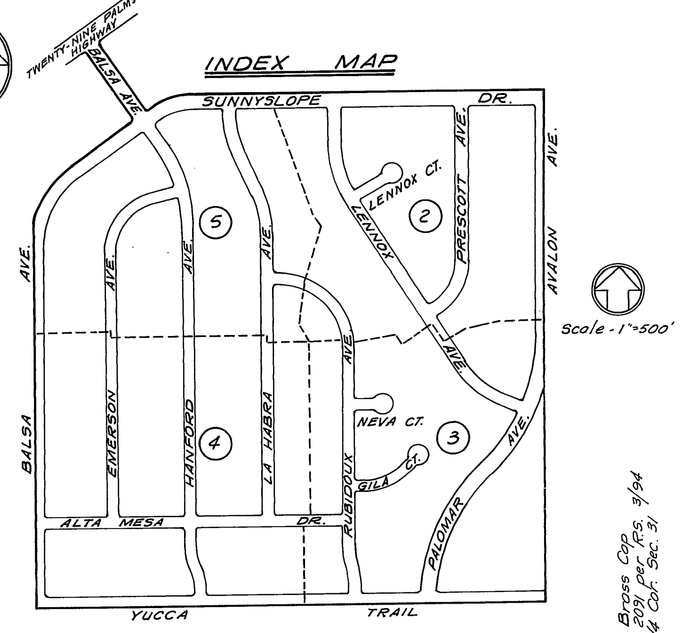
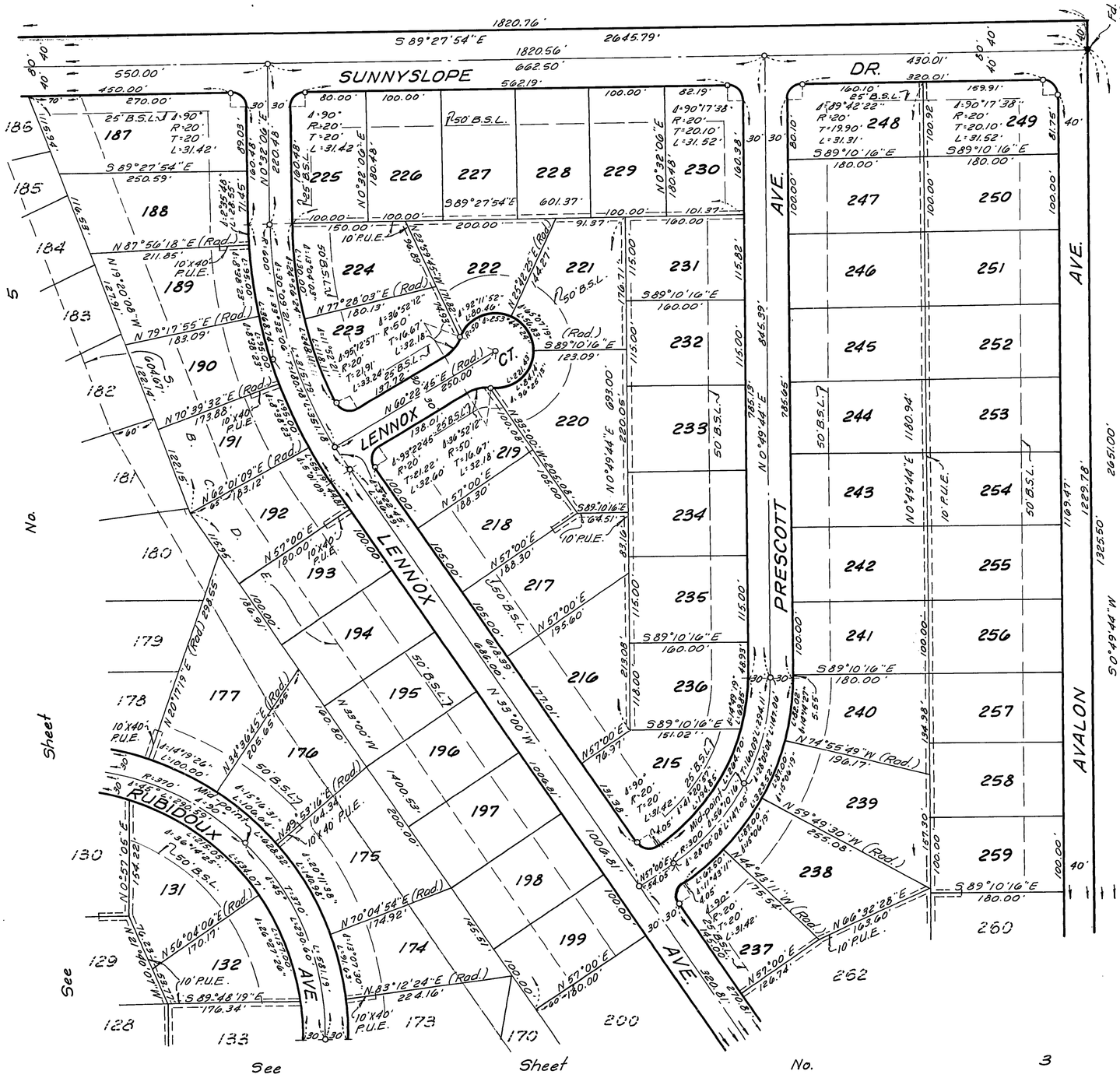
Basis of Bearing - The North Line of Sec. 31, T.1N., R.6E., S.B.B. & M., as shown on Record of Survey 3/94, bearing S 89°33'30" E.

Tract Contains 266 Lots.

INDEX MAP



Fd. Brass Cap L.S. 2091 per R.S. 3/94 E 1/4 Cor. Sec. 31


SUNNYSLOPE
DR.
LENNOX
PRESCOTT AVE.
AVALON AVE.
RUBIDOUX AVE.
S 89°27'54" E 1820.76'
2645.79'
1820.56'
662.50'
562.19'
550.00'
450.00'
270.00'
250.59'
211.85'
N 87°56'18" E (Rad.)
N 79°17'55" E (Rad.)
N 70°39'32" E (Rad.)
N 62°01'09" E (Rad.)
N 20°11'19" E (Rad.)
N 34°30'45" E (Rad.)
N 23°42'23" E (Rad.)
N 0°32'06" E
N 0°49'44" E
N 57°00' E
N 39°00' W
N 33°00' W
N 44°43'11" W (Rad.)
N 59°49'30" W (Rad.)
N 66°32'28" E
N 67°00' E
N 70°04'54" E (Rad.)
N 56°04'06" E (Rad.)
N 83°12'24" E (Rad.)
S 89°48'19" E
S 89°10'16" E
N 74°55'49" W (Rad.)
N 77°28'03" E (Rad.)
N 23°32'45" W
N 0°57'06" E
N 21°40'07" W
S 0°49'44" W
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1229.78'
1169.47'
845.39'
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693.00'
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180.48'
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L=31.27'
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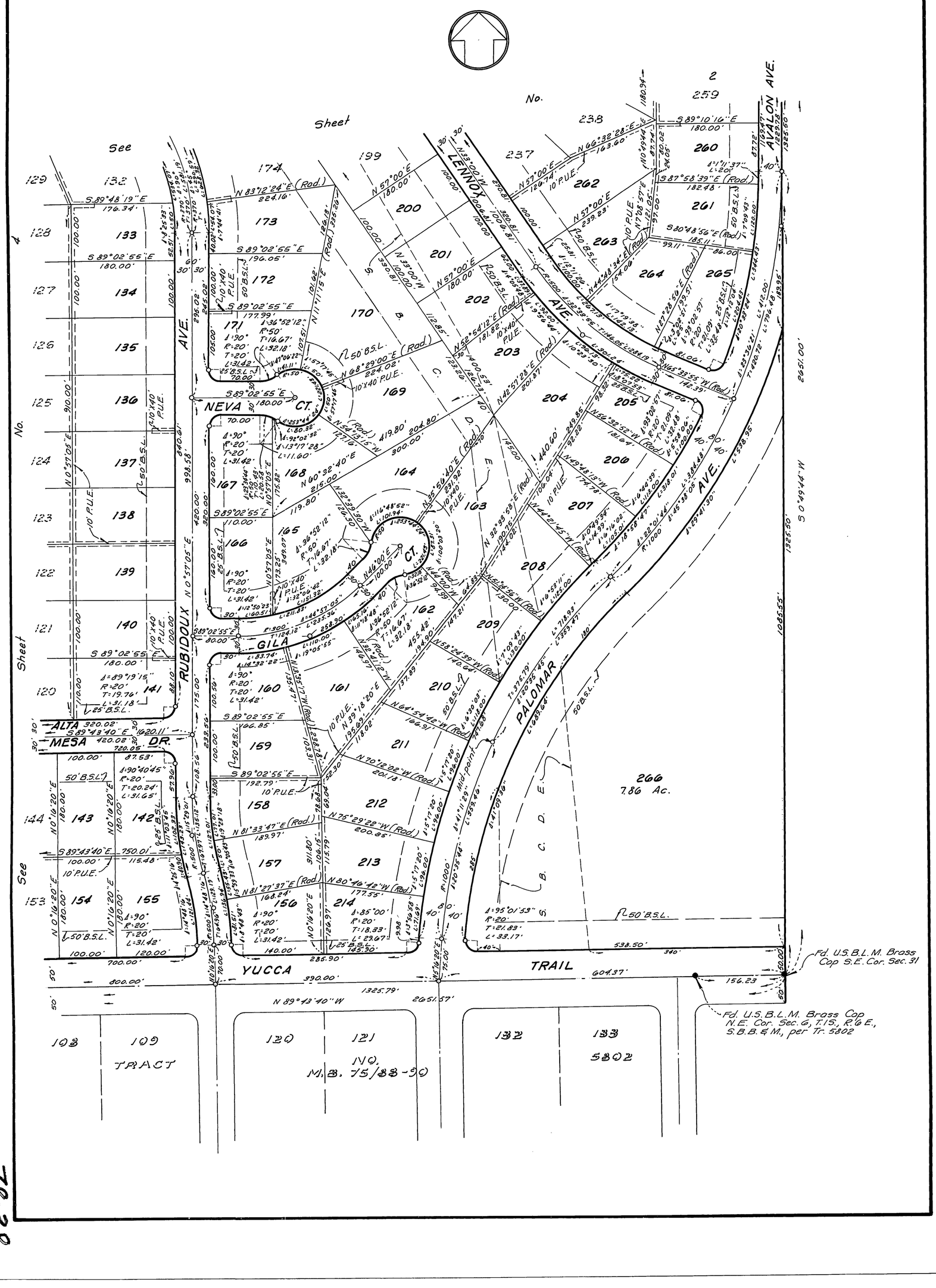
L=31.42'
L=31.42

TRACT NO. 6124

BEING A SUBDIVISION OF A PORTION OF THE E 1/2 OF SEC. 31, T.1N., R.6E., S.B.B.&M., SAN BERNARDINO COUNTY, CALIFORNIA.

CAMPBELL & MILLER, LAND SURVEYING & CIVIL ENGINEERING DECEMBER, 1959 SCALE 1"=100'



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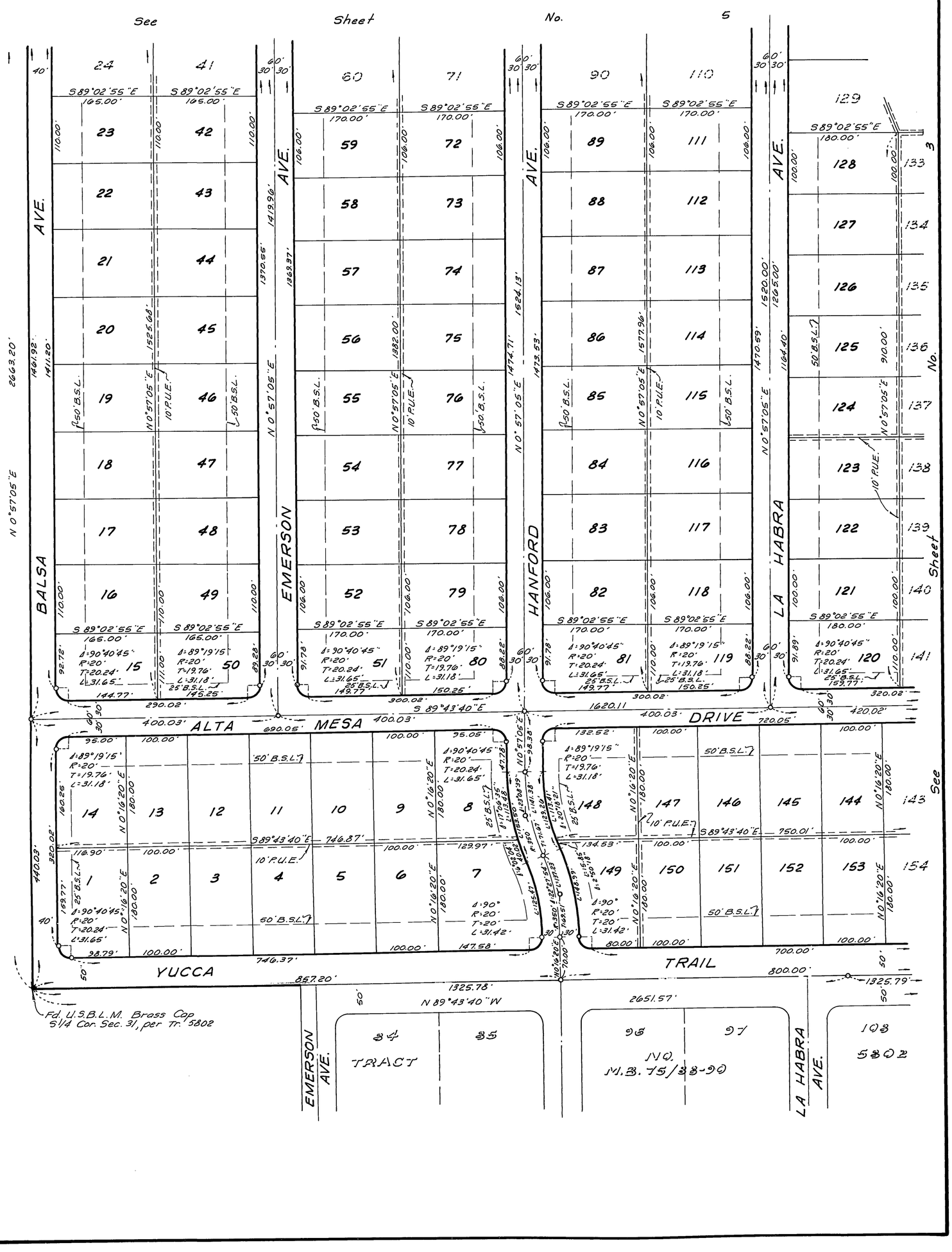
TRACT NO. 6124

BEING A SUBDIVISION OF A PORTION OF THE E 1/2 OF SEC. 31, T. IN., R. 6E., S.B.B. & M.,
SAN BERNARDINO COUNTY, CALIFORNIA.

CAMPBELL & MILLER, LAND SURVEYING & CIVIL ENGINEERING DECEMBER, 1959 SCALE 1"=100'



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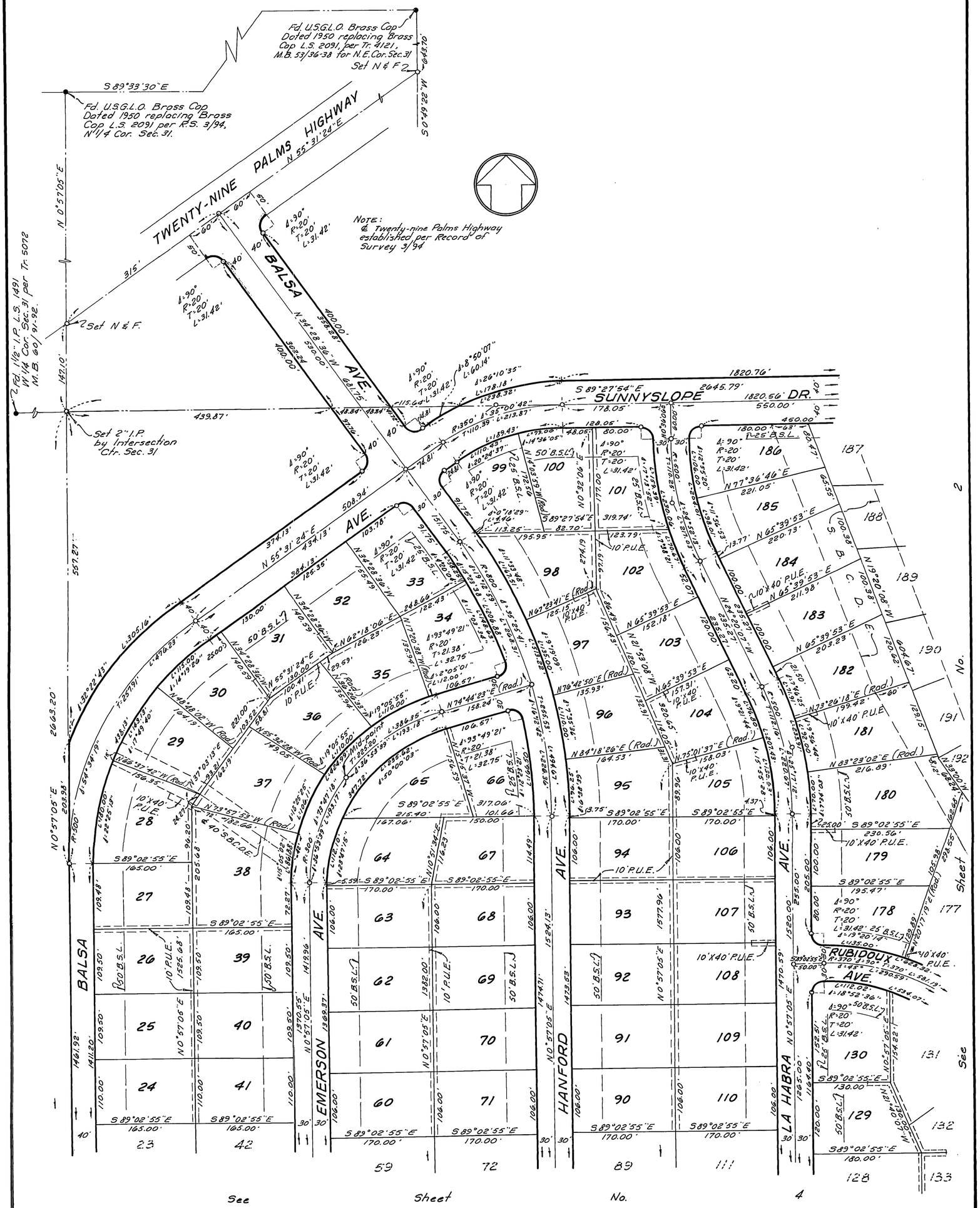
TRACT NO. 6124

BEING A SUBDIVISION OF A PORTION OF THE E 1/2 OF SEC. 31, T. 1N, R. 6E., S.B.B. & M., SAN BERNARDINO COUNTY, CALIFORNIA.

CAMPBELL & MILLER, LAND SURVEYING & CIVIL ENGINEERING DECEMBER, 1959 SCALE 1" = 100'



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(b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

(c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

(d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15303. NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

(b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

(d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

(f) An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21084, Public Resources Code.

15304. MINOR ALTERATIONS TO LAND

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include, but are not limited to:

(a) Grading on land with a slope of less than 10 percent, except that grading shall not be exempt in a waterway, in any wetland, in an officially designated (by federal, state, or local government action) scenic area, or in officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone, as delineated by the State Geologist.

Notice of Exemption

Form D

To: ☑ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

☑ County Clerk
County of San Bernardino
385 N. Arrowhead, 2nd Flr.
San Bernardino, CA. 92415

From: (Public Agency) Town of Yucca Valley
58928 Business Center Drive
Yucca Valley, CA 92284
(Address)

Project Title: Variance 02-25 & Environmental Assessment 09-25: 58238 Alta Mesa Drive

Project Location - Specific:

58238 Alta Mesa Drive, Yucca Valley, CA 92284. APN 0601-324-04.

Project Location – City: Yucca Valley **Project Location – County:** San Bernardino

Description of Project:

A variance from Town of Yucca Valley Development Code, Chapter 9.07.090 and 9.07.120 to allow a proposed six foot (6') tall solid fence within the front and street-side yard setbacks.

Name of Public Agency Approving Project: Town of Yucca Valley

Name of Person or Agency Carrying Out Project: Katherine Shaw

Exempt Status: (*check one*)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☑ Categorical Exemption. State type and section number: 15303 Class 3
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

The proposed project is an accessory structure consisting of an existing fence.

Lead Agency Contact Person: Shane Stueckle Area Code/Telephone/Extension: (760)369-6575 X305

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Date: 12-9-2025 Title: Deputy Town Manager

☑ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR:

Revised May 1999

vice Area (District) will receive sealed bids for the **COUNTY SERVICE AREA 20 JOSHUA TREE – COMMUNITY CENTER**

ePro, please contact the Purchasing Department at (909) 387-2060. For information contact **Nicholas Torres, Project**

Sale Time: 12:00 PM Sale Location: At the North Arrowhead Avenue entrance to the County Courthouse,

STAR LEGALS STAR LEGALS STAR LEGALS

NOTICE OF PUBLIC HEARING
YUCCA VALLEY PLANNING COMMISSION
TUESDAY, DECEMBER 9, 2025
BEGINNING AT 6:00 P.M.
YUCCA VALLEY COMMUNITY CENTER
57090 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE YUCCA VALLEY PLANNING COMMISSION TO CONSIDER THE FOLLOWING DESCRIBED APPLICATION:

CASE NUMBER: Variance (V) 02-25 and Environmental Assessment (EA) 09-25

APPLICANT: Katherine Shaw
524 W Inez Ave
Landers, CA 92285

PROPOSAL: A Variance (V) 02-25 from the Town of Yucca Valley Development Code, Chapter 9.07, Section 9.07.090 Fences, Walls, and Hedges and Section 9.07.120 Projections and Encroachments Into Required Setback Areas And Above Height Limits, Table 2-6. The Variance is to allow the fence to exceed the maximum (4') height for a solid wall or fence by (2') within the front and street side setbacks to a maximum (6') height.

LOCATION: 58238 Alta Mesa Drive
Yucca Valley, CA 92284
Assessor Parcel Number (APN): 0601-324-04

ENVIRONMENTAL DETERMINATION: The project will not have the potential to have a significant effect on the environment. Therefore, the project is exempt from CEQA per section 15303(e) of the California CEQA Guidelines, which includes accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

Any person affected by the application(s) may appear and be heard in support of or opposition to the proposal at the time of the hearing. The environmental findings, along with the proposed project application(s) are available and may be reviewed at the Town of Yucca Valley Planning Division, 58928 Business Center Drive, Yucca Valley, CA 92284 from 7.30 a.m. to 5:30 p.m., Monday through Thursday or obtain information at (760)369-6579.

The Planning Commission in its deliberation could recommend approval of the project, deny the project, or approve the project in an alternative form. If you challenge any of the projects in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Town Planning Division at, or prior to the Public Hearing.

11/10/2025
Date

/s/ Lesley R. Copeland, CMC
Town Clerk

Pub. S.: 11/12/2025

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Evan Willoughby, Assistant Planner

Date: January 5, 2026

Meeting Date: January 13, 2026

Subject: Status Review - Temporary Residential Special Event Permit (SPL) 03-25 @ 58689 Ocotillo Drive

Recommendation:
That the Planning Commission receives and files the status review for Temporary Residential Special Event Permit (SPL) 03-25 located at 58689 Ocotillo Drive.

Prior Review:
The Planning Commission previously received public comments on this item at their meetings of July 8, 2025 and August 12, 2025. Meeting minutes are attached to this staff report for those dates.

Discussion:
The proposed application for Class II - Temporary Residential Special Events at 58689 Ocotillo Drive was withdrawn on December 17, 2025. The applicant has chosen to move forward with Class I - Exempt Temporary Residential Special Events within their Temporary Short-Term Vacation Rental daytime occupancy limit of sixteen (16) guests, which does not require separate permitting from the Temporary Short-Term Vacation Rental.

At their meeting of July 8, 2025, the Planning Commission requested a summary of code enforcement action related to the property. The summary below highlights the date of each complaint, a brief description, fines, and whether the violation is currently active.

Case	Description	Fines	Status
CE 23-0022 2/23/2023	Operation of detached guest house as part of Temporary Short-Term Vacation Rental and expired building permits.	$8,708.35 (dismissed based upon Ordinance 312 amendments and allowances for rental of detached, habitable structures, and	Closed — Fines dismissed.

		building permits finaled)	
GovOutreach Request # 7392 5/21/2025	TSTVR guests trespassing onto adjoining properties.	N/A	Closed — Complainant directed to contact SBC Sheriff's Department for private property trespass complaints.
GovOutreach Request # 7462 7/14/2025	Trash/debris overflowing	N/A	Closed — Property inspected with no violation observed.
GovOutreach Request # 7480 8/3/2025	Trash/debris overflowing	N/A	Closed — Property inspected with no violation observed.
CE 25-0234 10/27/2025	Large gatherings/events on 10/17/25 and 10/24/25 exceeding occupancy limits per TSTVR Conditions of Approval	$1,500 TSTVR Operational Violation Penalty — Paid in Full	Closed — Fines paid.

Additional concerns regarding the Class II permit proposal that were raised in public comment are included in the attachments (meeting minutes and written public comments) to this staff report.

Alternatives

N/A

Fiscal Impact:

N/A

Attachments

1. NOH SPL 03-25 @ 58689 Ocotillo Drive - 1 13 2026
2. SPL 03-25 @ 58689 Ocotillo Drive - Delgado - Application - 2-19-2025
3. SPL 03-25 @ 58689 Ocotillo Dr - Site Plan 9-28-25
4. Nuisance_Response_Plan_Ocotillo
5. Operational_Plan_Ocotillo
6. Route Map - Ocotillo
7. SPL 03-25 @ 58689 Ocotillo Drive - Delgado - Public Comments
8. SPL 03-25 @ 58689 Ocotillo Drive - Delgado - Permit Hearing 4 30 2025 - Minutes
9. Planning Commission - Regular Meeting - Jul 8, 2025 6_00 PM - Minutes
10. Planning Commission - Regular Meeting - Aug 12, 2025 6_00 PM - Minutes

NOTICE OF PERMIT HEARING
YUCCA VALLEY PLANNING COMMISSION
TUESDAY, JANUARY 13, 2026
BEGINNING AT 6:00 PM
YUCCA VALLEY COMMUNITY CENTER
YUCCA ROOM
57090 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

A PERMIT HEARING HAS BEEN SCHEDULED BEFORE THE TOWN OF YUCCA VALLEY PLANNING COMMISSION TO REVIEW THE FOLLOWING DESCRIBED APPLICATION:

CASE NUMBER: Special License (SPL) 03-25 - Temporary Residential Special Events – 58689 Ocotillo Drive

APPLICANT: Cherish Delgado
1018 Nancy Lane
Costa Mesa, CA 92627

PROPOSAL: Applicant withdrew the proposed Class II Temporary Residential Special Event Permit application on December 17, 2025, and will be operating as a Temporary Short-Term Vacation Rental with Class I Exempt Temporary Residential Special Events within the permitted daytime occupancy of sixteen (16) guests.

LOCATION: The project is located at 58689 Ocotillo Drive, cross street of El Dorado Avenue, and is identified as Assessor Parcel Number 0598-021-05.

ENVIRONMENTAL DETERMINATION: The project was reviewed under the California Environmental Quality Act (CEQA). The project is exempt from CEQA under Section 15268 Ministerial Projects, as the project consists of a proposed activity exempt from discretionary permits.

The environmental findings, along with the proposed project application(s) are available and may be reviewed at the Town of Yucca Valley Planning Division, 58928 Business Center Drive, Yucca Valley, CA 92284 from 7.30 a.m. to 5:30 p.m., Monday through Thursday or obtain information at (760)369-6579.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the Permit Hearing described in this notice, or in written correspondence delivered to the Town Planning Division at, or prior to the Permit Hearing.

12/23/25

Date

Evan Willoughby, Assistant Planner

Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Class II

Temporary Special Event Permit Application

Date Received 2.19.2025
By
Fee ~~$707.00~~
Case # SPL 03-25

☐ Carnival ☐ Circus ☐ Concert ☐ Farmers Market ☐ Festival/Fair ☒ Other

General Information

APPLICANT Mailing [redacted] Cherish Delgado

Address City [redacted] 1018 Nancy In.

[redacted] Costa Mesa State [redacted] CA. Zip [redacted] 92627

Phone [redacted] 949.735.7187 Email [redacted] petitpolefille@yahoo.com

REPRESENTATIVE

Mailing Address City

Phone **PROPERTY** State Zip

OWNER Mailing Same As Above Email

Address City

State Zip

Project Information

Dates of Event Beginning 10/18/2025 | ~~[illegible]~~ Hours of Event 2:00-9:00 | Hours

Location of Event 58689 Ocotillo DR. Yucca Valley Assessor's Parcel No 0598-021-05-0000

Description of Event small wedding, reunion, small events

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

Expected number of persons attending each day 38-44

Will you be selling / serving food or beverages? If yes, what types?
Pizza, various appetizers and cake will be available to guests free of charge

How are you proposing to set-up / prepare for the event?
Catering, tables and chairs will be set up and cleaned up by vendor on same day (10/18/25)

How are you proposing to clean-up the site and handle trash disposal?
owner has large trash bins

Applicant Signature [redacted]

Property Owner Signature

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

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 might not approve the application as submitted, or might 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.

Signature: [redacted]

Name: [redacted] Chersh Delgado

Date: [redacted] 2/18/25

Property Owner/ Authorized Agent: 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. I am hereby authorizing

_____

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

Signature: _____

Date: _____

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

Insurance Requirement Information

1. INSURANCE REQUIREMENTS

Before any permit is issued for any special event, the applicant shall provide the Town with evidence of a policy of liability insurance with an endorsement issued by an admitted insurer in an amount of not less than $1,000,000. The policy shall name the applicant and the Town of Yucca Valley, its officers, agents, and employees, as co-insured for protection against any loss, claims, liability, injury, and damage of any nature arising out of or in any way connected to the temporary special event conducted by the applicant. The insurance coverage shall be primary and not contributing with any other insurance of the Town. The applicant shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self insured retention is increased. The certificate shall not be subject to cancellation or modification until after thirty days written notice to the Town. The cancellation policy shall read as follows: "Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will mail 30 days written notice to the certificate holder named to the left [The Town of Yucca Valley]." A copy of the certificate shall remain on file.

2. INDEMNIFICATION AND HOLD HARMLESS (FOR EVENTS ON TOWN PROPERTY)

The applicant is solely responsible for any damage, loss, accident or injury to persons or property resulting from the use of Town facilities. Applicant shall be responsible for control and supervision of the people in attendance during the use of the facility and shall see that no damage is done to furnishings, fixtures or any part of the facility. Any violation of the Town Rules and Regulations can result in a denial of further permits and, in case of damage to a facility, financial reimbursement for repair or replacement will be demanded.

I, the undersigned, have received and read a copy of the Town Rules and Regulations concerning the use of

entire period of use of the facility by the applicant organization.
(FOR EVENTS ON TOWN PROPERTY OR FOR EVENTS NOT ON TOWN PROPERTY)

Applicant shall hold harmless, defend and indemnify the Town of Yucca Valley, its officers, officials, employees and volunteers from and against all demands, claims, damages, losses and expenses (including attorneys' fees), judgments or liabilities which actually or allegedly arise out of the issuance of the Special Events permit described herein or the events permitted hereby, including but not limited to any act or omission of the Applicant, its agents, employees or subcontractors directly or indirectly responsible to Applicant; excepting those claims, demands, damages, expenses (including attorneys' fees), judgments and liabilities resulting from the sole negligence or willful misconduct of the Town.

Applicant shall notify the Town in writing immediately in the event of any accident or injury arising out of or in connection with this Agreement.

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

Applicant Signature

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Dr
Yucca Valley, CA 92284
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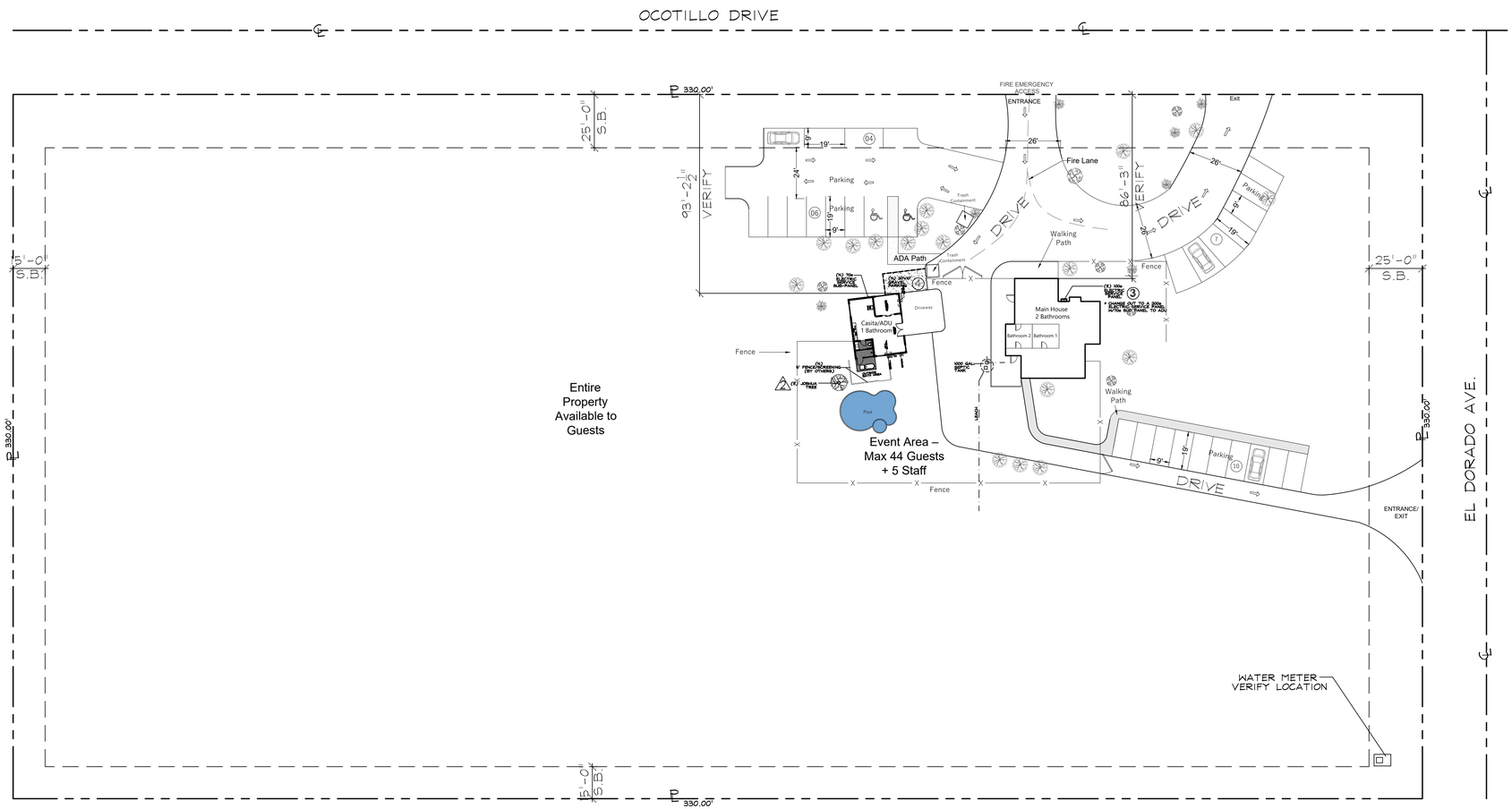
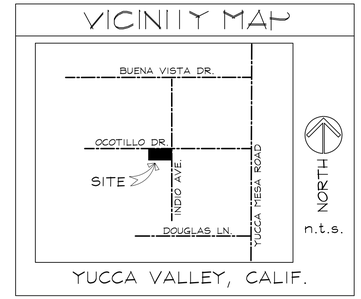


ARCHITECTURAL SITE PLAN

Scale 1"=30'-0



PROJECT DATA

OWNER:
CHERISH DELGADO
58689 Ocotillo Dr, Yucca Valley, CA 92284.

ADDRESS:
58689 Ocotillo Dr, Yucca Valley, CA 92284.

LEGAL DESCRIPTION:
S ½ N ½ NW ¼ NE ¼ SEC 29 TP 1N R 6EX E 361 AND EX MNL RTS RESERVATION OF RECORD 1.14 AC M/L ASSESSORS PARCEL NO 0598-021 005 0000

BUILDING DATA:
R-3/U OCCUPANCY
GROUP TYPE "V-B" CONSTRUCTION
STORIES 1
FIRE SPRINKLERS-NO

TABULATIONS

(E) MAIN RESIDENCE :	1538 SFT
(N) CMU:	672 SFT
TOTAL SPACE	2,210 SFT
PARKING SPACES:	27
ADA SPACES:	2

Notes:
. The parking areas identified in the site plan are already compacted and cleared natural areas previously used for overflow parking and access. No new grading or ground disturbance will occur, and native vegetation will not be removed.
. Drive aisles will be managed one-way during events with on-site traffic attendant.
. All parking is on-site only.
. All parking stall sizes comply with Chapter 9.33

SITE PLAN

Project:
Site Plan For
58689 Ocotillo Dr, Yucca Valley, CA 92284

Address:
58689 Ocotillo Dr, Yucca Valley, CA 92284

siteplan Architects
SitePlanArchitects.com
SitePlanArchitects@gmail.com

Issued For:	
Drawn by:	
Date:	27-Sep-25
Revision:	△
Sheet	1
SIZE	24 X 36

Nuisance Response Plan for Ocotillo Property

Overview:

The following Nuisance Response Plan outlines the strategies and protocols implemented at the Ocotillo property to prevent and respond to any potential issues in a timely and respectful manner. Our goal is to ensure a peaceful and compliant environment for guests and surrounding neighbors during event operations.

Trash and Debris Management:

• A large outdoor trash container is located just outside the ADU and is used for all waste collection.

• Trash is removed promptly after each event. Guests are instructed not to leave trash outside or in vehicles.

• The container is monitored to prevent overflow, and trash pickup is scheduled weekly.

Noise Management:

• Noise monitors are installed on-site and alert staff in real time if decibel levels exceed acceptable limits.

• No live music or amplified sound is allowed.

• Pedro Hernandez, the on-site property manager, is available to respond immediately to noise-related alerts and guest disturbances.

Lighting Control:

• All lighting on the property is solar-powered and soft to comply with night sky regulations.

• No additional lighting or generators are used during events.

• Guests are instructed not to bring personal lighting equipment.

Guest Conduct and Boundaries:

• Guests receive a digital guidebook with clearly marked boundaries and conduct expectations.

• Staff monitors activity and ensures no trespassing occurs onto neighboring properties.

• No portion of the property is off-limits, but guests are reminded to stay within designated paths and event zones.

Traffic and Parking:

• Pedro will direct parking to designated areas only: the circular driveway, one-way road on El Dorado, and the flat area in front of the ADU.

• No street parking is allowed, and overflow is strictly monitored.

• Signage and cones will be used if needed to guide vehicles and avoid congestion.

Complaint Handling:

• All complaints will be responded to within 30 minutes by the on-site contact.

• Neighbors will be provided with Pedro Hernandez's contact information for real-time concerns.

• If any violation occurs, event activities will be paused or stopped until the issue is resolved.

Operational Plan for Ocotillo Property

Overview:

The operational plan outlines the procedures and management strategies for small-scale events held at the Ocotillo property. The goal is to ensure smooth, respectful, and compliant event execution, with minimal disruption to surrounding neighbors or the environment.

Staffing:

Each event will be staffed by up to five individuals, including:

• Pedro Hernandez, the local on-site manager

• Griselda Hernandez, property co-manager

• Additional part-time event staff or coordinators as needed

Pedro will be present during all events to direct traffic, monitor guest activity, and respond to any issues in real time.

Event Setup:

Event setup will begin approximately two hours prior to guest arrival. Staff will arrange any decorations, seating, or staging as needed in the main event area (between the main house and ADU). No amplified music or live performances are allowed. Lighting will consist only of installed solar fixtures.

Guest Arrival Management:

Guests will be directed to enter from Ocotillo Drive. Pedro will be stationed near the circular driveway to guide vehicles to designated parking areas, including:

• Circular driveway

• One-way road along El Dorado

• Flat plateau in front of the ADU

Event Operations:

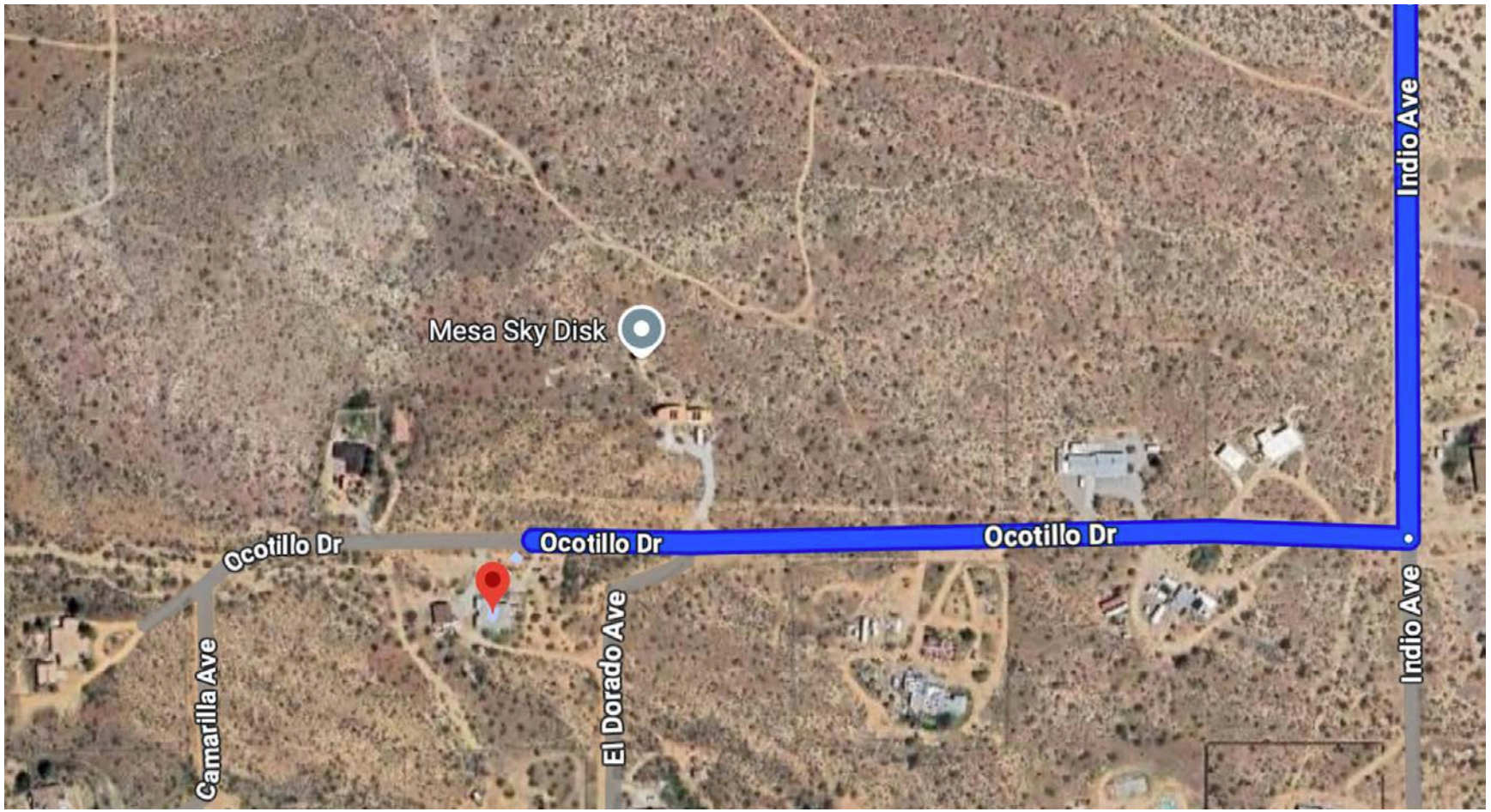
Events will typically include a ceremony and optional light refreshments. No live entertainment will be provided. Guests will have access to three restrooms: two in the main house and one in the ADU. Staff will be present throughout to ensure noise levels remain within code and guest conduct is appropriate.

Guest Departure Management:

All guests are required to leave the premises by 8:00 PM. Pedro and other staff will guide traffic out of the property in an orderly manner and confirm that no trash or personal items are left behind.

Event Teardown:

Clean-up begins immediately after guest departure. Staff will remove all decorations, empty trash bins into the designated outdoor container near the ADU, and inspect the grounds for any disturbance. Teardown will be completed by 10:00 PM at the latest.


Mesa Sky Disk
Ocotillo Dr
Ocotillo Dr
Ocotillo Dr
Indio Ave
Indio Ave
Camarilla Ave
El Dorado Ave

Feliz Padilla & Sally Padilla-McCamish
58561 Ocotillo Drive, Yucca Valley, CA 92284
Feliz.Padilla@gmail.com
657-345-9224

April 21, 2025

Yucca Valley Community Development Department

Monterey Business Center

58928 Business Center Drive

Yucca Valley, CA 92284

RE: Objection to Class II Temporary Special Event Permit for 58689 Ocotillo Drive

Dear Community Development Director,

We are writing as concerned residents and neighbors regarding the proposed issuance of a Class II Temporary Special Event Permit for the property located at **58689 Ocotillo Drive**, for the purpose of conducting temporary residential special events such as weddings, reunions, and other gatherings.

While I understand the intent behind providing opportunities for community gatherings and celebrations, I respectfully object to this permit for the following reasons:

1. Incompatibility with the Residential Nature of the Neighborhood
Ocotillo Drive is a quiet residential area characterized by low-density housing and peaceful surroundings. Introducing commercial-style events such as weddings and reunions at this location is incompatible with the intended use of this neighborhood and may negatively affect the quality of life for surrounding residents.

2. Traffic, Noise, and Public Safety Concerns
Events of this nature, even on a temporary basis, will likely bring increased traffic, noise, and congestion to a road not designed to accommodate such volumes. This poses risks to public safety, especially for pedestrians, families with children, and residents relying on the calm environment.

3. Insufficient Infrastructure for Hosting Events
The property in question does not appear to have sufficient on-site parking or facilities to accommodate large gatherings without negatively impacting the surrounding area. Overflow parking may spill onto neighboring properties or the narrow road, exacerbating congestion and creating hazards.

4. Precedent for Future Disruptions

Approval of this permit may set a precedent for similar applications in the area, potentially leading to an ongoing disruption of the residential character and further commercialization of quiet neighborhoods.

5. Environmental and Wildlife Impact

The Yucca Valley area is home to sensitive desert ecosystems. Increased human activity, noise, and waste associated with these events may pose environmental risks, including disruption to local wildlife and increased litter or light pollution.

In light of these concerns, we urge the Town to deny the proposed Class II Temporary Special Event Permit for 58689 Ocotillo Drive. We also request that if the application proceeds, a public hearing be held to allow all affected community members to voice their concerns.

Thank you for your attention to this matter and for your continued commitment to maintaining the integrity of Yucca Valley's neighborhoods. Please do not hesitate to contact us if further discussion is needed.

Sincerely,

Feliz Padilla and Sally Padilla-McCamish

RECEIVED
APR 22 2025
BY: Evan W.

Lenna and Joel Pettersson
5366 Camarilla Avenue
Yucca Valley, CA 92284
Phone: (347)-575-2937
(347)-933-3453
Email: lenna.june@gmail.com
joel.pettersson86@gmail.com

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

Dear Planning Division of Yucca Valley,

We are writing to formally express our opposition to the request for a Special License (SPL) 03-25 – Temporary Residential Special Events - for accessor parcel number 0598-021-05, located at 58689 Ocotillo Drive, Yucca Valley, CA 92284.

We have previously addressed concerns directly with the property owner regarding repeated issues of trash disposal stemming from previous large events held at the site. Guests leave behind significant amounts of litter, much of which blows out of the property's dumpster. This has resulted in trash scattering across the surrounding desert and residential properties. Ravens are often seen foraging through their open dumpsters, exacerbating the issue. On windy days, we have personally collected trash from the road and nearby lots to maintain cleanliness in the neighborhood.

In addition to the persistent trash problem, we are also troubled by excessive noise and light pollution. The noise levels - especially on weekends and evenings - frequently disturb the peace. Loud conversations, amplified music, excessive lighting and ongoing gatherings make it difficult for us and our neighbors to enjoy the quiet, residential atmosphere we expected when moving here.

According to the permit request, the property may host up to 39 events per year, accommodating as many as 44 guests per event and 4 staff. This raises serious questions about parking logistics. Even with half the number of vehicles, where will all these guests park? In the past, event-related traffic has led to vehicles lining Ocotillo Drive, making it difficult for residents to access their own homes. These events also contribute to the further deterioration of the already poorly maintained dirt roads, including Indio Ave, Ocotillo Drive, and Camarilla Avenue.

We are also concerned about wastewater management. This is a residential property—how will it handle the wastewater generated by such large gatherings? California homeowners are frequently asked to reduce water usage, especially during drought conditions, yet the scale of these events suggests substantial water consumption. It seems contradictory to conservation efforts that large parties would be permitted at a time when California continues to face serious drought concerns.

For all of these reasons - ranging from environmental impact and infrastructure strain to noise, waste, and public safety - we strongly oppose the approval of a Special License Permit for this property located at 58689 Ocotillo Drive in Yucca Valley, CA.

Please feel free to contact us should you require any additional information or have further questions.

Sincerely,

Lenna and Joel Pettersson
Phone: (347)-575-2937 and (347)-933-3453
Email: lenna.june@gmail.com and joel.pettersson86@gmail.com

RECEIVED
BY:

Michelle Lee Corbin
58690 Ocotillo Drive
Yucca Valley, CA 92284
Phone: (760) 219-0867
Email: michellekorbin@gmail.com

April 17, 2025

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

Re: Formal Objection to Special License (SPL) 03-25 – Temporary Residential Special Events at 58689 Ocotillo Drive
Parcel Number: 0598-011-06

Dear Planning Division,

I am writing as the legal property owner of parcel 0598-011-05, located directly adjacent to the proposed event location at 58689 Ocotillo Drive. I strongly object to the approval of Special License (SPL) 03-25 for temporary residential special events, including weddings and large gatherings, at this location.

This property has already been a source of ongoing disturbances and multiple code violations. I have personally contacted Code Enforcement and the Short-Term Rental Nuisance Hotline on several occasions due to:

- Over 20 vehicles lined up and down the street
- Excessive noise and loud music, often continuing into the night
- Guests trespassing onto my private property
- Events and parties that exceed legal occupancy limits
- Use of drones by guests flying over my house and private property, causing invasion of privacy and concern
- Ongoing short-term rental activity by the applicant, Cherish Delgado, without a valid short-term rental permit — in direct violation of town ordinances

This residence has already operated outside of legal and respectful bounds for years. It is deeply concerning that an individual with a history of ignoring permit requirements and causing repeated disturbances is now requesting a new license to further increase event capacity.

I am absolutely opposed to the issuance of this permit and urge the Town to deny this application in full. The health, safety, and peaceful enjoyment of neighboring residents — including myself — would be further compromised by this approval.

Sincerely,
Michelle Lee Corbin
Owner, Parcel No. 0598-011-06
Phone: (760) 219-0867
Email: michellekorbin@gmail.com

Michelle Lee Corbin
4/24/25

Michelle Lee Corbin
58690 Ocotillo Drive
Yucca Valley, CA 92284
Phone: (760) 219-0867
Email: michellekorbin@gmail.com

RECEIVED
APR 24
BY:

April 17, 2025

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

Re: Formal Objection to Special License (SPL) 03-25 – Temporary Residential Special Events at 58689 Ocotillo Drive
Parcel Number: 0598-011-05

Dear Planning Division,

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This residence has already operated outside of legal and respectful bounds for years. It is deeply concerning that an individual with a history of ignoring permit requirements and causing repeated disturbances is now requesting a new license to further increase event capacity.

I am absolutely opposed to the issuance of this permit and urge the Town to deny this application in full. The health, safety, and peaceful enjoyment of neighboring residents — including myself — would be further compromised by this approval.

Sincerely,
Michelle Lee Corbin
Owner, Parcel No. 0598-011-05
Phone: (760) 219-0867
Email: michellekorbin@gmail.com

Michelle Lee Corbin
4/24/25

Kevin Cain
kevin@insightdigital.org

Kevin Edward Cain
APN: 0598-011-20-0-000 & 0598-011-21-0-000
58750 Ocotillo Drive
Yucca Valley, CA 92284
Phone: 442.451.9528
Email: kevin@insightdigital.org

April 20, 2025

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

Re: Formal Objection to Special License (SPL) 03-25 – Temporary Residential Special Events at 58689 Ocotillo Drive Parcel Number: 0598-011-05

Dear Planning Division,

I am writing as a neighboring property owner to formally object to the approval of Special License (SPL) 03-25 for temporary residential special events at 58689 Ocotillo Drive.

Over several years, this property has been a persistent source of disruption to the neighborhood. I have personally experienced and documented numerous issues including:

- Being kept awake on multiple occasions by amplified music that continues well into the night (in at least one instance until midnight)
- Witnessing numerous large parties that clearly exceed reasonable occupancy limits for a residential property
- Observing guests who treat our residential area as if it were an isolated wilderness rather than a neighborhood with full-time residents
- Frequent instances of excessive noise, obvious heavy drinking (shrieking and shouting), and disruptive behavior
- Visitors who demonstrate no understanding of or respect for desert living, our community context, or neighboring properties

This property has effectively been operating as a "party house" without proper oversight or permits. The current application appears to be an attempt to legitimize these ongoing disruptions rather than address the underlying issues.

I have previously reported these problems to Code Enforcement and the Short-Term Rental Nuisance Hotline, noting issues such as:

- Excessive vehicles crowding neighborhood streets
- Guests trespassing onto neighboring properties

The applicant, Cherish Delgado, has demonstrated a pattern of disregarding town ordinances and neighbor concerns. Approving this special license would only reward this behavior and further deteriorate the quality of life for surrounding residents.

I strongly urge the Town of Yucca Valley Planning Division to deny this application. Our residential neighborhood is not an appropriate venue for commercial event operations, especially given the applicant's history of non-compliance with existing regulations.

Lastly, let me add that I have registered an STVR with the Town. I am therefore not opposed to visitors seeking respectful encounters with the desert. I have seen that some rental owners' extractive attitude to the Town leads to understandable antipathy from residents towards all rentals. This is a shame.

Yours sincerely,

Kevin Edward Cain
Adjacent Property Owner

My name is Cherish, and my family and I have owned and operated our property at 58689 Ocotillo Drive since 2018. We are longtime permitted hosts and have maintained an active short-term rental permit for over six years. Our business holds 5-star reviews, and we have always prioritized running it responsibly.

I would like to address some concerns that were raised by a few of our neighbors regarding our request for a temporary special events permit.

First, regarding noise: We have a professional noise monitoring system in place, and our logs show no ongoing noise issues. The only documented noise concern occurred in 2022, during the COVID period, when we experienced an unusual influx of guests seeking rural escapes. That situation was addressed immediately and has not been repeated since.

Second, regarding trash: We take property maintenance very seriously. When a neighbor expressed a concern about trash nearly three years ago, I personally visited the property, walked the grounds with her, and the only item found was a single beer bottle by the side of the road, which I promptly picked up and photographed. Our cleaning crew inspects the grounds after each stay, and we have never received a citation for trash or property maintenance.

Third, regarding drones and privacy: We have never authorized drone use for events and will include clear policies prohibiting them in all future contracts to protect neighbors' privacy.

Our intent with hosting small weddings and elopements is not to disrupt, but to offer families a beautiful, respectful place to celebrate milestones — in a way that is mindful of the peaceful character of Ocotillo Drive.

On a personal note: My husband suffers from end-stage kidney disease and undergoes dialysis. We are raising two young daughters, ages six and three. This property is our primary source of income, and we run it with care and respect for our land. We love this home very much and it is very dear to us.

We understand that protecting the integrity of our neighborhood is important — it is important to us too. We are committed to abiding by all event limits, noise regulations, parking plans, and any additional conditions the Town wishes to set.

We simply ask for the chance to continue providing for our family in a way that is sustainable and responsible.

Thank you for your time and consideration.

Cherish Delgado

April 30th, 2025

Kevin Cain
kevin@insightdigital.org

Kevin Edward Cain
APN: 0598-011-20-0-000 & 0598-011-21-0-000
58750 Ocotillo Drive
Yucca Valley, CA 92284
Phone: 442.451.9528
Email: kevin@insightdigital.org

July 2, 2025

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

Re: Formal Objection to Special License (SPL) 03-25 – Temporary Residential Special Events at 58689 Ocotillo Drive Parcel Number: 0598-011-05

Dear Planning Division,

I am writing as a neighboring property owner to again formally object to the approval of Special License (SPL) 03-25 for temporary residential special events at 58689 Ocotillo Drive.

This would be a bad precedent to set; as you know, there are many other STVRs licensed by the Town nearby which may consider seeking the same status. The neighborhood is not set up for large events like weddings; **the maintenance of the dirt road is handled by residents themselves** therefore it is unfair to add to their work for the profit of a private party.

I have myself noted several noisy, large events at this property over the past years. The owner has been unresponsive. It seems wrong to give Ms. Delgado permission to continue legally what she has already done in violation of the Town's laws.

Yours sincerely,

Kevin Edward Cain
Adjacent Property Owner

Kevin Cain
kevin@insightdigital.org

Kevin Edward Cain
APN: 0598-011-20-0-000 & 0598-011-21-0-000
58750 Ocotillo Drive
Yucca Valley, CA 92284
Phone: 442.451.9528
Email: kevin@insightdigital.org

April 20, 2025

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

Re: Formal Objection to Special License (SPL) 03-25 – Temporary Residential Special Events at 58689 Ocotillo Drive Parcel Number: 0598-011-05

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- Being kept awake on multiple occasions by amplified music that continues well into the night (in at least one instance until midnight)
- Witnessing numerous large parties that clearly exceed reasonable occupancy limits for a residential property
- Observing guests who treat our residential area as if it were an isolated wilderness rather than a neighborhood with full-time residents
- Frequent instances of excessive noise, obvious heavy drinking (shrieking and shouting), and disruptive behavior
- Visitors who demonstrate no understanding of or respect for desert living, our community context, or neighboring properties

This property has effectively been operating as a "party house" without proper oversight or permits. The current application appears to be an attempt to legitimize these ongoing disruptions rather than address the underlying issues.

I have previously reported these problems to Code Enforcement and the Short-Term Rental Nuisance Hotline, noting issues such as:

- Excessive vehicles crowding neighborhood streets
- Guests trespassing onto neighboring properties

The applicant, Cherish Delgado, has demonstrated a pattern of disregarding town ordinances and neighbor concerns. Approving this special license would only reward this behavior and further deteriorate the quality of life for surrounding residents.

I strongly urge the Town of Yucca Valley Planning Division to deny this application. Our residential neighborhood is not an appropriate venue for commercial event operations, especially given the applicant's history of non-compliance with existing regulations.

Lastly, let me add that I have registered an STVR with the Town. I am therefore not opposed to visitors seeking respectful encounters with the desert. I have seen that some rental owners' extractive attitude to the Town leads to understandable antipathy from residents towards all rentals. This is a shame.

Yours sincerely,

Kevin Edward Cain
Adjacent Property Owner

CAIN
1660 BRIDGEPORT DR NE
ATLANTA GA
30329

TOWN OF YUCCA VALLEY
PLANNING ~~COMMI~~DIVISION
58928 BUSINESS CENTER DR.
YUCCA VALLEY CA
92284

PERMIT HEARING MEETING MINUTES
WEDNESDAY, APRIL 30, 2025
BEGINNING AT 1:30 PM
YUCCA VALLEY COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 BUSINESS CENTER DRIVE
YUCCA VALLEY, CALIFORNIA 92284

Deputy Town Manager: Hello, everybody.

It's everyone so far.

Yes. I want to pick one more up [crosstalk]--

[crosstalk].

--another direction today and permitting one [inaudible], so.

Deputy Town Manager Stueckle: Okay. Great. How's everybody this afternoon?

Public Commenter Group: Great.

Deputy Town Manager Stueckle: A beautiful day outside today. We should be outside and not inside. That's my own theory for the day. So welcome. Today we are here to call - how was this advertised? - a permit hearing. This is a permit hearing for Special License 03-25, temporary special event residential special events on 58689 Ocotillo Drive. The process we're going to use is pretty simple, and we try and keep this relatively informal as we're going through this. So, staff will give a report. I may have a few questions of staff. Based upon that report, I may ask them to clarify a few things, and then I will open it up for any comments that you would like to provide today. So, we'll walk through that process. If there's questions at the end, we can have a little bit of dialogue. I may or may not make a decision today. I don't know. I haven't heard the testimony. I don't know all of the-- I know very few facts till we hold the hearing today. I may end up-- if it's controversial somewhat in the neighborhood, I may end up forwarding it to the Planning Commission. That's kind of the role of the Planning Commission is to address neighborhood issues when they do surface. So that may be one of the outcomes of today as well. Any questions on the process for today?

Public Commenter Group: No.

Deputy Town Manager Stueckle: All right. Very good. With that, if we could have a staff report this morning-- or this afternoon, that'd be great. Thank you.

Assistant Planner Willoughby: The item is Special License 03-25, temporary residential special events at 58689 Ocotillo Drive. The request under this permit is for a Class 2 temporary special event permit for the purpose of conducting and operating temporary residential special events, including weddings, reunions, and small events between the hours of 2:00 PM and 9:00 PM, limited to a maximum of 44 guests per event, 4 staff, and 39 events per year. The property is five

acres in size, currently designated rural living and rural residential under our General Plan are R-2.5. There are single-family residences on the properties to the north, south, and west. The eastern property is vacant. On the site itself, there is an existing residence and a detached ADU. That residence is around 1,500 square feet, and the detached ADU is close to 700 square feet. And that's a brief description of the project. There may be additional questions. I'll turn it back over to our hearing officer.

Deputy Town Manager Stueckle: Evan, can you provide an overview of what the code says for residential temporary special events? There's a couple of different categories and allows for different activities. Can you provide a brief description of what that code says?

Assistant Planner Willoughby: Sure. The code identifies four different classifications of residential special events. Class 1, the minimum standard for those is that it's on a 0.5-acre lot, up to 20 guests per event, up to 50 events per year. Class 2, which this permit is a request for, requires a minimum acreage of 1 acre, up to 50 guests per event, and up to 39 events per year. Class 3, which requires Planning Commission action, needs a minimum of 5 acres, up to 100 guests per event, and 26 events per year. And then Class 4, which requires Planning Commission action and a conditional use permit, is on 1-acre lots, typically for non-residential properties in residential areas, up to 100 guests per event, and may exceed the number of events based on Planning Commission determination.

Deputy Town Manager Stueckle: Very good. Thank you for that update. I assume this is a permitted temporary short-term vacation rental property.

Assistant Planner Willoughby: That is correct.

Deputy Town Manager Stueckle: And how long has there-- do you know the length of time there's been a permit in existence on this property?

Assistant Planner Willoughby: I do not know that off the top of my head.

Deputy Town Manager Stueckle: Okay.

Applicant, Cherish Delgado: 2018, I believe, is when we obtained our permit.

Deputy Town Manager Stueckle: Okay. Do we have any history of-- if you had time to coordinate with either sheriff's department logs or code enforcement logs, do we have any history of complaints or enforcement activities that have taken place on the property?

Assistant Planner Willoughby: I have checked the sheriff's. And there has been reported no calls for service in the past six months on the property. And then with code enforcement, prior code enforcement cases are currently closed with fines paid. No current open code enforcement case.

Deputy Town Manager Stueckle: Before I ask the applicant to kind of give a brief overview, has the applicant provided any specifics in terms of the type of special events that are planned to be held?

Assistant Planner Willoughby: The description provided by the applicant is weddings, reunions, and small events.

Deputy Town Manager Stueckle: All right. In terms of site analysis, does the site have adequate parking and other features as required by the code?

Assistant Planner Willoughby: Based upon our standard for parking for residential special events, the property would require 26 parking spaces, so space to accommodate 26 vehicles. The site is five acres and has sufficient area for that.

Deputy Town Manager Stueckle: What written comments have we received on this application so far?

Assistant Planner Willoughby: We have received five letters in opposition to the project and one letter from the applicant.

Deputy Town Manager Stueckle: Is there anything specific that should be noted from the letters in opposition to the project, such as are there technical issues that need to be investigated? Are there issues that have been raised that maybe code enforcement staff hasn't been aware of in the past? Can you describe any of those types of things?

Assistant Planner Willoughby: The nature of the comments generally pertain to prior activities on the property, prior history of operations under the short-term vacation rental permit, and potential violations that have not been raised with code enforcement previously.

Deputy Town Manager Stueckle: Okay.

Assistant Planner Willoughby: There are some technical issues that I agree staff would need to assess regarding traffic, congestion, and potential environmental impacts.

Deputy Town Manager Stueckle: All right. Very good. Anything additional staff would like to provide on this application this afternoon?

Assistant Planner Willoughby: No.

Deputy Town Manager Stueckle: All right. Very good. The applicant, Cherish Delgado.

Applicant, Cherish Delgado: Hello.

Deputy Town Manager Stueckle: How are you today?

Applicant, Cherish Delgado: I'm good. How are you?

Deputy Town Manager Stueckle: Can you just take a few minutes and describe what you're hoping to accomplish with this application, and then--

Applicant, Cherish Delgado: Sure.

Deputy Town Manager Stueckle:--maybe talk a little bit about some of the prior enforcement issues that you dealt with with code enforcement staff and those types of things?

Applicant, Cherish Delgado: Yeah. Absolutely. So, I think we're looking to have small events, small little events, weddings, and reunions. That's what people who inquire with us are requesting. And they're very small events. They don't typically have outside vendors, music. That's one thing that we don't really want in the community anyways. We do have noise monitors and cameras in place. We did have an incident in 2022, and I did speak with other neighbors about it. And there was someone who brought a lot of unauthorized guests. And I know people in the neighborhood were upset about it. And we made a lot of effort to make sure that that didn't happen again. We screen guests. We have extra staff members. And like I said, we do have noise monitoring and cameras in place. And we haven't had any incidents since then back in '22. And I think you'll find in the logs, there's nothing from the sheriff's department. There's no complaints. And you could pretty much ask me about any particular day, and I could pull up the noise monitor logs and the camera logs. And so, I think that that's the main issue with the neighbors. Any other issues brought up were never-- someone mentioned a drone flying overhead. I think maybe that happened once. We don't, obviously, authorize drones. We take care of the trash. We have a large dumpster in place. And we really have the extra staff in place to make sure that everything is monitored 24/7 so that nothing happens. And if there is a noise complaint, the noise monitor will go off and instantly notify us and everyone else so we can stop it right away. And then we can have someone local drive there and make sure that it shuts anything down.

Deputy Town Manager Stueckle: Who do you use for, call it, property management or vacation rental management for your property?

Applicant, Cherish Delgado: So, I manage it myself. And then we have a husband and wife team that they clean it and also maintain the property. And then we also have people who monitor the cameras and messages. They're virtual assistants, and they help us with the guest messaging.

Deputy Town Manager Stueckle: Let me ask my question. I should've asked a little bit better ways. And staff, correct me if I'm wrong, but I believe under our vacation rental ordinance, you have to have a locally designated 24-hour contact. They have to respond within a certain time period when there are complaints that are filed. Who is that company that you use?

Applicant, Cherish Delgado: Pedro Hernandez and Griselda Hernandez.

Deputy Town Manager Stueckle: Okay. Okay. Do you know where they are based out of?

Applicant, Cherish Delgado: Yeah, Yucca Valley. They live about 10 minutes away from the property. Yeah. And they've been taking care of it since 2018, so.

Deputy Town Manager Stueckle: Special events is a hard business to be in. The Town does some special events, so we have a little bit of exposure in that area. I think I've heard you say you want to keep your events relatively small. This would give you approval up to having 44 people at these events. Do you see this as primarily a wedding venue? I would think you have something in your

business plan that you're going to focus your efforts on, or is this just very broad and open as part of a vacation rental?

Applicant, Cherish Delgado: I think probably primarily small weddings. Small elopements and weddings, yeah.

Deputy Town Manager Stueckle: All right. Are there any additional comments that you would like to provide today?

Applicant, Cherish Delgado: No. Other than I'm happy to provide any voice monitor records, camera records, or anything else.

Deputy Town Manager Stueckle: Okay. Very good. Thank you. Good afternoon.

Public Commenters, Group: Good afternoon.

Deputy Town Manager Stueckle: Who would like to introduce themselves and make the next comments today?

Public Commenter, Joel Pettersson: I can start. My name is Joel Pettersson. And I've lived in my house for about - what is it? - three years now, three and a half years. And moved out to the desert for getting some peace and quiet. I've been in the cities for the most of my life. And I live there with my family, my daughter, she's five, and my wife, two dogs. And yeah, I mean, obviously, receiving this letter two weeks ago kind of threw me off a little bit. I mean, I didn't even know that this was a thing, to be honest with you. I mean, Airbnb is one thing, but to actually have events to generate money in a residential area, to me, is unheard of. I mean, I just didn't know that was a thing. And obviously, nothing that I would like to have close to my house. I consider my house a forever home, and that's where I've moved to settle down with my family. I've opened up a business here, and we're here to stay. And I was looking for a home for two years here and finally found where we're at to get some peace and quiet, got a good-sized property. But having something like this interfere with that is not really what I'm hoping that will happen. And I'm not really concerned of what currently has been happening at this Airbnb or property. Yes, the wedding back a couple of years ago was definitely a disturbance, but I also saw what that looked like. And the problem right now, it's not looking into it. There's noise monitors and all these things, but that's what currently is happening, not what this is suggesting. And 44 people, that's not small. Not in a residential area. That's very large, in my opinion.

And I mean, for you guys scouting the property, you're saying that you see that there can be parked 26 cars there. I don't know where that would be because there's no-- I mean, the property line is one thing, but are you going to just drive over desert plants and cacti and just park wherever? The driveway is small. And even now before the larger events that happened a couple of years ago, then there were cars on the entire street. I could barely get home. I mean, I work late at night, but I have to go out on the side of the road to be able to drive up to my house. And that's what's going to happen again. There's no room for all these vehicles. And not just the vehicles, but even for the people, it's a residential home, hence the name residential. So, I mean,

that's kind of where I sit with it. And I mean, there's been problems with the trash too. My wife works with a-- her job is taking care of the desert. And we've been over there picking up trash in multiple locations. There's a large bin, but it's also very often completely open. Crows and whatnot are just grabbing trash and spreading it all over. We've voiced this before. But yeah, that's one thing. The main thing for me is just the tranquility of what I'm looking for to have for my home, for my family, and doing these large events up to three times a month, no. Thank you.

Deputy Town Manager Stueckle: You're welcome. If I may ask you a question.

Public Commenter, Joel Pettersson: Sure.

Deputy Town Manager Stueckle: Sounds like you were living in your home back when the one wedding--

Public Commenter, Joel Pettersson: Yeah.

Deputy Town Manager Stueckle:--big party occurred. Have there been any other-- from your perspective, have there been any other similar events that have taken place that have been disturbing that-- and we all have had maybe neighbors in our lives that every once in a while have a birthday party or they have some celebration and they have a few friends over and it gets loud. Has there been something similar?

Public Commenter, Joel Pettersson: That was definitely the one that I remember the most, but also this is what this is implied to. So, what's been happening after that to me is irrelevant because it's not what we're proposing here. So no, the events haven't been anything to that size where there was a lot of music. But yes, there's a lot of light coming from the property currently. A lot of things have been put up. A lot of things have been prepared for something like this. And of course, I'm going to reference that because that is the closest thing that this will become.

Deputy Town Manager Stueckle: I should have asked first, and I apologize. Does your property abut this property up against it? How close is your--

Public Commenter, Joel Pettersson: Not right. I'm a little bit of a higher elevation, so I'm looking over it, but close enough.

Deputy Town Manager Stueckle: Understood. Understood. On a regular weekday basis, as it's operating as a vacation rental, is it relatively quiet?

Public Commenter, Joel Pettersson: Yeah. During the week, I mean, there's nothing much going on. Now, there's been a pool installed at the home, so there's some activity out there. But again, I don't have a problem with a regular Airbnb necessarily. I mean, it's this that is [crosstalk].

Deputy Town Manager Stueckle: Understood.

Public Commenter, Joel Pettersson: And [inaudible]. To answer the question, no, not really. But I still want to stress that this is what we're dealing with now. [crosstalk] something very different, yeah.

Deputy Town Manager Stueckle: Understood. I appreciate that very much. Thank you.

Public Commenter, Michele Lee Corbin: Hi.

Deputy Town Manager Stueckle: Hi.

Public Commenter, Michele Lee Corbin: I'm Michelle.

Deputy Town Manager Stueckle: Hi, Michelle.

Public Commenter, Michele Lee Corbin: Yeah, I'm absolutely against this. I'm a widow. I live with my daughter-in-law practically across the street from this property. And it was more than one wedding a few years ago when she was doing it. It was quite a few different events, whether they were-- I don't even know what they were. Well, oftentimes, I would come home from having dinner at my stepdaughter's house late at night, and there would be cars lined up and down the road. So that's what I meant in my letter when I said that some of these things have already been happening without the proper permitting. We did do a noise complaint just a few weeks ago. And so, I don't know why that's not showing up. But loud music that we could hear in the house. So, for me, there have still been complaints. It's definitely quieter since the whole wedding thing and the whole neighborhood got really angry about the wedding thing and made complaints. I know Cherish tried to reach out to people back then. I wasn't interested in hearing it anymore because I feel like you give someone an inch and they take a foot. And I feel like that's what's always happened here with trying to appease people but then turning around and doing whatever you want anyway. I think it's very rude that during that time I got an email. I don't know if she had to prove that she was writing or trying to settle things with the neighbors, but my husband, who was dead, got an email to him, and she knew he had passed away. So, I'm really against this. I don't feel that it's fair. I love our house.

We've been there for-- well, since 2008. And we didn't look into the newspaper when we bought our house. We drove to the geographical areas that we liked. And when we saw that house, we were just like, "Oh, this is awesome." And we bought it or we put it in escrow that day. It's a very quiet neighborhood. I never hear any of the-- I know there's other Airbnbs in our neighborhood. I don't hear anything out of those. This is the one I'm closest to, but this is the one that I hear the most noise coming from. And noise carries in the desert, by the way - I mean, I know you know this because you live here - especially when everybody's on these five-acre parcels, and then there's a big mountain behind us where the sound echoes from. We like our quiet life and our quiet neighborhood. And I know I speak for most of the neighbors when I say this. This is set up for every weekend during the good weather, the fall, maybe it's the winter and spring of there being an event.

When there's no snow?

Yeah. So, I just appreciate the quietness, and I love the desert, and that's why we live here. I know that's why my neighbors live here. We don't want to see that destroyed. And dealing with it as an Airbnb is one thing but dealing with it like this is absolutely another thing. And it just saddens me. Absolutely.

Deputy Town Manager Stueckle: Any other comments? Anything you would like to add to that?

Public Commenter, Unnamed (with Michele Lee Corbin): Mm-mm.

Deputy Town Manager Stueckle: You sure?

Public Commenter, Unnamed (with Michele Lee Corbin): Mm-hmm.

Deputy Town Manager Stueckle: Okay. All right. So, the first thing I'm going to suggest is that you all share contact information and share phone numbers. I think it's important with these activities that the town council has approved that we encourage folks to be able to talk to each other. And if you are being disturbed by actions that are taking place, I would expect the operator to be respectful of that and to make sure that that gets addressed immediately. That's huge. Our quality of life is important to all of us. And as neighbors, in my opinion, we need to respect that. It's interesting how the property I live on runs this way, and then there's some lots that back up to it this way. I was talking with one of my neighbors, Allen. And Allen says, "Yeah, you have some really good parties over there all the time," said Allen. And I said, "I've never had a party at my house. That's my four daughters and my wife on the back patio when we barbecue." That's true. I've never had anybody else over to our house. Sound carries, noise carries. And being respectful of those in our neighborhood is very important because some of us like to sit outside and not listen to a lot of stuff. So that's the first thing I'm going to recommend you do. In terms of background, so originally, the town council had established codes that allowed for vacation rentals like many communities. And it was only-- how long ago that they amended the code to allow these special events?

Assistant Planner Willoughby: Probably a little over a year.

Deputy Town Manager Stueckle: So somewhere around a year to two years ago, they amended to allow these special events. It's not anything I was accustomed to either, administering codes for a number of years. But in our research, as the town council asked us to bring this forward to staff, it's actually pretty common in communities where vacation rentals and tourism are pretty high in terms of activity levels. And so, the council, after public hearing process, elected to allow for these special events to occur as part of the town's economic base, tourism coming in here, people bringing their dollars and spending their dollars here. But they also were very explicit with staff. "If there's a problem property staff, we expect you to shut it down." I've done that with one property in Town. It was a vacation rental that was out of control. It no longer operates as a vacation rental. And so, we have to be respectful of our neighbors. We have to be respectful of our neighborhood. It's very, very important. Staff, can you talk about parking on the road? Is parking on the road allowed under our special events code?

Assistant Planner Willoughby: No.

Deputy Town Manager Stueckle: No. All parking has to be accommodated for on the property. And I believe that applies to strictly vacation rentals as well outside of the specialty event company.

Assistant Planner Willoughby: That's correct.

Deputy Town Manager Stueckle: So even as a vacation rental, the guests cannot be parking out on the road. They actually have to be on the property.

Applicant, Cherish Delgado: But nothing's stopping the person from clear-cutting their land to make more parking.

Deputy Town Manager Stueckle: How closely in staff-- and I can tell you right now from some of the questions and statements that are being made, I probably am not going to be able to make a decision today because there's going to be some unanswered questions, and that's one. How closely have we been able to evaluate the disturbed area on the site? And is that sufficient for the 23 cars that we're talking about?

Assistant Planner Willoughby: Staff has been by the site from the public right-of-way. We have not been on the site to evaluate from [crosstalk].

Deputy Town Manager Stueckle: Okay. All right. Very good.

Applicant, Cherish Delgado: Can I make a comment on the parking?

Deputy Town Manager Stueckle: Sure.

Applicant, Cherish Delgado: There's a roundabout in the front that's parking. There's also a separate road that leads all the way back to our back gate where there's parking. And then there's also a flat plateau that's already with no plans or anything in the front. So, there's three separate areas that could accommodate that amount of parking.

Deputy Town Manager Stueckle: I appreciate that input. And that's something I'm going to ask staff to coordinate a field review at a time so we don't disturb any guests that you may have there to confirm that before any action is taken on the application here. So, in your process, the noise monitor goes off when there's event taking place. Do you actually make the phone call to the guest? Who makes that call and what transpires in that call?

Applicant, Cherish Delgado: Yeah. So, the people in charge of our messaging system would message the guest, and then we would have Pedro come to the property and knock on the door and talk to them if they don't immediately turn off the music.

Deputy Town Manager Stueckle: Okay. All right. How often do you all hear noise that you would consider not usual of a standard single-family home?

Public Commenter, Michele Lee Corbin: Prior to when she was trying to have the micro weddings a few years ago, it was common. After there were many complaints made because of the weddings or whatever was going on over there, which wasn't just once, it was several weekends that it had happened, then it quieted down quite a bit. Of course, there's a pool there now and it's warming up. So now we're hearing outdoor music speakers playing and that sort of thing going into the night. And once again, I bring up the fact that it may not sound very loud to the person who's playing it, I mean, I don't know, but it just travels and it comes into our living room and it comes into our bedroom. And it may not be that loud to them, but it is to us.

Deputy Town Manager Stueckle: Understood. Understood.

Public Commenter, Michele Lee Corbin: Plus, there's a situation of privacy. I mean, our front yard, we like to hang out there. We have a chain-link fence around our yard. It's not a solid fence that can block out people looking over or walking over or anything like that. I put up no trespassing signs, but we still had problems with people walking on the property and taking pictures on our property.

Public Commenter, Unnamed (with Michele Lee Corbin): Wedding pictures and stuff, things like that?

Public Commenter, Michele Lee Corbin: Yeah. That was just a few months ago too. I mean, if I was going to complain about the stuff going on over there, I feel like I would constantly just be whining because it's just a constant.

Deputy Town Manager Stueckle: You're not whining.

Public Commenter, Michele Lee Corbin: Yeah, but that's what it feels like.

Deputy Town Manager Stueckle: Understood. Understood.

Public Commenter, Michele Lee Corbin: And it's like, "Oh, my God, here we go again." And I hate this. I hate the fact that we even have to be here today and have to address this and deal with this. I hate the fact that it's come up. I mean, as an Airbnb, it's one thing, but it's a very quiet neighborhood. It really is.

Deputy Town Manager Stueckle: Understood. Do you have information at your vacation rental about your property and where your property is located and the boundaries and not going on to other people's property? And the reason I ask that is the vacation rental that I referenced earlier that no longer exists, that was the primary issue that was occurring. It was trespass onto other people's property. And the Town takes that very, very, very seriously. Our private property rights and our expectation of privacy is highly respected. And so, what do you do as a vacation rental operator to address that issue?

Applicant, Cherish Delgado: Yeah. So, we have a guidebook. And in the guidebook, there's a satellite photo of the property with a map of the property boundaries. And it shows exactly with the satellite photo where the house is, where the ADU is, and everything, and then the boundary

of the property. And it says, "Please don't go outside of this area. This is where our property boundaries are."

Deputy Town Manager Stueckle: Okay. And this happened recently?

Public Commenter, Michele Lee Corbin: It was last month, I think.

Deputy Town Manager Stueckle: Okay. All right. Staff, based upon what you have heard today, is there any additional input or comments that you would like to offer today?

Assistant Planner Willoughby: No.

Deputy Town Manager Stueckle: Applicant, are there any additional comments that you would like to make today?

Applicant, Cherish Delgado: Yeah. I mean, we don't want loud music or noise either. We don't want people having ragers with alcohol or extra traffic or anything like that. We just want to have-- we're only going to approve very small events. They're not going to be allowed to have music. We're going to tell them, "Hey, these are the quiet hours. You have to abide by this." And if anybody doesn't, we'll have someone in place to make sure that it stops right away because we don't want that either. And we don't really need to do that anyways. We don't need to accept a lot of events anyways because people like the property. They can vacation there and it's peaceful. And we're not looking to make this a huge operation or anything.

Deputy Town Manager Stueckle: Okay. Thank you. Staff, under our ordinance, when do quiet hours begin at vacation homes?

Associate Planner Jerome: I believe it's 7:00, but I'd have to double-check.

Assistant Planner Willoughby: I don't have a copy of that particular ordinance for vacation with us as part of this.

Deputy Town Manager Stueckle: Very good. Thank you. Any additional comments that you would like to offer today?

Public Commenter, Joel Pettersson: I just want to stress again. I already mentioned it, but a lot of the discussions that we've had here today have been about a current thing that's happening with a permit which she already has. Again, I want to stress that it's something different. This is not what we're opposing here, having families coming in and staying and relaxing. I go to Airbnbs all the time myself. I know what it is. I don't have a problem with that. I got a problem with this. It's just a vast difference here versus what's currently going on. I just want to stress that again. And I hear the whole argument a little bit too of the city coming in. I understand the importance of tourism here too. It's a part of my livelihood. I run and operate restaurants, and I get that. But that's also been taking place in a commercial setting. Having that take place in a residential area, it has no place there in my opinion. And yeah, just wanted to mention as well.

Deputy Town Manager Stueckle: Appreciate it.

Public Commenter, Michele Lee Corbin: And then judging that year that there were all those large events, I have no doubt that this will be a large event Airbnb, and that's what it's going to become on the weekends. At least that's where the money is in that sort of thing. So, I just feel that that's not true, that it will be a party house. And I mean, what am I going to have to-- I mean, obviously, if this happened, I may be forced to have to move to Arizona, where it's quieter, where there isn't this sort of thing allowed. That's not fair that I should have to move in order to escape this kind of stuff.

Deputy Town Manager Stueckle: Understood. If I were to forward this to the Planning Commission-- so the Planning Commission is an advisory body to the town council. There's five members. They meet on the second and fourth Tuesdays of every month at 6:00 PM. If this application were forwarded to the Planning Commission for review, would you be interested? I know we're all busy. We all have lives. We all have things to do. Would you be interested? Would you go and attend and make these comments at the planning commission hearing?

Public Commenter, Joel Pettersson: I mean, I would. I just hope that it wouldn't come to that. With having five letters from every single actual living person that lives around this property opposing it, I would hope would be enough for the town to respect the citizens that live here. And I would hope they wouldn't go to that. But yeah, of course I will because this is my forever home.

Deputy Town Manager Stueckle: Absolutely. Absolutely. I will suggest, again, everybody exchange contact information if you're comfortable doing that. I'm not going to make a decision today. Staff has some additional research they need to do on the property. They need to conclude that. They need to coordinate that with the applicant and make sure we're not interfering with the vacation rental operation in terms of those issues. Once I have that, I'll take a look thoroughly at the letters that have come and the opposition letters as well. I greatly appreciate you taking the time today to come in and your testimony. It's very important. It's very valuable in our decision-making process. So, it's greatly appreciated. Review all of that, and then decide if I'm ready to render a decision or if it's more appropriate for the Planning Commission to make the decision and not some staff person that works out of a dungeon office. Are there any questions that I can answer for you today as the applicant?

Applicant, Cherish Delgado: If it does go to the Planning Commission, is there a process for-- what is the process for that, basically?

Deputy Town Manager Stueckle: So, if I forward it to the Planning Commission, staff will schedule the matter. So, we'll know two to three weeks in advance when that meeting will be. They'll send out the staff report in advance of the meeting. You'll need to be there to present your case to the Planning Commission. Hopefully, that answers your question. [crosstalk].

Applicant, Cherish Delgado: Okay.

Public Commenter, Joel Pettersson: I got a quick question.

Deputy Town Manager Stueckle: Sure.

Public Commenter, Joel Pettersson: In terms of your decision-making process, how will it be communicated? Do we get a letter sent? Or how does that work?

Deputy Town Manager Stueckle: Do we have your contact information? Do you have everybody's contact information on file?

Assistant Planner Willoughby: I would need to confirm [crosstalk].

Deputy Town Manager Stueckle: Okay. You'll be informed in writing. You were within 300 feet, so you'll automatically receive notes.

Public Commenter, Joel Pettersson: Yeah. I mean, I've got the letter, so [crosstalk].

Deputy Town Manager Stueckle: You'll automatically receive written notes on that. Can we please get phone numbers and email addresses today as well so we can have a little bit more formal/informal communication as well [inaudible]? Anything else I can answer for anybody today?

Public Commenters Group: Nothing.

Deputy Town Manager Stueckle: Great. We appreciate you taking the time out of your busy lives to come in today and the input you've provided. It's very important in our process. I do thank you very much. These are important decisions that can affect folks. So, it is great. Your time is appreciated. So, you guys will follow up, get the contact information, and then bring it up on that. So, thank you very much for coming in today. We greatly appreciate it.

Public Commenters Group: Thank you.

Deputy Town Manager Stueckle: You bet. You're welcome. Oops. Sorry about that. Thank you.

So, if you guys can follow up with the contact information [inaudible]

Thank you very much for coming in today, we appreciate it.

Planning Admin Yochmowitz: Joel, Michelle, your contact information on your letters that you sent to us, they have the emails and the addresses on that. Is that your current information?

Public Commenters Group: That's accurate, yeah.

Public Commenters Group: Okay. Thank you.

Mm-hmm.

[inaudible].

Concluded at 1:39 PM

Minor Additions to Schools, of the California CEQA Guidelines, as the proposed project is a minor addition to an existing school and is not anticipated to increase student capacity.

Conditional Use Permit, CUP 02-95 Amendment 3, Joshua Springs Calvary Chapel:
That the Planning Commission approves Conditional Use Permit, CUP 05-95 Amendment #3 Joshua Springs Calvary Chapel, for the addition of a 9,720 square-foot gymnasium and additional parking, based upon the information contained within the staff report, the required findings and the recommended Conditions of Approval.

RESULT:	**CONTINUED [3 TO 0]**
	Next: 8/12/2025 6:00 PM
MOVER:	J Clint Stoker, Commissioner
SECONDER:	Gerard Noonan, Commissioner
AYES:	Gerard Noonan, J Clint Stoker. Alejandro Vasconcelos
EXCUSED:	Mathew Thomas
RECUSED:	James Henderson

DEPARTMENT REPORTS

20. Environmental Assessment (EA) 12-25, Temporary Special Event Permit (SPL) 03-25 58689 Ocotillo Drive Temporary Special Event Permit Class II, a request for the operation of a temporary residential special event facility.

Chair Vasconcelos stated moving on to Department Reports, Item 20. Environmental Assessment, EA 12-25, Temporary Special Events Permit SPL 03-25 at 58689 Ocotillo Drive. Temporary Special Events Permit Class 2, a request for operation of a temporary residential special events facility. Staff report, please.

Associate Planner Jerome stated, the recommendation for this item is to continue to the meeting of August 12th. You'll see on packet page 745 that staff erroneously noticed this meeting to occur at our offices on Business Center Drive and not in this location. So, we need to re-notice the neighbors for this project.

Deputy Town Manager Stueckle stated so, this was originally held as a staff-level hearing as prescribed in the ordinance. So that was the notice that the staff used to bring it to Planning Commission. The date is correct. The time is correct. The location is not correct. That's a procedural flaw in the notice. And therefore, procedurally, the Commission cannot take action this evening. We do know, or I do believe, there's a number of neighbors here that are here specifically to speak on this matter. It's really the Chairman, along with the commissioner's discretion, if you would like to hear their comments this evening. You are allowed to hear their comments by doing so. That's on the record, but the Commission can take no action on the item this evening. Staff needs to re-notice it because-- and I just want to confirm, the ordinance for this level of special event does require notice to property owners within 300 feet. Is that correct?

Assistant Planner Willoughby stated that is correct.

Deputy Town Manager Stueckle stated all right. So, the ordinance requires the notice. The notice contained an error. Procedurally, the Commission can take no action this evening. You can listen to public comment. This is not a public hearing. This is a department report. You can hear public comment. We apologize to the folks that have taken the time out of their personal lives to be here this evening to make comments. It's an error on the Town's part. That concludes staff's comments. Commission's discretion on how you would like to proceed this evening.

Commissioner Stoker asked so we can hear comments and have any sort of discussion or not really a discussion at all?

Deputy Town Manager Stueckle stated I would recommend you limit it to questions of staff, not have any significant discussion at the Commission level. Any questions of staff on additional information that's necessary. And then staff will be re-advertising to bring this back to the Commission, likely at your first meeting in August.

Commissioner Stoker stated okay. Thank- Does staff present the report to us?

Deputy Town Manager stated yes, sir.

Chair Vasconcelos stated and if the applicant is-- I don't know if they're here or not, but can we ask them questions if need be or not really at this time?

Deputy Town Manager Stueckle asked is the applicant present this evening?

Commissioner Stoker stated I see two people's hands raised, yeah.

Deputy Town Manager Stueckle stated yes, sir.

Chair Vasconcelos stated I'm okay with whatever--

[crosstalk] I'm okay.

Chair Vasconcelos stated I'm okay with hearing. Yeah. Yeah. Everybody's here. I can see [inaudible]. I think we've agreed we just proceed, but won't have any actions for this. So, could we present the staff report on this item?

Deputy Town Manager Stueckle stated yes, sir, we can.

Assistant Planner Willoughby stated the Item is 58689 Ocotillo Drive, Temporary Special Event Permit, Class 2, SPL 03-25, Environmental Assessment 12-25. The recommended action, although the Planning Commission will not be taking any action, is finding that the project is exempt from CEQA, pursuant to the following Section 15301 existing facilities. The California CEQA guidelines as proposed project includes the leasing of an existing single-family residence, and that the Planning Commission reviews SPL 03-25, a

temporary special event permit for the purpose of conducting and operating temporary residential special events based upon the information contained within the staff report, the required findings, and conditions of approval. This is a site plan prepared by the applicant identifying the location of existing structures and dirt driveways that provide access to the site. On the north side of the site is Ocotillo, where you can see that horseshoe driveway. And then on the east side of the site, there's a little bit thinner single driveway. This is a plan prepared by the applicant to clarify the location of proposed parking in relation to emergency access and how those two things may be accommodated in tandem.

This is a photo of the site on Ocotillo Drive, facing east/southeast. This is an additional photo of the site facing that dumpster along Ocotillo facing west and southwest. This is a picture of Ocotillo Drive facing south. This is a picture of Ocotillo Drive facing south, and third picture also facing south. Fourth picture, and from El Dorado, facing west. Once again, although the Commission is not taking action on the item tonight, the original recommendation was that the Planning Commission find the proposed project exempt from CEQA under Section 15301 existing facilities of the California CEQA guidelines. As proposed project includes the leasing of an existing single-family residence and reviews SPL 03-25 temporary special event permit for the purpose of conducting and operating temporary residential special events based upon the information contained within the staff report, required findings, and recommended conditions of approval. There are a few alternative recommendations which are outlined in the staff report, which include continuance, denial, approval as proposed, or approval with modifications or additional conditions of approval, including and up to requiring six-month operational review of the proposed project to return to the Commission. And I'll move it back to public comment. Thank you.

Chair Vasconcelos stated thank you, staff. Is there anyone in the public that would like to make a comment on this topic?

Commissioner Stoker asked do you have a list already? You could state your name and—

Chair Vasconcelos stated please state your name and your residence.

Kyle Weinmueller stated yes. My name is Kyle Weinmueller. My residence is actually closest to this, which is 58684 Oleander Drive.

Commissioner Stoker asked adjust your mic up a little bit so you can get picked up.

Kyle Weinmueller stated Sorry. Yeah. It's 58684 Oleander Drive. My name is Kyle Weinmueller. We're actually in the process of buying the house. So, we've renters there for the last 12 years or so. And I've known the owners since I was, I don't know, eight years old or something, and I'm 45 now, so. Anyhow, I'm usually not the person to be complaining about this kind of situation, but this house has been a continue-- just over and over a problem where the people they have there are different than everyone else that has Airbnbs on the street, really. I realize ours is closest to us, but it's really-- the people there are just a lot-- I mean, they yell at the neighbors. They're really not that

nice always. And I think if you're having a lot of people there-- because they've continuously had a whole bunch of people there, way more than they're allowed to have already, like the rules don't matter. And the thing is, is that if you're going to do that, at least be nice to the neighbors and care about-- I mean, one of my neighbors, she's in her late 60s and they're out there telling her-- when she asks them to turn the music down, to F off and everything else.

I mean, much less the last 4th of July, they let off fireworks. And I mean, I'm not talking little sparklers. They let off fireworks straight up on the ground that went everywhere. I mean, so much to the point where-- I'm a pretty calm guy, and I went out there and I mean, I cussed them all out, where they knew they were wrong. Not one of them said anything to me but sorry. I'll admit that. But they were way out of line letting off, I mean, like Town fireworks on the ground in a dry area. I mean, it was so much so that the people up on the hill, actually, after I was done yelling at them, were cheering that I actually said something to them, because I guess they had been doing it for quite a bit that night, and I had just got home. So, it was like I didn't-- I only saw that one time, much less, I guess, there was 10 other incidences or something. Quite a few of them. They have bonfires there that are, I mean, raging bonfires.

And I was reading the reports where they said that they have things that monitor noise, and they have all these cameras and stuff. But clearly, they're seeing this if that's the case because, I mean, it's big enough for us to see in our house. So, where I'm like, "What's that light? What's going on out there?" And it's a huge bonfire, and you just can't really do that. And I see the need for all the Airbnbs. I'm not totally against those or something. It's just when someone is-- and I don't think they're doing it on purpose as much as it's the people, wherever they have their thing, they're advertising it, is a different place. It's not like Airbnb. I know there's several sites that you can advertise on. And for whatever reason, they're all like college kids, all being loud, which once again, I'm the last one to really say something about that until you're way out of line. They have drones flying over into our yard. They're yelling at our dogs for doing their job. We have bones that are dropped over the fence now for the dogs. Yeah.

Commissioner Stoker asked and what was your address again, sir?

Kyle Weinmueller stated its's 58684 Oleander.

Commissioner Henderson asked what was your first name?

Kyle Weinmueller stated Kyle.

Chair Vasconcelos stated thank you. Do you have any closing comments, or are you done? Would you--?

Kyle Weinmueller stated no, that's pretty much it. I mean, it's just-- also the biggest thing, more than anything, I guess, actually, would be the parking. There is no place like that parking. Those pictures were so deceiving that-- I mean, that long view lens or whatever they were using. There is no parking for 26 parking spots there, period. So not

even close.

Chair Vasconcelos stated thank you. Thank you for your comments. Please state your name and your residence, please.

Michelle Corbin stated Michelle Corbin. I live directly across the street at 58690 Ocotillo Drive. I also—

Chair Vasconcelos stated could you slow down with that address, please. Could you--?

Michelle Corbin stated 58690 Ocotillo Drive. And I own also the parcel next to it. I received two letters. I want to read my letter. I'm writing as a legal property owner of these parcels located directly adjacent to the proposed event location at 58689 Ocotillo Drive. I strongly object to the approval of this license for temporary residential special events, including weddings, large gatherings at this location. This property has already been a source of ongoing disturbances and multiple code violations. I have personally contacted code enforcement and the short-term rental nuisance hotline on several occasions due to over 20 cars lined up and down our street, excessive noise, loud music often continuing into the night, guest trespassing onto my private property often, even though there's No Trespassing signs, use of drones by guests flying over my house, private property causing invasion of my privacy - and I'm concerned about that - ongoing short-term rental activity by the applicant, Cherish Delgado, without a valid short-term rental permit in direct violation of Town ordinances.

This residence has already operated outside of legal and respectful bounds for years. It is deeply concerning that an individual with a history of ignoring permit requirements and causing repeated disturbances is now requesting a new license to further increase event capacity. I am absolutely opposed to the issuance of this permit and urge the Town to deny this application in full. The health, safety, and peaceful enjoyment of the neighboring residents, including myself, would be further compromised by this approval. One other thing I want to bring up is that perhaps maybe we need to invite back to the-- I worked with the Sonoran Institute and the Open Space Group in 2012 for the Morongo Basin Conservation Priorities Report. Inside that report, on the second page, they talked to residents of this area. And when it came to the Morongo Basin treasures, the top five responses of our residents was Joshua Tree National Park, and the second one is our backyard. So perhaps maybe this needs to be looked at again. I'm not against Airbnbs per se, but certainly allowing this many gatherings, 40, whatever-- that's every weekend pretty much during good weather. So that's what I get to look forward to every weekend. Thank you.

Chair Vasconcelos stated thank you. Anyone else wish to speak? Please state your name and your residence.

Lenna Pettersson stated my name is Lenna Pettersson. I also wrote an opposition letter for the first hearing. I grew up in this area since I was three years old, moved away, lived in multiple cities. Came back, wanted peace and quiet. I know the area. I knew which neighborhood I wanted to live in, and I knew the Mesa. As soon as we found the house

that we are living in, I knew that we wanted that house without a doubt in my mind. And the reason was because of space and quietness. We live in a fire zone, my husband and I. We pay $5,000 a year for our home insurance. There is only one road that leads to our house. To get to the house, you have to drive on Ocotillo past this rental. They request a permit for 44 guests, 39 events per year. If there's cars blocking each other blocking the road, how will we get in and out in the event of an emergency? How will they get in and out if they're blocking each other? The roads are not well-maintained, despite any other information. They're unpaved, dirt, rocky, and uneven.

On Indio, to get to Ocotillo, there's parts where there's only room for one vehicle, and one person has to turn off to the side so that car can go through. There's already been issues with the neighbors in this current permit. That's practically the entire neighborhood. There was five different opposition letters that you guys have received. That's pretty much the entire neighborhood, like I said. We're a small, quiet neighborhood who's already experienced issues with this current location. And it's been documented in multiple forms from multiple surrounding homes. It has been communicated in multiple forms and instances directly with the owners. To my understanding, this is not the only Airbnb that they own. I can tell you that my husband and I do not have the budget to stay at any of their rentals for one night. How many opposition letters need to be submitted to take these concerns seriously and deny this applicant of a permit? There's an Airbnb right down the street, right down the road from our house, and there's one on Ocotillo. One of these owners happened to write one of the opposition letters as well. We aren't opposed to Airbnbs, but there is an issue with this particular one. And like I said, it comes down to how many opposition letters need to be submitted for it to be taken seriously. And that's all. Thank you.

Chair Vasconcelos stated thank you. Is there anyone else who would like to speak?

Shelly Weinmueller stated hi. My name is Shelly Weinmueller. I also live at 58684 Oleander Drive. And I'm not going to reiterate what my husband said because you already heard that. My main concern is with the amount of Airbnb's we have in our neighborhood, and this one being the loudest one, I don't want these other people to think that, "Oh, it's okay for these people, you know this house to be loud." And then apply for permits, too, because they're not the only Airbnb. I mean, we have five Airbnb's on Oleander Drive alone. So, we have one behind us, and we have four down the street. They're all quiet compared to this one. So, we just don't want them to have special privileges over everybody else because they don't care. They do not care about anybody in the neighborhood. We've complained online. We had to go through Airbnb because they were doing all sorts of events illegally without repercussions. So, I'm just concerned that it's going to be a big thing for everyone else. So, I would just like you guys to take that into consideration. Because, like my neighbor said, it is a really quiet neighborhood. And we try to kind of all look out for each other. So, we'd like to keep it that way. So, I appreciate you listening.

Chair Vasconcelos stated thank you. Is there anyone else who'd like to make any comment?

[crosstalk] Anything else would be repetitive, but it's been an ongoing—

Chair Vasconceos stated someone else has raised their hand, and they're coming up.

[crosstalk] It's been an ongoing problem since the [inaudible] was over.

Commissioner Stoker asked why don't you come up and speak? Did she already speak? She did not.

[crosstalk] She did not.

Applicant Cherish Delgado stated hi. Good evening. My name is Cherish Delgado. Thank you for the opportunity to speak.

Chair Vasconcelos asked so, you're the applicant?

Applicant Cherish Delgado stated Yes, I'm the applicant. So, we're seeking permission to host very small, intimate elopements and gatherings. These are peaceful, heartfelt moments, often just a couple and their closest loved ones. We do not allow live music or DJs, and we have no intention of holding loud or disruptive events. These are not parties. The permit would allow us to generate income in a way that is aligned with the Town's vision for responsible tourism. It's especially important for our family right now, as my husband is currently undergoing dialysis for end-stage kidney disease. And this opportunity will allow us to continue supporting ourselves and our children during this challenging time. We've owned and operated this property since 2018, and we've taken strong steps to ensure it operates with care and professionalism. We have noise monitors and 24/7 security cameras in place. Our local property managers, a husband and wife team who live just 10 minutes away, respond immediately to any alerts or issues. Guests receive a guidebook with clearly marked property boundaries, and we strictly enforce quiet hours and respectful conduct. If a noise monitor is triggered, we're notified instantly and have someone physically go to the home to intervene if needed.

And we are happy to note that we have been in compliance without any incidents for many years. We have noise monitors and cameras to prove this and County sheriff's records that back this up, which was confirmed in the last meeting. When they were asked, "Are there any incidents or records?" They said, "No incidents on file." This is backed up. And I can provide records to show proof of that. And we did experience some disruptions during COVID many years ago, and we swiftly dealt with that by implementing cameras and noise monitors and the team that was nearby. The idea that our property is loud and non-compliant isn't based in reality or facts. And I can back that up with proof. We have all the camera records. And at any given day or time, if someone can note that, we can bring it out. So unfortunately, there's been a personal vendetta against me. But anyways, in addition to complying with all Town requirements, we're proud to bring positive visibility to Yucca Valley.

Our home has been featured in both Domino and Dwell magazine. We've built a community of over 63,000 followers on Instagram and TikTok sharing the beauty of the

high desert and encouraging responsible tourism that supports local businesses. Since we have such strong demand for our home, we've been lucky to be able to be selective about guests that we allow to stay. We are not seeking high-frequency or large-scale operations, just permission to host a small number of thoughtfully managed gatherings throughout the year. We also want to ensure full compliance with Town regulations. Our five-acre parcel includes three designated parking areas to accommodate vehicles without any need for street parking. And we welcome a site visit to demonstrate this in person. At the heart of this is a family trying to contribute meaningful experiences to both our guests and the local economy, but while being good neighbors and respectful members of the community. And I'm happy to answer any questions or provide any documentation.

Chair Vasconcelos stated thank you.

Applicant Cherish Delgado stated thank you.

Chair Vasconcelos asked is there anyone in the public that also wishes to speak?

[crosstalk] No.

[crosstalk] No? Well, I have emails from [crosstalk]. It's okay. It's okay.

Joel Pettersson stated good evening, Planning Commission. My name is Joel Petterson. I reside at 5366 Camarilla Avenue. And I've lived at the house for about-- well, getting up to four years now. And a lot of things have been said already, so I'm not going to-- I'm going to try not to repeat myself too much. We are not discussing a current operation that's currently going on. There is an Airbnb. There has been an Airbnb there since 2018. We are discussing something very different, a 44-person gathering, potentially. That's way different than what's currently going on with an occupancy of, I believe, 12 people is what they're allowed to have. This is something different that we're discussing. I just want to point that out clearly, that it's not, "Oh, yeah, things have been okay in the past couple years, no complaints." This doesn't belong in a residential area. This is a commercial business to host that many people. And the permit keeps saying temporary, but we're talking about 39 events a year. Peak season here, I mean, we're talking about pretty much every weekend throughout the entire year.

And my main concern with-- I mean, I don't even see how this is feasible with the parking structure and the roads. I mean, the main roads leading up to all our houses are very bad condition as it is, and I can only imagine this kind of traffic that many weeks a year, what that's going to do to our already bad roads. And the evacuation thing is real. I mean, we live in a fire zone. My wife already spoke about that. And we're the last house on the street. So, there's already been issues in the past of the road being blocked, but with this kind of permit, I'm concerned about being able to leave my house when I need to. I need to just take my daughter to soccer practice, and I'm going to have to get through this 40 or 26-car situation. Because again, like sometimes, you can only get one car through at a time on the road. And with Cherish saying that they're just looking for small gatherings, I mean, I don't know what in her mind is a small gathering, but 44

people is not a small gathering in a residential area. And I suggest figuring out a commercial spot where they can continue their activities with their business. And that's all I got. Appreciate your time.

Chair Vasconcelos stated thank you. Anybody else in the public would like to speak?

Audience member asked, can we speak again, or?

Chair Vasconelos stated no.

Audience member asked can I speak since I didn't walk up there [inaudible]?

Chair Vasconelos stated name and-- Going to need your name and your address.

Frances Robertson stated Okay. Okay. Now we're real. Frances Robertson, 58718 Oleander Drive, which is kind of a joke. It's a rutted dirt road. I've lived there since 1991. It has been quiet all the way up until these people bought this house that they're trying to put the business in now. It was a nightmare during the last year of the lockdown, parties of kids from LA coming and you name it. It went on. And it was going on in the front yard, and there were smashed beer bottles in the street. And it was horrible, horrible. My husband passed away unexpectedly because they still had the hospital on lockdown. And I come back. And the next night at 3:00 in the morning, I'm woken up with a whole chorus line of these guys singing songs right in front of my house, doing the whole chorus-line deal. And it was like I couldn't even believe this was my life. And it has continued. And it continues to get a little bit more overtime. I've gotten older and I've just adjusted. I have redone my windows, which I shouldn't have those expenses to start with. But I'm really concerned.

Last year, they were having large fires in the backyard, fires where you could see the flame is, excuse me, coming up over the fence, and that really concerned me at the time. And that was before everyone started getting insurance cancellations because of the fire danger in California. And now, the possibility of that really concerns me. I actually approached a caretaker that was on the property and said, "You guys need to get the fire down, and you need to put it out. It's not good to be having the fire." And they got kind of ugly with me, and I just turned around and went home. I'm not in any position to pick a fight with five younger guys, so. But the fire potential worries me more than anything. We still have a lot of vacant land. We sit right at the base of the hill where Edison has a little station up at the top of the hill. It's right off of Buena Vista. And so, there is a lot of kindling, a lot of dry-- everything's dry. When there is rain, a lot of times the rain diverts around because of that little foothill. And I say little, but I mean, in comparison to a mountain. And all of this just-- it puts everyone that lives here, it puts our lives at danger. So that's all I had to add because I didn't feel like the fire was really appropriately brought to your attention. That's my biggest concern at this point, even more than the noise. Thank you.

Chair Vasconcelos stated thank you. Is there anyone else that'd like to make a comment? Can the applicant come back up?

[crosstalk] If we have questions for them.

Chair Vaconcelos stated the applicant, you can't come back up unless we have questions. Is there anyone in the audience? Is there anyone online? All right. We'll close public comment and bring it back to the commission. So, I think all we are allowed to do is ask questions of staff regarding this application.

[crosstalk] We can't take action. We can't take any action. Yeah. So, let's--
We can still discuss it, right?

Chair Vasconcelos stated yeah. So, let's go with Commissioner Henderson.

Commissioner Henderson stated so where I live, I don't have a magic Rolodex of where all the Airbnbs are around me of permits, but I know where they're all at because they are loud and they're obnoxious. And as a Commission, we put into place some very steep enforcement measures when it comes to Airbnbs. And I want to find out from staff. I went through and I read every single letter, and I made notes on them, and I appreciate them, and I read the applicant's letter as well. So, thank you for that. And I'm sorry you're dealing with that. I really am because that is not the quality of life any resident wants to have. And I can assure you, this Commission and certainly the Town Council doesn't want Airbnb operators causing this much grief for the community. It does not. So, a couple of questions, and I might have a question for you, Kyle, as well. But in regards to the staff, there was a laundry list of complaints that the neighbors have said that they've witnessed and they've reported. And then there's been counterarguments that there's no records of any of this. Can you please let us know what is the accurate facts about substantiated complaints by the code enforcements received against the actual Airbnb operator?

Commissioner Stoker asked do we want to wait for all these questions so that way they can bring it back to us at a future date?

Commissioner Noonan stated yeah, at a future date, I think.

Commissioner Henderson stated my understanding is we could ask questions of staff and we could have comments, we just can't rule on the item. And so, for me, asking questions of staff, asking questions of any of the participants are here, I think it's prudent. Or we just close it and continue it. But if we're all here, let's have the discussion.

Deputy Town Manager Stueckle stated to my understanding, there were actions on this property. And staff correct me if I misspeak here, please. There were, I believe, $8,800 in fines that were issued and have been paid. Were those all related to Airbnb operations? What kind of breakdown do you have on those, staff?

Associate Planner Jerome stated generally, there's a combination of taking care of some outstanding building permits and Airbnb violations. There's no active violation, but as

Shane mentioned, there is approximately $8,800 in previous citations.

Commissioner Henderson stated so in that $8,800, I'm not concerned so much about the building code violations, but specifically-- because we basically have a one, two, three somewhat, I don't want to say a strike, and then it goes to the director's hearing. Or it could. And then it could come to the Planning Commission. But in regards to substantiated complaints, do you know how many have been substantiated over what period of time and what they actually are substantiated? And the fine amount would be appreciated as well. And if we need to continue that, I understand that.

Deputy Town Manager Stueckle stated that's probably something we can't reiterate this evening precisely, but we can come back when this has been re-noticed for hearing, and we can include that in the staff report.

Commissioner Henderson stated yeah, because I've--no, you can't speak right now. Thank you. You cannot speak. You cannot. It's not open to public comment. But in regards to that, I think it's very important for this Commission to know about substantiated, and in regards to-- I know sometimes the official reports don't-- they come to the Town, but that residents will complain to the Sheriff's department as well. So, I would like to know on the Sheriff's log if there's been logged complaints and what those were. And in regards to, I believe it was Kyle, could you come up, sir? In regards to the-- you brought up the fireworks issue, right?

Kyle stated yes. Yes, with [inaudible].

Commissioner Henderson asked and how long ago was that? Was that recently, or was that last year?

Kyle Weinmueller stated it was last year. Last 4th of July, actually. And like I said, I had gotten home late, and I only saw the last one there. And the neighbors above me were yelling down at me, cheering me on because I guess it had been happening for a while. I only caught the last one. And also, I want to say I don't have anything against her. We've never even met her.

Commissioner Henderson stated I understand that.

Kyle Weinmueller stated and the fact is, is I'm just speaking on stuff that's going on now, much less if they actually could have that many people there legally. You know what I mean? I mean, I couldn't imagine if they could actually do that. You know what I mean?

Commissioner Henderson stated understood.

Kyle Weinmueller stated the roads are really-- it's not a big, wide dirt road or something. They're just little windy dirt roads. It's a problem when you're passing anyone, just the neighbors, much less a whole bunch of people.

Commissioner Henderson stated thank you, sir. I just want to know if that was a more

recent issue or not, but appreciate that.

Kyle Weinmueller stated it was just that. And also, like you said about the other Airbnbs, yeah, they are-- I realize you're going to have a little bit of noise with them and stuff, but this one has just stepped away, I think.

Commissioner Henderson stated thank you, sir. And then in regards to parking, has-- and that was kind of repeated in some of the neighbor complaints, but-- and then looking at the photos, and then looking on the packet page. Let me get my glasses. 704, in staff's opinion, does the bottom of 704, in staff's opinion, does-- because the parking has to be on property. Does the property help facilitate and meet this?

Assistant Planner Willoughby stated in staff's opinion, there are challenges with the existing and proposed parking configuration, both in relation to the size of the vehicles that need to be accommodated and how that correlates with emergency access and other concerns about evacuation.

Commissioner Henderson asked so has staff been out there and kind of tried to measure to see how this fits in?

Assistant Planner Willoughby stated staff has been out to the site as evidenced by the photos that you saw earlier tonight. Tentatively, we prepared on packet page 705, the approximate square footage. Assuming no drive aisles were taken into account, and everything was parked in tandem, for the proposed amount of parking, we'd require 4,693 square feet. In staff's opinion - and you'll likely hear a little bit more at your next meeting in August when this comes back to you - the driveways, the horseshoe driveway, and the driveway on the east side of the site are not appropriate to accommodate the required parking while ensuring emergency access and normal access.

Commissioner Henderson stated great. I appreciate it. I was going to finish up with one thing, and I want to hear the fellow commissioner's comments because this is an important issue. But on packet page 740, I was reading Michelle Corbin's statement. And I think this is important. And I'm not giving advice once I read this comment, but Michelle Lee Corbin states, "Yeah, that was just a few months ago, too. I mean, if I was going to complain about all the stuff going on over there, I feel I would constantly just be whining because it's just a constant." And I think that's an issue that people who live next to problem properties face a lot. They probably often do not report things, but they feel they are constantly whining, and that's not fair to that person. And I would say that-- and I'm not giving advice from the dais here, but for me, if somebody's violating Town code-- and Mr. Stueckle in these reports gave really great advice, because he's a very smart man, about everybody communicating. But sometimes it tends to be a breakdown in communication. But Mr. Stueckle gave good advice about everyone communicating. However, when there's violations of the Town code, it's always my recommendation to properly document it, whether that's photographs, videos, properly report it, and get it in front of the planning division to see if there's a substantiated complaint. Because this Commission put into place strong enforcement measures on

properties. And that's why I look forward to hearing back from staff about what has been substantiated, what's the actual history on the property, and whether these parking places are actually fit within the proper accommodations. That's all I have. Thanks.

Chair Vasconcelos stated thank you Commissioner Henderson. Commissioner Noonan.

Commissioner Noonan stated thank you. I concur with the issues that Commissioner Henderson brings up in wanting to see if there's any way we can get a report to measure the frequency of the violations or incident reports, whether it be from the Sheriff's department, whether it be from code enforcement, from Airbnb. It'd be nice to have that number. I do appreciate the fact that we have allowed everyone to speak, and it gives us some time to process this. And for me personally, I'd like to go ahead and have a more detailed site visit. So, I'm glad that we have time to listen and then deliberate and then present this later. I'd like to see, if we could from staff, a possibility if we could separate the dollar amount of the fines from the permit fees associated with the property, just so if we can measure if there's a frequency from that number and the monetary fees that were applied to the property.

I don't know if we have potentially a vacation rental report for the other Airbnbs, the other five that are listed in the area, but it would be nice to have that. That way we can compare a frequency report against those properties to this one. Obviously, the way that it's described, it would stand out. So, I don't know again if that's something that staff has. If staff doesn't have it, I understand. But if it's something that's somewhere in code enforcement or something we can measure frequently, that'd be good. And then the last thing I'm looking at, and on one of the recommendations, it would say recommended conditions of approval would be a condition of requiring a six-month operational review of the proposed project. So, what would happen if within the six months these issues were coming up that we're hearing about already, what would happen if we approved this and then six months-- we're in this six-month area where we're trying to figure out whether or not we should have given this permit. Would you then revoke the permit, or is that how that works?

Associate Planner Jerome stated you could revoke the permit.

Commissioner Noonan stated okay. So, we're giving them six months to see if the behavior is good, if the neighbors are okay, if the events don't cause any grief, and then if within that six month at some time, we would revoke the permit, is that something that would happen before six months based on incidents?

Deputy Town Manager Stueckle stated so, the six-month time period is to monitor compliance with regulations and conditions of approval. And so, if there's no violations of regulations and conditions of approval, then it comes back. Commission can approve it for whatever time period is either specified by code. But what that period does, it gives you an opportunity to evaluate the operation, and it gives the owner or the operator an opportunity to make sure they have what I would refer to as a clean operation.

Commissioner Noonan stated and then we would use various complaints and code violation complaints, what have you, to measure whether or not they are having a clean operation.

Deputy Town Manager Stueckle stated staff would present factual information in relationship to the code or conditions of approval. If there's no violations of those, there's no violations of those. If there are violations, there are. How significant are they? How frequent are they? Those are all things that have to be taken into consideration.

Commissioner Noonan stated okay. That's all I have. That's all I have. So, I'll listen to--

Chair Vasconcelos stated thank you, Commissioner Noonan. Commissioner Stoker.

Commissioner Stoker stated thank you. No, I'm sorry. So just by making a phone call, those violations are reported. When you guys have gotten your notification, which we all do when an Airbnb comes close to us, we get a letter stating, "This is the notification hotline for the Town." That goes directly to code enforcement. And I think that's the most appropriate way to report these. Sometimes law enforcement, especially on the 4th of July, they probably have hundreds of calls of people lighting off fireworks all over the place, sadly. And they're not as quick to respond on nights such as that when they have an exorbitant number of phone calls from concerned citizens. Getting back to my thoughts, though, I had a number of kind of issues. One is when you zoom in on a Google Maps to this area-- and I drove it too. So, if any of you have cameras and saw me and my little white car cruising around-- I won't be taking the Tesla there. Next time I'll probably drive my truck. But when I zoomed in on Google Maps, the first thing that caught my attention was Mesa Sky Disk.

I will be forthcoming and say I know quite a bit about Airbnbs. We've been operating Airbnbs as a family. My wife does most of those types of things, but it's been happening since 2013 for me. So, Airbnb and welcoming people into your home is something that's very dear to me. It's been a way that I've met many friends who have now called this desert our home. And for the right operators, I think it's something that's really special. Like I said, there's so many people that now bring their kids down and play soccer at our soccer fields. And I see all over Town that they were exposed to the place we all love through a short-term rental. And quite honestly, this is a sad thing to me when we hear and read some of the things we've read in this staff report. Because I see that while the residents-- which I looked up Cherish's listings here and her other listings on the other side of Yucca Mesa Road off of Security, are all very beautiful and probably do very, very well on the platforms that she lists them on. Even a cursory look got me down a rabbit hole where even before tonight's meeting-- and I don't know how many weddings were already hosted at this house. I went to several Instagram pages for photographers that were linked back to the Instagram for the house of weddings already happening.

And that's the kind of thing that rubs me, as a Planning Commissioner and as somebody who I think is a responsible host up here and tries to do the right thing, kind of the wrong-- please limit the public comment. So, it's the kind of thing that really bums me

out because even though I wasn't part of our discussion on short-term rental ordinances, I was a member of the public. And I was advocating, as a member of the public, for having rules in place that rewarded responsible hosts in our Town and had real teeth to give the Town some ways to limit disruptions to neighbors for hosts that maybe don't operate the right way. So that was a bummer to read all of those things. And I really appreciated all of your comments. Not only that, but from the applicant as well. This is definitely an open forum where we take everything and have to weigh everything.

Some of the things that stood out at me on packet page 707, this was a drawing that was supplied by the applicant. There was two drawings in a row, both of which don't look to me like someone who's taking even the application that we have as a Town very seriously. For me, I would have put a lot more effort into showing how emergency access works, how those cars would be parked. The one with yellow and red scribbles looks to me like someone who doesn't take that application as seriously as I would like. On packet page 715-- and I'm sorry, I'm jumping around here, but on 715, there were some-- let's see here, so I can be correct. On packet page 715, which is the application for this permit here currently, they have a date this beginning of these events, being 10/18/2025 as the beginning of hosting these types of events at the home. And like I previously already said, these events have been happening. They've been happening at this location already. There's already weddings that have happened for multiple guests because I saw the videos. And then if you do a real deep dive, you get to some of the actual people that attended the events, and you see not just the really pretty photos from a photographer.

And that kind of was a bummer to me because we put this in place to allow residents and homeowners to do the right thing and do this the right way. And that was something that didn't sit right with me. Additionally, if you look at your Airbnb profile, you're already advertising that you have weddings and events and all these different things that are available at your home, even before being approved to have those things at your home, which is another thing that kind of struck me as someone who's not taking the code as we have it very serious. On packet page 746, let's see here. Packet page 746, where are we at? And this is in reference to-- I don't think we have Feliz Padilla or Sally Padilla here this evening. Oh, you were here. Okay. Sorry. Sorry. No. It's okay. Oh, it's okay. Thank you. But she wasn't here and didn't speak because I made notes of who did. But in her letter, she referenced insufficient infrastructure for hosting events. And that was something that was repeated a lot by everyone. And I don't think it was very clearly exemplified by the applicant, that they have the sufficient infrastructure for parking.

In driving out there today, I can tell you that if you're going to have parking for 15 or 20 cars, it's going to be really tough. And it is going to spill out onto the road, which isn't wide enough to make sure that there's room for a fire truck to get by. That's kind of a single-in, single-out kind of road system, and I just don't see infrastructure-- so I think that's something that the staff, if they could look some more into that for our next meeting, would really help me. Packet page 756 was something else I tagged, which was the letter from the applicant herself. And one of the things that I really look at to be able

to clearly understand everything is what's said in a letter. And it says that this property is your primary source of income. But I know it's not just the primary source because you have multiple Airbnbs because I looked at it. So, while everyone else might not necessarily go down a deep dive, that's something I looked at. So, I just don't think that gives me a huge transparency boost where I see that words are being very transparent. And then the question for staff regarding the current short-term rental permit on that home is how many occupants are currently permitted for? Is it 12 for the entire space, both the main house and the guest house? Do we know?

Associate Planner Jerome stated from what I recall, I believe it's 12 daytime, 16 overnight, but we could double-check.

Commissioner Stoker stated reverse that maybe, 16 daytime, 12 overnight? Usually bigger in the day.

Associate Planner Jerome stated oh. Yep. Sorry. Thanks.

Commissioner Stoker stated okay. So, with that said, I do believe that our short-term rental ordinance allows for one listing per parcel. Is that correct?

Associate Planner Jerome stated yes.

Commissioner Stoker stated so, if you're going to rent the entire space, you rent the entirety of the space. You can't have a listing that splits it in half and splits one to one guest and one to another guest.

Associate Planner Jerome stated, correct. Yes.

Commissioner Stoker stated okay. So that might be something to look into too because I believe there's two listings for that parcel already online. Secondly, is based on 16 occupants, how many vehicles would be allowed with our short-term rental ordinance currently?

Associate Planner Jerome stated the people and vehicles is the same.

Commissioner Stoker asked 16 cars and 16 guests? I thought it was less for some reason. Is it the same?

Associate Planner Jerome stated that’s correct.

Commissioner Stoker asked huh?

Associate Planner Jerome stated it's the same.

Commissioner Stoker stated same. Okay. So, 16 cars, it's still a stretch, I would say, for that space, but that's just me. And I would look to some staff clarification for the next meeting on that. The last question I have for staff, really, is kind of the same as everyone

else has asked for, is just a really accurate look at exactly what the Town's dealings with property owner has been over the last few years. I know everyone else is not interested in building permit issues, but I think that, again, paints a picture of whether someone's being responsible or not. I'd like to know kind of what the issues were, if it was something that would contribute towards an unsafe environment for guests, or if it was something that was more of just a ministerial hiccup that needed to get resolved in regards to building permit status. And then one last thing regarding future is, my understanding that as a temporary short-term vacation rental, one could have an event that's less than or equal to their current overnight occupants?

Associate Planner Jerome stated that's correct. So existing short-term vacation rental permits inherently have class one temporary special event permits. So, they could have up to-- they could have a small event up to the occupancy limits of the short-term vacation rental.

Commissioner Stoker asked and that would include both the participants and any ancillary staff that are required for such an event?

Associate Planner Jerome stated yeah. My understanding is that's total occupants, including staff [crosstalk].

Commissioner Stoker stated including staff. So, I mean, that's another option for the applicant. To me, this is kind of the thing where, if I was in another person's shoes, I would use this as an opportunity to show that I can do better in the long run. I mean, that's where my brain keeps going back to, obviously there are some concerns. If there wasn't concerns, it wouldn't be 1, 2, 3, 4, 5, 6, 7, 7 out the 8, 9, 10, 11 neighboring parcels that actually touch this-- oh, not 10. 7 out of the 10 parcels wouldn't be here with reservations. And what's sad is that one of those reservations is from a short-term rental operator themselves. So, one question for one of our—Ms. Corbin, do you have any issue-- you're also close to the parcel to your east that's also a short-term rental, are there issues ever with that parcel, currently?

[inaudible]

Commissioner Stoker stated anyone else have issues with that other parcel that's also the next closest short-term vacation rental? [inaudible] I'm just curious. Is there another short-term rental across the street from you, Mr. Petterson? [inaudible] The is the Sydney Solomon Rose is also another short-term rental? Because I drove down there and that kind of looked like a rental to me. I hadn't had time to ask staff if it was, but it kind of looked like it. And both Kyle, who's a neighbor of that same parcel, and the Petterssons, you guys have had no issues with the Solomon Sydney Rose. [inaudible] Okay. I'm just kind of trying to understand if everybody doesn't like all Airbnbs or just-- okay. [inaudible] Fair. Thank you. And just to make sure it's on the record, no one has had issues with those. And we'll probably talk more about that at our next meeting, I'm sure. I think that's all the comments I have. Thank you. Sorry.

Chair Vasconcelos stated thank you, Commissioner Stoker. So, myself, I'm in agreeance

with my fellow commissioners in regards to the concerns that everyone has. I have some concerns that I don't think people even have been addressing yet. And I have some questions for staff. So, looking at the parcel in question, there's no actual dedicated road around this property at all. The frontage road of Ocotillo, no dedication. The access road along El Dorado, no dedicated access-- no dedication for roadway purposes. And I know that you have prescriptive rights when someone's driving down those roads for a period of time. It's established that that's a roadway. But the most concerning one is the one that's on El Dorado that continually, it pretty much doesn't even follow the property line that goes up and down north-south along what would be future dedicated El Dorado. It kind of cuts through a person's property and then follows down along the-- which would be the east side of their property to gain access to this. And looking at all the other parcels around there, there's only a small portion of Ocotillo that actually has some sort of dedication. And so, I guess my question to staff is, the roads that are dedicated to the Town, how are those maintained?

Associate Planner Jerome stated yeah. Those dirt roads are unmaintained by the Town. So, they are privately maintained by the residents.

Chair Vasconcelos stated okay. So, with these events and the amount of traffic that could be caused by them coming down to park at these events multiple times a year, basically two-thirds of the weekend, two-thirds of the weeks of the year, is what this applicant is wanting to have an event for. Those roads are just going to get beat up even more than they already are in regards to the traffic, and at whose expense? At the expense of the homeowners that are living there to help maintain those roads. And it's just going to make their roads worse and worse. And it doesn't even matter to the people coming up and visiting for a weekend because they're here and they're gone. It expenses out towards our own residence here.

[inaudible]. I couldn't get out of my driveway two weeks. And so, the climate does kind of go in circles, and then it will come back.

Chair Vasconcelos stated yeah. [inaudible] It's not time for comment right now, guys, please. Thank you. Let's keep this on task. I mean, the parking concern is a huge concern to me. There's just no way that-- it's unfortunate that what was presented to us of what their solution is for parking was presented to us in this way. I don't know. I would have presented something a little more professional-looking than a crayon sketch or whatever this would be for parking, to elaborate what this parcel can and can't do. Showing dimensions of cars backing up around the driveways or delineating how many actual cars could park in this particular area based on that. And just on your sketches, calling setbacks, and 25-foot setbacks, and things of that nature. Those setbacks are just-- they're building setbacks. They're not road setbacks. They're nothing like that. So, if anything were ever to come through and they were to dedicate this, they would be taking even more of the land away from the potential parking for this parcel. So, I'm in agreeance with my Commissioners here, that I'd like to see some additional information from staff regarding all the issues that were being reported from this. The potential of how many vehicles could actually fit inside this parking lot because there's no way inside-- it's not even a parking lot, it's a driveway. And to me, I don't even think that the

El Dorado access is-- that's not even viable. That's not even a viable access point.

Commissioner Stoker stated not for emergency, I don't think.

Commissioner Stoker stated not for emergency, exactly. It kind of gets into a gray area when you're driving across another person's property, when there's no dedications there even if they've been doing it for years. It just causes an issue that basically gets resolved in court. It's not something that we can determine or say or even police. It's just what ends up going to court about. But I think Commissioner Henderson had something else he wanted to bring up.

Commissioner Henderson stated oh, thank you. Yeah, just one thing. Could I have the applicant come up, please?

Thank you. And I know for maybe the audience and for the applicant, the rules of order for public hearings, they're just not conducive for conversations and shouting out stuff. And we don't mean that, where we say, "We can't speak to you, or don't talk now," that we don't want to hear your feedback. But in public comments, people get three minutes and we don't answer their questions. We talk, discuss, and that's just how the hearings work. And I know it seems, I don't know, not very friendly, but that's just how the order goes, okay? So, I just had a question for you. You can choose to answer, decline to answer, but it's not time for a statement on any of the past stuff, okay?

Applicant Cherish Delgado stated okay. Because I have--

Commissioner Henderson stated I understand you do. I understand you do, but I just have one question. It was brought up from a fellow commissioner through his research, that-- and it appears that you were doing advertising for commercial events or weddings, either at this property or other Airbnbs in town. Have you been advertising currently these commercial-type events at any Airbnbs in town? And have you hosted any?

Applicant Cherish Delgado stated we previously hosted some events, yes.

Commissioner Henderson asked how many and how recent? And--

Applicant Cherish Delgado stated the last one was back during COVID.

Commissioner Henderson asked oh, that far back?

Applicant Cherish Delgado stated yeah. And we do have some staged photos of events that photographers have taken. They are not actual weddings. If you look at our social media page today, we have one posted. It's just a photographer of literally, just a husband and a wife couple. And they took that for their profile because they do these fake photos, and then they show them on their website to kind of hone their skills and show that there's an event, but it's not an actual event. The last one was during COVID. And they--

Commissioner Henderson asked and so since COVID, you've still continued to advertise to do commercial events on these properties, and currently?

Applicant Cherish Delgado stated we have not advertised that. There are pictures on the listing of the ones way back from COVID. And it was because we thought that the event permit was going to be approved, and we have not accepted anything. But we thought that the hearing was for the events. And so, we were like, "Okay, well, maybe we can advertise this for the future." So, we have the pictures from those previous ones, but we have not accepted any. And--

Commissioner Henderson stated okay. Thank you so much. And before you sit down, if any of the other Commissioners have a question for--

[crosstalk] I don't. No? I don't think so. I have no questions.

Commissioner Henderson stated all right. Thank—

[crosstalk] I'd really like to comment on the— Right. You can't right now. I appreciate it, though. A lot of things that were— Thank you. You will be able to, though. Okay. Thank you.

Chair Vasconcelos stated so, I think this time, we've kind of discussed it amongst ourselves. We've heard public comment. We've heard the applicant's comments. We can't take any action at this time. What would we do? Give motion to continue this, or?

Commissioner Stoker stated yeah. I just had one other-- I know you guys are-- staff are going to be looking into getting us an accounting of the violations as it relates to short-term rental violations. And I just was hoping that you could maybe, along with the violations from this property, give us if there's other properties in Town that are, I don't know, what would be considered like a bad apple or maybe just a gross violator that's had many violations, just to compare what some of the-- if there's other ones that have just had lots of fines, or how does this compare to other Airbnbs that have had multiple fines? Is this on the top or is this median or do we have ones that have had hundreds of thousands--

Deputy Town Manager Stueckle stated we can bring back a few samples and comparisons for--

Commissioner Stoker stated yeah. I mean, just samples to compare to see if this is something that's common or if this is an uncommon occurrence within the kind of stable of 600 Airbnbs or whatever we're at right now.

Deputy Town Manager Stueckle stated unless staff has any questions, we would recommend you take no action this evening. Thank the public for their comments. Thank the staff. No action. Not even a receive and file by the Commission.

We can't continue it because the original notice was incorrect, so we have to put out new notices. And again, we apologize to the public for that error that occurred. Staff will re-notice it. Probably coming back to your first meeting in August.

Chair Vasoconcelos stated right. Thank you, public. Thank you from people of the public, the applicant for coming out. We really appreciate you and expressing your concerns and bringing the topic to us for our consideration. And in a future meeting, we will discuss this and formulate a decision or some sort of guidance on what to do next. So, thank you very much for that.

MOTION:

Environmental Assessment, EA 12-25:

That the Planning Commission finds that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to the following: Section 15301, Existing Facilities, of the California CEQA Guidelines, as the proposed project includes the leasing of an existing single-family residence.

Temporary Special Event Permit, SPL 03-25, 58689 Ocotillo Drive Temporary Residential Special Events:

That the Planning Commission reviews SPL 03-25, a temporary special event permit for the purpose of conducting and operating temporary residential special events, based upon the information contained within the staff report, the required findings and the recommended Conditions of Approval.

Alternatives:

Alternative 1

That the Planning Commission continues SPL 03-25, a temporary special event permit for the purpose of conducting and operating temporary residential special events, based upon the information contained within the staff report, and the recommended Conditions of Approval; for the purpose of providing additional information to the Planning Commission.

Alternative 2

That the Planning Commission denies SPL 03-25, a temporary special event permit for the purpose of conducting and operating temporary residential special events, based upon the information contained within the staff report, and the recommended Conditions of Approval.

Alternative 3

That the Planning Commission approves SPL 03-25, a temporary special event permit for the purpose of conducting and operating temporary residential special events, based upon the information contained within the staff report, and the recommended Conditions of Approval.

Alternative 4

That the Planning Commission approves SPL 03-25, a temporary special event permit for the purpose of conducting and operating temporary residential special events, based

upon the information contained within the staff report, and the recommended Conditions of Approval; upon the condition of requiring a 6-month operational review of the proposed project.

RESULT: **CONTINUED [NO VOTE TAKEN DUE TO ERROR IN NOTIFICATION]**
Next: 8/12/2025 6:00 PM

AYES:

EXCUSED: Mathew Thomas

21. Land Development Update Report

Chair Vasconcelos stated moving on to item number 21, Land Development Update Report. Staff report, please.

Associate Planner Jerome stated the recommendation is receive and file for this one. So, we've had a handful of CEQA kickoffs. It's CEQA season currently. The Walmart Specific Plan Amendment and Fuel Station, CEQA has kicked off. I believe they're targeting completing that sometime around the end of the year. The Sun Mesa mini storage, as of this week, has also kicked off CEQA review. They're on a similar timeline, probably approximately six months to complete that process. Dutch Brothers CEQA proposals come in this week on Thursday. So Dutch Brothers CEQA review will also be kicking off very shortly. So those are the ones that are kind of having seen more action than other applications. We anticipate having the Las Palmas exterior patio at the next Commission meeting. I'll repeat that, I guess, for the upcoming meeting agenda. But that's kind of the stuff that's in process that's moving forward. You've probably seen Domino's, Jersey Mikes continues to make some slower progress, but progress nonetheless. Bath & Body Works continues to make progress. The Wingstop continues to make progress adjacent to the Domino's. So, there are commercial activity moving forward and going through the process. And it should be a busy winter season for the Commission. That concludes the staff report.

Chair Vasconcelos stated thank you. Is there anyone in the public who'd like to comment? Is there anyone online? Bring it back to anyone on the commission that have any comments.

Commissioner Noonan asked, did you say Field Station has a CEQA event?

Associate Planner Jerome stated if I did, I misspoke. No, maybe not.

Commissioner Noonan stated okay.

Assistant Planner Willoughby stated I believe you may have heard Walmart fuel station.

Commissioner Noonan stated oh, fuel station. Gas station. Okay. Got it. Fuel station. Okay. Thank you.

[inaudible] Comments? I don't have any. Can we make a motion?

Commissioner Henderson stated yeah. Chairman, I'll recuse myself from your deliberation.

Chair Vasconcelos stated thank you. Staff report, please.

Associate Planner Jerome stated the recommendation for this item is that the Planning Commission continues Conditional Use Permit 05-95 Amendment Number Three, Joshua Springs Calvary Chapel for the purpose of providing additional time for the applicant to resubmit the requested materials. In short, they're choosing another location for the gym, and they're working on revising the site plan and the biological assessment for the proposed project, and need an additional couple of weeks. That concludes the staff report.

Chair Vasconcelos opened the public hearing. All right. Is there anyone in the public that wishes to speak on this? Anyone online? Close public comment. Right. Let's bring it back. Can we get a motion to continue?

Commissioner Thomas stated yeah. I'll make a motion to continue item number 13, CUP 02-95.

Environmental Assessment, EA 26-24, Conditional Use Permit, CUP 05-95 Amendment #3 Joshua Springs Calvary Chapel, a request for the construction a 9,720 square-foot gymnasium and additional parking at an existing religious institution and private school facility.

MOTION:
Conditional Use Permit, CUP 02-95 Amendment 3, Joshua Springs Calvary Chapel:
That the Planning Commission continues Conditional Use Permit, CUP 05-95 Amendment #3 Joshua Springs Calvary Chapel, for the addition of a 9,720 square-foot gymnasium and additional parking, for the purpose of providing additional time for the applicant to resubmit requested materials.

RESULT:	**APPROVED [4 TO 0]**
MOVER:	Mathew Thomas, Commissioner
SECONDER:	Gerard Noonan, Commissioner
AYES:	Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos
RECUSED:	James Henderson

DEPARTMENT REPORTS:

14. Chair Vasconcelos stated moving on to department reports, item number 14, Environmental Assessment EA 12-25, Temporary Special Event Permit, SLP 03-25 at 58689 Ocotillo Drive, Temporary Special Event Permit Class II, a request for the operation of a temporary residential special event facility. Staff report, please.

Associate Planner Jerome stated the recommendation for this item is also that the Planning Commission continue Special License 03-25, Temporary Special Event Permit to provide the applicant additional time to resubmit requested materials. Same as the last one. The applicant for this project is revising their site plan. They resubmitted a draft on Friday, but we haven't had a chance to evaluate it yet. And that concludes the staff report.

Chair Vasconcelos stated thank you. Is there anyone in the public who wishes to comment?

Eric Menendez, public speaker, stated hey there. My name is Eric Menendez. I used to have a company called Desert Beacon. I haven't looked at this actual-- I haven't had a chance to review the agenda, but this is kind of related to something I'm going to talk about at the end for public comment. I think we all know the effect that short-term rental crisis has had on this region. We've watched housing prices go up and down. Right now, I'm working on a forensic audit of all our former properties. We managed about 75 to 100 properties in this entire basin, from Wonder Valley all the way out to the end of Morongo Valley. And over the course of the five-year period, I've watched houses turn and constantly just rotate. I've only been to probably one or two Planning Commission meetings over here because I used to have a rep that did it for Yucca. I handled Twentynine. But I was just chatting with Brooke, the Deputy Clerk, about some initiatives we're working on with some policymakers at a congressional level. And I just think it's imperative that we got to recognize we're working in Twentynine right now. We have a couple of developments. The Ofland, I'm sure you guys have heard about that. It's a tough topic. Do we want big developments? Do we want event permits at short term rentals? There's no one answer for it.

But just on that note, our former Good Neighbor class, which is something that went through our ordinances for the Planning Commission with how we permit processes over there. It's a requirement. It has been for quite some time, I think, since 2022 and-- sorry, in Twentynine. Since Desert Beacon ceased to exist as a property management company, we did continue the class, but as of, I think, a couple of months ago, we have ended the class. But what we've done is we are opening up a program through Copper Mountain College to offer the same programming for people who are in this industry, whether events, short-term rentals, so forth. And we've incorporated code compliance stuff for the entire region. So, Yucca Valley, the county of San Bernardino in Twentynine. So, I actually was just-- this came up on my calendar very late, so I didn't bring any handouts. But Copper Mountain College does have the community education class on their website, and I will bring by some flyers once I get them. But I just think that the great thing about Yucca Valley is this town has been very proactive with enforcement. Shane and Jake-- sorry, I don't have my glasses up. Jacob, they've always been a pleasure to work with. Like I said, Anita, my former engagement person, primarily dealt with permits. But to this day, I still get

notices from you guys about people operating. And I'm like, "We've been out of business for two or three years. So that means these people are operating without a permit and so forth." So, I have a list I'm going to give to you guys so that way you can look into it. But I just want to come in Yucca Valley for their leadership on this. Thank you.

Chair Vasconcelos stated thank you. Is there anyone else in the public that wishes to speak on this matter? Anyone online? Close public comment and bring it back to the commission for a recommendation.

Environmental Assessment (EA) 12-25, Temporary Special Event Permit (SPL) 03-25 58689 Ocotillo Drive Temporary Special Event Permit Class II, a request for the operation of a temporary residential special event facility.

MOTION:

Temporary Special Event Permit, SPL 03-25, 58689 Ocotillo Drive Temporary Residential Special Events:

That the Planning Commission continues SPL 03-25, a temporary special event permit for the purpose of conducting and operating temporary residential special events, to provide the applicant additional time to resubmit requested materials.

RESULT:	**RECEIVE AND FILE [5 TO 0]**
MOVER:	James Henderson, Commissioner
SECONDER:	Mathew Thomas, Commissioner
AYES:	James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

15. Chair Vasconcelos stated moving on to my report, item number 15, Agenda Management System Implementation CivicPlus. Staff report, please.

Deputy Town Clerk Dudra stated good evening, Chair and Commissioners. I'll be presenting the staff report today, introducing CivicClerk, which is our new agenda management system. The recommendation before you tonight is that the Planning Commission receives and files this report, introducing the implementation. We plan for this to go live for your next meeting, which would be August 26th. A little background on this process. In 2015, the town contracted with IQM2 for agenda management. It was later acquired by Granicus, and the service continued under them. Granicus had announced the sunset of IQM2 software with the support ending in late September of 2025. As a result, the town was required to identify and implement a replacement system. On January 21, 2025, the council approved the CivicClerk proposal and authorized a two-year agreement. CivicClerk was selected after a review of multiple options.

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Jared Jerome, Associate Planner

Date: January 6, 2026

Meeting Date: January 13, 2026

Subject: Exterior Color Change (EC) 01-26 El Pollo Loco

Recommendation:
That the Planning Commission approves EC 01-26, an application to change the exterior colors of the commercial structure located at 58012 Twentynine Palms Highway (APN 0601-402-17), based upon the information contained within the staff report.

Prior Review:
There has been no prior review.

Discussion:
Applicant: James Mann, Architect
Address: 58012Twentynine Palms Highway
APN: 0601-402-17
Zoning: Neighborhood Commercial (C-N)
Parcel Size: 0.70 acres

On January 5, 2026, the Town received an Exterior Color Change application requesting to alter the exterior facade of an existing commercial building located at 58012 Twentynine Palms Highway. The property was formerly a Pizza Hut restaurant and is proposed to be converted to an El Pollo Loco restaurant. The project site is in the Neighborhood Commercial (C-N) zoning district, located on Twentynine Palms Highway between Hilton Avenue and Balsa Avenue.

The existing frontage of the structure consists of a muted red and beige color, with various shades of grey accents, and a terra cotta-style tile roof.

The proposed colors of the building include a main color of Modern Gray (light gray - similar to Esmeralda Evening) and an accent of Sun Dried Tomato (dark red/maroon - similar to Tang Red). The building trim and roof are proposed to be painted Garret Gray (medium gray - similar to Arable) and Sealskin (dark brown - similar to Burnt Chili).

JTMJ
JAMES T. MANN, JR., ARCHITECT

STORE #3979

55012 29 PALMS HWY
YUCCA VALLEY, CA 92284

RENOVATED EXTERIOR ELEVATIONS COLOR

A3.05

JTMJ
JAMES T. MANN, JR., ARCHITECT

STORE #3979

55012 29 PALMS HWY
YUCCA VALLEY, CA 92284

RENOVATED EXTERIOR ELEVATIONS COLOR

A3.06

The Town of Yucca Valley Commercial Design Guidelines provides the following guidance regarding building colors:

Colors should be chosen from the attached color palettes. Primary, bright and fluorescent colors or any variation should be avoided. Sharp contrast in colors should also be avoided. Color changes shall be reviewed and approved by the Planning Division. If the proposed colors are bright, bold, unusual or sharply contrast with surrounding businesses, desert or other colors on the building, the Planning Division may forward the request to the Planning Commission for approval.

Dominant colors should be derived from earth tones and natural building materials. Subtle hues, including shades of brown and beige, sandy pink, peach, and terra cotta red should be encouraged.

Colors should be used to "tie together" all the building's parts, including the storefront, windows, doors, and cornices.

Colors should complement the natural desert setting.

Large areas of one color, without the use of color accents, should be avoided.

The proposed colors are similar to the colors provided in the color palette included in the Commercial Design Guidelines. The design makes good use of accent colors to break up and add definition to the facade. The proposed main colors, Sun Dried Tomato and Modern Grey, provide a defined contrast. As such, the request has been forwarded to the Planning Commission for consideration.

Pursuant to the purpose of the Town of Yucca Valley Commercial Design Guidelines, the Commercial Design Guidelines may be applied with some flexibility in their application to specific projects. Beyond the guidelines, creative adaptation and innovation are encouraged, provided the proposed development plan also adheres to general design principles to the greatest extent possible.

Alternatives

N/A

Fiscal Impact:

N/A

Attachments

1. EC 01-26 - El Pollo Loco - Application
2. EC 01-26 - El Pollo Loco - Exterior Elevations South-East - 11-2025
3. EC 01-26 - El Pollo Loco - Exterior Elevations North-West - 11-2025

4. EC 01-26 - El Pollo Loco - Superseded Elevation - 5-23-2025
5. Commercial Design Guidelines Revised 1-7-2026

Exterior Color Change and Commercial Design Review Application

Date Received 1/5/26
By Evan
Case # EC 01-26
$238.00

General Information

APPLICANT James Mann, Architect Phone 931-266-0126

Mailing Address 1840 Madison St Email jimmy@jtmjarchitecture.com

City Clarksville State TN Zip 37043

REPRESENTATIVE _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

PROPERTY OWNER Vebo Dessert Royal LLC Phone 805-210-0684

Mailing Address 90 Corte Cerritos Email veboenterpriseepl@gmail.com

City Camarillo State CA Zip 93010

Project Information

Business Name El Pollo Loco - Store #3979

Business Address 58012 29 Palms Highway

Assessor Parcel Number 060140217

Name of Color of Building Siding Main - SW7632 Modern Gray, similar to Esmeralda Evening 144-1
Accent - SW7585 Sun Dried Tomato , similar to Tang Red 188-6

Name of Color of Building Trim SW6075 Garret Gray, similar to Arable 157-5
SW7675 Sealskin, similar to Burnt Chilli 197-6

Design Description Renovation and refurbishing of former Pizza Hut location to brand colors as allowed bright colors have been muted and the number reduced to meet local color standards

Applicant Signature Jamt. Mann Jr.

Property Owner Signature Harish Verma

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

Application revised 6 5 2024

1 A3.05 RENOVATED SOUTH ELEVATION
1/4" = 1'-0"

2 A3.05 RENOVATED EAST SIDE ELEVATION
1/4" = 1'-0"

COLOR SCHEDULE / MATERIAL LEGEND

EXTERIOR MATERIAL SELECTIONS TO BE CONFIRMED PRIOR TO ORDERING

EP1 - EXTERIOR EIFS/STUCCO FIELD / HOLLOW METAL DOORS (LIGHT GRAY):
SW7632 MODERN GRAY, EXTERIOR GRADE, EGGSHELL FINISH
HOLLOW METAL DOORS, OIL PRIMER AND TOP COAT

EP2 - EXTERIOR EIFS/STUCCO BASE (MEDIUM GRAY):
SW6075 GARRET GRAY, EXTERIOR GRADE, EGGSHELL FINISH

EP3 - EXTERIOR BRICK BASE / METAL TRIM / STUCCO CORNICE (DARK GRAY):
SW7675 SEALSKIN, EXTERIOR GRADE, EGGSHELL FINISH AT EIFS,
FLAT FINISH AT FLASHING METAL

EP4 - EXTERIOR EIFS/STUCCO ACCENTS: (RED)
SW7585 SUN DRIED TOMATO, EXTERIOR GRADE, EGGSHELL FINISH

FIRESTACK TOWER COLORS AS PART OF SIGNAGE:
METAL PANEL, SMOOTH FINISH, HIGH GLOSS
FT1 - SW6868 REAL RED, EXTERIOR GRADE, EGGSHELL FINISH
FT2 - SW6884 OBSTINATE ORANGE, EXTERIOR GRADE, EGGSHELL FINISH
FT3 - SW6887 NAVEL, EXTERIOR GRADE, EGGSHELL FINISH
FT4 - SW6905 GOLDFINCH, EXTERIOR GRADE, EGGSHELL FINISH
1" FRY REGLET DARK BRONZE 1014 BETWEEN COLOR BANDS

WINDOWS AND STOREFRONT DOOR & FRAMES:
EXISTING: DARK BRONZE ANODIZED ALUMINUM
NEW: DARK BRONZE ANODIZED ALUMINUM TO MATCH EXISTING

SCONCE LIGHTING FIXTURES - MATTE BLACK

TRASH ENCLOSURE:
REBUILT NATURAL GRAY SPLIT FACE CMU ENCLOSURE WITH METAL GATES PREPPED AND PAINTED SW7632 MODERN GRAY, EXTERIOR GRADE, EGGSHELL FINISH, OIL PRIMER AND TOP COAT

THE CONTRACTOR SHALL ENSURE THAT ALL ROOFTOP EQUIPMENT IS COMPLETELY SCREENED BY THE PROPOSED BUILDING PARAPET FROM ALL DIRECTIONS AND OFF SITE VIEWS. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING WILL REQUIRE THAT THE BUILDING PARAPET BE RAISED TO MEET LOCAL JURISDICTION AND BRAND SCREENING REQUIREMENTS.

WINDOW GRAPHICS PER ART & GRAPHICS PACKAGE. VINYL CUT WINDOW CLING ART AND PATRON NOTICES.

JAMES T. MANN, JR., ARCHITECT
ARCHITECTURE, PLANNING & SUSTAINABLE DESIGN

2840 MADISON STREET
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LICENSED ARCHITECT JAMES T. MANN, JR. 12/10/25 C-27745 REN. 4/30/27 STATE OF CALIFORNIA

NO.	ISSUES/REVISIONS	DATE
0	PERMIT SET	8/29/25
1	COMMENTS RESPONSE	12/10/25

STORE #3979

58012 29 PALMS HWY
YUCCA VALLEY, CA 92284

PROJ. NO.: 2512

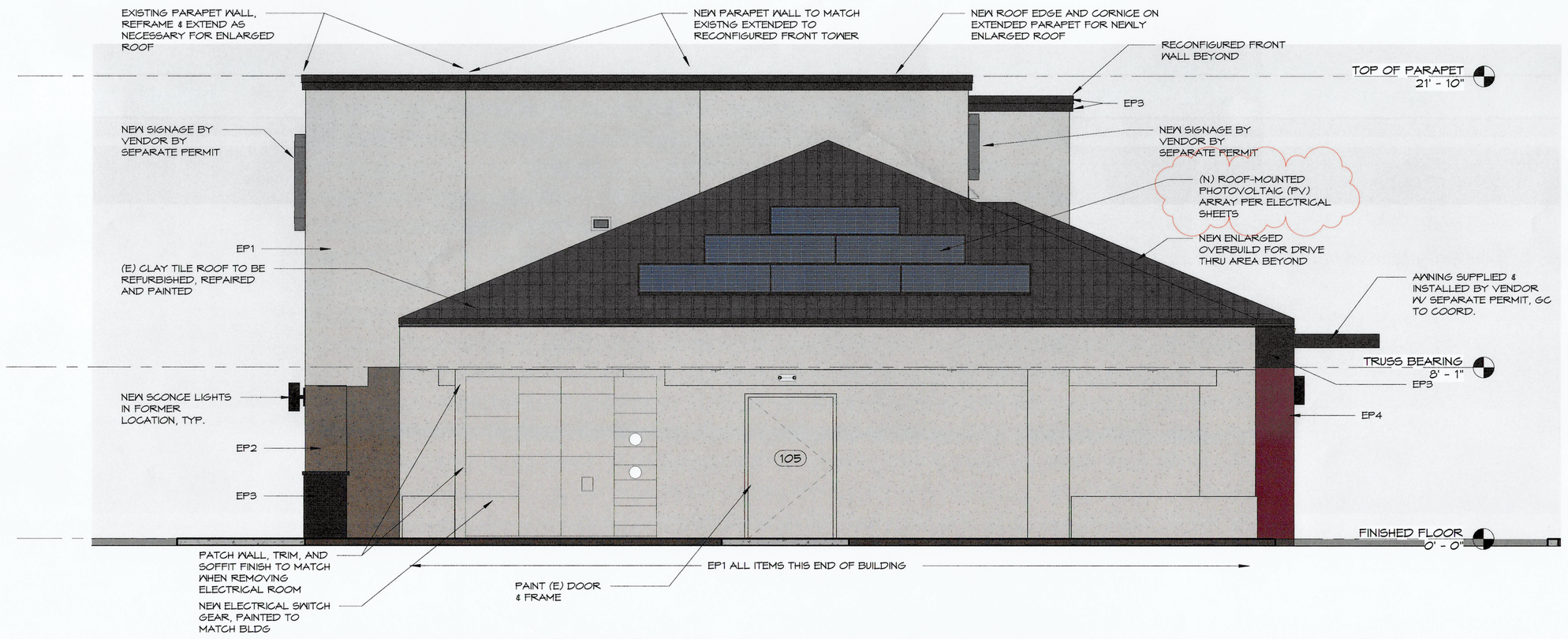
DATE: 11/--/25

SHEET TITLE:

RENOVATED EXTERIOR ELEVATIONS COLOR

SHEET NO.:

A3.05



1 A3.06 RENOVATED NORTH ELEVATION

1/4" = 1'-0"

COLOR SCHEDULE / MATERIAL LEGEND

EXTERIOR MATERIAL SELECTIONS TO BE CONFIRMED PRIOR TO ORDERING

EP1 - EXTERIOR EIFS/STUCCO FIELD / HOLLOW METAL DOORS (LIGHT GRAY):
SW7632 MODERN GRAY, EXTERIOR GRADE, EGGSHELL FINISH
HOLLOW METAL DOORS, OIL PRIMER AND TOP COAT

EP2 - EXTERIOR EIFS/STUCCO BASE (MEDIUM GRAY):
SW6075 GARRET GRAY, EXTERIOR GRADE, EGGSHELL FINISH

EP3 - EXTERIOR BRICK BASE / METAL TRIM / STUCCO CORNICE (DARK GRAY):
SW7675 SEALSKIN, EXTERIOR GRADE, EGGSHELL FINISH AT EIFS,
FLAT FINISH AT FLASHING METAL

EP4 - EXTERIOR EIFS/STUCCO ACCENTS: (RED)
SW7585 SUN DRIED TOMATO, EXTERIOR GRADE, EGGSHELL FINISH

FIRESTACK TONER COLORS AS PART OF SIGNAGE:
METAL PANEL, SMOOTH FINISH, HIGH GLOSS
FT1 - SW6868 REAL RED, EXTERIOR GRADE, EGGSHELL FINISH
FT2 - SW6884 CIDSTNATE ORANGE, EXTERIOR GRADE, EGGSHELL FINISH
FT3 - SW6887 NAVEL, EXTERIOR GRADE, EGGSHELL FINISH
FT4 - SW6905 GOLDFINCH, EXTERIOR GRADE, EGGSHELL FINISH
1" FRY REGLET DARK BRONZE 1014 BETWEEN COLOR BANDS

WINDOWS AND STOREFRONT DOOR & FRAMES:
EXISTING: DARK BRONZE ANODIZED ALUMINUM
NEW: DARK BRONZE ANODIZED ALUMINUM TO MATCH EXISTING

SCONCE LIGHTING FIXTURES - MATTE BLACK

TRASH ENCLOSURE:
REBUILT NATURAL GRAY SPLIT FACE CMU ENCLOSURE WITH METAL GATES
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THE CONTRACTOR SHALL ENSURE THAT ALL ROOFTOP EQUIPMENT IS COMPLETELY SCREENED BY THE PROPOSED BUILDING PARAPET FROM ALL DIRECTIONS AND OFF SITE VIEWS. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING WILL REQUIRE THAT THE BUILDING PARAPET BE RAISED TO MEET LOCAL JURISDICTION AND BRAND SCREENING REQUIREMENTS.

WINDOW GRAPHICS PER ART & GRAPHICS PACKAGE. VINYL CUT WINDOW CLING ART AND PATRON NOTICES.

2 A3.06 RENOVATED WEST SIDE ELEVATION

1/4" = 1'-0"

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LICENSED ARCHITECT JAMES T. MANN, JR. 12/10/25 C-27745 REN. 4/30/27 STATE OF CALIFORNIA

NO.	ISSUES/REVISIONS	DATE
0	PERMIT SET	8/29/25
1	COMMENTS RESPONSE	12/10/25

STORE #3979

58012 29 PALMS HWY
YUCCA VALLEY, CA 92284

PROJ. NO.: 2512

DATE: 11/--/25

SHEET TITLE:

RENOVATED EXTERIOR ELEVATIONS COLOR

SHEET NO.:

A3.06

1 A3.05 RENOVATED SOUTH ELEVATION

1/4" = 1'-0"

COLOR SCHEDULE / MATERIAL LEGEND

EXTERIOR MATERIAL SELECTIONS TO BE CONFIRMED PRIOR TO ORDERING

EP1 - EXTERIOR EIFS/STUCCO FIELD / HOLLOW METAL DOORS (LIGHT GRAY):
SW7632 MODERN GRAY, EXTERIOR GRADE, EGGSHELL FINISH
HOLLOW METAL DOORS, OIL PRIMER AND TOP COAT

EP2 - EXTERIOR EIFS/STUCCO BASE (MEDIUM GRAY):
SW6075 GARRET GRAY, EXTERIOR GRADE, EGGSHELL FINISH

EP3 - EXTERIOR BRICK BASE / METAL TRIM / STUCCO CORNICE (DARK GRAY):
SW7675 SEALSKIN, EXTERIOR GRADE, EGGSHELL FINISH AT EIFS,
FLAT FINISH AT FLASHING METAL

EP4 - EXTERIOR EIFS/STUCCO ACCENTS: (RED)
SW6868 REAL RED, EXTERIOR GRADE, EGGSHELL FINISH

FIRESTACK TONER COLORS:
EXTERIOR STUCCO, SMOOTH FINISH, HIGH GLOSS
FT1 - SW6868 REAL RED, EXTERIOR GRADE, EGGSHELL FINISH
FT2 - SW6884 OBSTINATE ORANGE, EXTERIOR GRADE, EGGSHELL FINISH
FT3 - SW6887 NAVEL, EXTERIOR GRADE, EGGSHELL FINISH
FT4 - SW6705 GOLDFINCH, EXTERIOR GRADE, EGGSHELL FINISH
1" FRY REGLET DARK BRONZE 1014 BETWEEN COLOR BANDS

WINDOWS AND STOREFRONT DOOR & FRAMES:
EXISITNG: DARK BRONZE ANODIZED ALUMINUM
NEW: DARK BRONZE ANODIZED ALUMINUM TO MATCH EXISTING

SCONCE LIGHTING FIXTURES - MATTE BLACK

TRASH ENCLOSURE:
REBUILT NATURAL GRAY SPLIT FACE CMU ENCLOSURE WITH METAL GATES
PREPED AND PAINTED SW7632 MODERN GRAY, EXTERIOR GRADE, EGGSHELL FINISH, OIL PRIMER AND TOP COAT

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2 A3.05 RENOVATED EAST SIDE ELEVATION

1/4" = 1'-0"

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LICENSED ARCHITECT
JAMES T. MANN, JR.
C-27745
REN. 4/30/27
STATE OF CALIFORNIA
8/29/25

NO.	ISSUES/REVISIONS	DATE
0	PERMIT SET	8/29/25

STORE #3979

58012 29 PALMS HWY
YUCCA VALLEY, CA 92284

PROJ. NO.: 2512

DATE: 5/23/25

SHEET TITLE:

RENOVATED EXTERIOR ELEVATIONS COLOR

SHEET NO.:

A3.05

TOWN OF YUCCA VALLEY

COMMERCIAL DESIGN GUIDELINES

Community Development Department
58928 Business Center Drive
Yucca Valley, CA. 92284
(760) 369-6575
Fax (760) 228-0084

TOWN OF YUCCA VALLEY
COMMERCIAL DESIGN GUIDELINES

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C.	**Elements of Project Design** This section addresses desirable elements of the commercial project design, as well as undesirable elements that should be avoided.	**4**
D.	**Architectural Styles** This section provides a framework of common architectural design elements that best reflect the Town's "desert southwestern" character. Architectural guidelines outlined in this section are intended to be used as guidelines and allow flexibility and to promote creativity.	**5**
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A. PURPOSE

The design guidelines are intended to assist developers and project designers in understanding the Town's goals and objectives for achieving, enhancing, and or maintaining high quality development within commercial land use districts. Specifically, this is aimed at achieving the following:

- to promote the desired character and a shared vision of future development within the Town's commercial districts;
- to provide clear design guidance for citizens, developers, engineers, architects, landscape architects and other professionals in preparing development and construction plans;
- to provide guidance to Town staff, the Planning Commission and the Town Council in reviewing and evaluating future development projects within commercial land use districts;
- to provide minimum standards for development while allowing the greatest degree of flexibility and creativity;
- to implement the Community Design and Scenic Highway Elements of the General Plan and to reflect the issues raised in the "Visions and Planning Recommendations for the Gateway Area of Yucca Valley";
- to enhance/create a positive image along State Routes 62 and 247;
- to promote complimentary and harmonious development adjacent to existing commercial development.

The guidelines addressed in this document apply to proposed commercial projects, including new projects, additions, renovations, remodels and other related projects requiring building permits.

The text and photo illustrations contained herein are not intended to dictate solutions and or limit creativity. They are general and may be applied by Town staff with some flexibility in their application to specific projects. Beyond the guidelines, creative adaptation and innovation are encouraged, provided the proposed development plan also adheres to general design principles to the greatest extent possible. Pre-submittal review of development plans and design concepts prior_to formal submittal is encouraged to assist developers and other project proponents in realizing the goals established within these design guidelines.

B. APPLICABILITY

New or Replacement
The provisions of this document should apply to all new commercial development within the Town's commercial land use districts and where any Conditional Use Permit, Site Plan Review, or Land Use Compliance Review is required, except projects that are under the regulation of an approved Specific Plan.

Existing
Any alteration to the exterior of a building, material or storefront that involves a Building Permit shall adhere to the provisions of this document.

Change in color to an existing building shall be consistent with the colors section under Design Element of these Guidelines.

Prior to the painting of an existing commercial building, the color scheme shall be approved by the Planning Division. Colors that are tan, light brown, off-white, any muted or soft earth tones can be approved at the staff level. The Director may forward a proposed color scheme to the Planning Commission for review and approval.

C. ELEMENTS OF PROJECT DESIGN

Desirable Elements of Project Design
Community development proposals are evaluated based upon the thoughtful consideration of community design principles and the various project elements that implement them and adjacent development.

The most desirable qualities and design elements for commercial projects include:

- cohesiveness of scale and overall character with adjacent structures and sites
- multi-planed, pitched roofs
- significant wall articulation (canopies, insets, wing walls, trellises)
- richness of surface and texture
- roof overhangs, arcades
- regular or traditional window placement and rhythm
- color which complements the natural desert setting

Undesirable Elements
Elements that should be minimized or avoided include:

- square, "boxlike" structures
- large blank, unarticulated wall surfaces
- highly reflective surfaces
- metal siding on the main facade
- gray concrete precision block walls
- plastic siding
- primary, bright, or fluorescent colors

D. ARCHITECTURE STYLES

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

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

The following photo illustrations are just a few architectural styles:

Western Architecture

Background

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

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

The following photo illustrations provide just a few examples:

Illustration #1

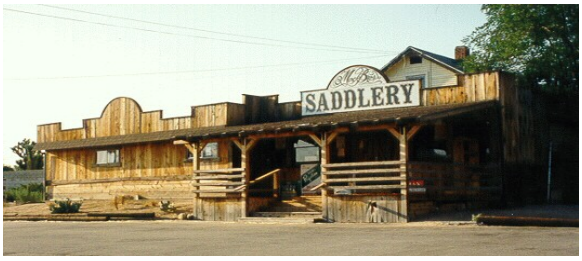


Illustration #2

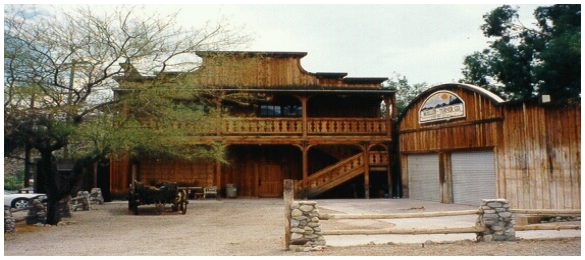


Illustration #3

Illustration #4

Illustration #5

Illustration #6

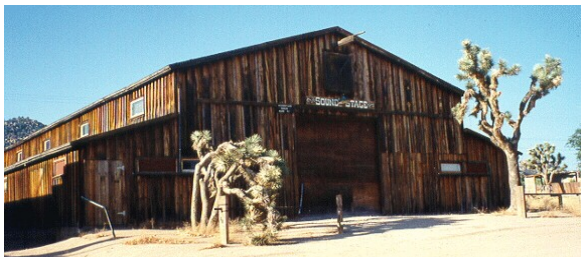


Illustration #7

Illustration #8

Southwest/Santa-Fe Architecture

The first and most primitive structures of the Southwest desert region are represented by the adobe and mud structures of the Pueblo cultures. These structures are simple, and essentially pure in form and function. The Morongo Basin has many early structures which represent this style and construction technique. The following pictures show modern efforts to duplicate this form.

Illustration #9

Illustration #10

Illustration #11

Illustration #12

Illustration #13

Illustration #14

Illustration #15

Composite Architecture

The historical multi-cultural influences on the Southwest desert region have resulted in a composite form in building design which is not pure in form but offers sound solutions for desert structures. The following group of pictures represents this composite architecture, its western influence, and strong awareness of the desert environment.

Illustration #16

Illustration #17

Illustration #18

Illustration #19

Illustration #20

Illustration #21

Illustration #22

Illustration #23

Illustration #24

Illustration #25

Illustration #26

Illustration #27

Ranch Architecture

The Ranch style of structure in commercial building is basically a variation of the traditional residential design of housing in rural areas. The commercial version usually has pitched roofs which extend to provide protected walkways and porches held up with posts, use a variety of materials, and offers good protection from the desert elements. The following pictures provide examples of commercial ranch architecture.

Illustration #28

Illustration #29

Illustration #30

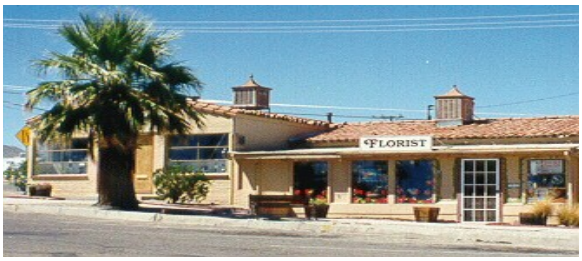


Illustration #31

Illustration #32

E. DESIGN ELEMENTS

An architectural framework that is based on common design elements creates an integrated community, while also allowing each project to express its own distinct character. The text and illustrations provided below are intended to serve as departure points for creative architectural innovation and adaptations.

Colors

1. Colors should be chosen from the attached color palettes Primary, bright and fluorescent colors or any variation should be avoided. Sharp contrast in colors should also be avoided. Color changes shall be reviewed and approved by the Planning Division. If the proposed colors are bright, bold, unusual or sharply contrast with surrounding businesses, desert or other colors on the building the Planning Division may forward the request to the Planning Commission for approval.

2. Dominant colors should be derived from earth tones and natural building materials. Subtle hues, including shades of brown and beige, sandy pink, peach, and terra cotta red should be encouraged.

3. Colors should be used to "tie together" all the building's parts, including the storefront, windows, doors, and cornices.

4. Colors should complement the natural desert setting.

5. Large areas of one color, without the use of color accents, should be avoided.

Building Entries

1. Building entryways should provide for well defined, safe, and unobstructed pedestrian access.

2. Entries should be integral parts of building facades and should incorporate arches, overhangs, columns, wall articulation, and/or other architectural features which distinguish it from the rest of the building.

3. Entryways should be easily identifiable to pedestrian and vehicular traffic. Exterior enhancements, including entry porticos, landscaping, pedestrian walkways, textured paving materials, benches, and/or other similar treatments should be used to direct pedestrians to the entry and enhance the appearance of the structure. The following illustrations are examples of textured paving:

Illustration #33

Illustration #34

Illustration #35

Illustration #36

Building Height

1. Heights of structures should be compatible with that of surrounding development. New development shall "transition" from the height of adjacent development to the maximum height of the proposed structure. Illustration #37 illustrates similar or complementary roof line whereas Illustration #38 shows an example of building design and roof line that does not transition or compliment one another.

Illustration #37

Illustration #38

2. Heights of structures should not overwhelm the streetscape, and should be compatible with adjacent open space and adjacent structures. Structures that are adjacent to the street should be single-story buildings where the topography of the lot is 5 foot or higher in grade than the adjacent street. Additional street setbacks and/or enhanced facade and roofline articulation may be required for two-story structures, depending on height and scale of building.

3. Building heights shall not exceed standards established for each district set forth in the Town's Development Code.

Building Mass/Scale

Scale refers to the relationship between the size and mass of a new structure and that of adjoining structures, as well as the size of the new building in relation to the human scale.

1. The scale of buildings shall be carefully related to adjacent structures and pedestrian areas, such as plazas and courtyards. Clusters of buildings should be of similar scale and mass.

2. The scale of buildings shall be generally consistent throughout a development, except where anchor or major tenants require larger building areas.

3. Blank, unarticulated walls at the ground floor level emphasize the mass of a building and should be avoided, to the greatest extent practical. Illustration #39 and #40 illustrates an unarticulated structure that is often referred to as "box like".

Illustration #39

Illustration #40

4. Design must be sensitive to all elevations of a building. Special attention should be given to those elevations most visible to commercial patrons, the traveling public, and adjacent residential neighborhoods. The following treatments can be applied to diminish the mass and scale of large, dominating structures:

    - emphasize the horizontal through the use of trim and bands of windows
    - add awnings, eaves, windows, or other ornamentation to articulate

building surfaces

- use a combination of complementary textures and colors to provide visual interest and warmth
- use landscape materials to soften and give relief to an otherwise bulky building (Illustration #41 and #44)
- vary the height of the building so that it appears to be divided into distinct massing elements and provides additional visual interest
- use architectural detailing, especially at the ground level, but also elsewhere on the building
- utilize windows, trellises, roof overhangs, arcades, and wall articulation to visually "break up" massive buildings (Illustration #42 and #43)
- Illustration #9 demonstrates how the use of landscaping and varying building heights can be used effectively to provide visual interest

5. Commercial development adjacent to residential areas shall incorporate residential scale to minimize land use conflicts.

Illustration #41

Illustration #42

Illustration #43

Illustration #44

Building Finishes and Detailing

Building facades should not be monotonous or have a flat, shadowless appearance on any side where feasible. No wall should have a blank, uninterrupted length exceeding 20 feet without including one of the following: change in texture, change in plane (2 foot minimum), window, lattice, tree or equivalent element, except where building is being built adjacent to an existing building and the building elevation will not be visible.

All facades should have a recognizable "base" and "top". The base should visually carry the weight of the building. A recommended rule of thumb is approximately one-eighth of the

building's height, unless associated with window stem walls where it may be as little as 18 inches tall. Techniques for establishing a base include (but are not limited to): thicker walls, textured materials (e.g., tile or masonry treatments), darker colored materials, and landscaping.

"Tops" take advantage of the visual prominence of a building's silhouette and should be approximately one-twentieth of a buildings height or 12 inches (which ever is more). Techniques for clearly expressing a top include (but are not limited to): cornice treatment, roof overhangs, stepped parapets, textured materials and differently colored materials. Color "stripes" are not acceptable as the only treatment.

Roofs

1. Sloped or pitched roofs are preferred over flat roofs, except in the case of an adobe or Santa Fe style where a flat roof is acceptable. Roofs of varied pitches can be used, but should be proportionate to the building size and scale. Roof pitch for southwestern and mission style architecture is typically low. A 2:12 roof pitch (vertical rise to horizontal run) is common for main roof surfaces, except colonnades and arcades. Roof pitch may vary in keeping with the prevailing architectural style being applied. Examples of various pitched roofs can be seen in Illustrations #21, #22, #29, and #30.

2. Where flat roof construction is used, parapets and enhanced elevations shall be used to screen rooftop mechanical equipment, provide visual interest, and break up the monotony of linear rooflines. Screening materials should be consistent with and an integral part of the main structure's materials. Mechanical equipment shall be located behind the highest vertical element of the building. Examples of the use of parapets can be seen in Illustrations #1 thru #19.

3. The roofline at the top of the structure should avoid running in a continuous plane for more than 50 feet without offsetting or jogging the roof plane. The rooflines of larger buildings, especially those with greater setbacks, may exceed this amount but should be offset to break up the roofline to the greatest extent practical.

4. The following roof materials should not be used:
   - highly reflective surfaces (copper roofs may be considered)
   - illuminated roofing

5. Overhanging or exposed wooden beams contribute to the rustic, natural character of desert western architecture and should be used where appropriate. Illustrations #1, #2, #3, #5, #28 provide just a few examples.

6. Gutters, where used, shall be considered an integral part of the building design and treated with appropriate architectural details.

7. Openings which are protected by overhangs, such as arcades, colonnades and covered patios, are encouraged.

8. Roof tiles with a clay-like appearance are encouraged and may be constructed of clay, concrete, fiberglass, or other approved materials. Tiles should be uniform in color mix and ranges and shall be non-reflective for a soft, natural appearance.

Awnings

1. The use of awnings along a row of contiguous structures should be limited to awnings of the same form and location, and awning colors should be complementary and consistent. A minimum 8 foot clearance between the ground or walkway and the awning overhang shall be maintained.

2. Non-reflective awning materials, including canvas, treated canvas, matte finish vinyl and fabrics are encouraged. Plexiglas, metal, glossy vinyl, illuminated, and backlit awnings are discouraged.

3. Signs on awnings should be limited to the awning's flap (valance) or end panels of angled, curved or box awnings. Sign lettering and designs should be printed directly on the awning. All signage shall conform with the Town Development Code.

Materials

1. Materials should complement the surrounding natural environment and may include wood, smooth or textured stucco and terra cotta tile. Building materials which have a hand-crafted, natural look and feel are encouraged.

2. Metal, glass and concrete block should be limited in their use as predominant wall materials. Their more extensive use may be appropriate in some situations, depending on the overall architectural design concept.

3. A mix of complementary finish textures is encouraged to provide visual interest and variety. Examples include the use of rusticated wainscot with smoother finishes above, or a mix of split face with architectural quality precision block or smooth stucco.

4. Architectural detailing should be constructed of materials and/or painted to complement the facade.

5. The number of colors appearing on the structure's exterior shall be limited to only three or four colors, unless otherwise approved by the Planning Division or Planning Commission during project review.

6. The use of decorative tiles, tile inserts, medallions and other trim materials is encouraged to add interest and definition to windowsills, doors and building facades. Moldings or painted borders may also be used, where appropriate.

Architectural Details

1. Courtyards, patios, covered porches, and gardens are encouraged as they provide a sense of enclosure, enhance the commercial environment, and foster pedestrian activity. Such areas should offer pedestrian amenities such as fountains, benches and walkways.

2. Windows that are deeply recessed into thick exterior wall surfaces provide protection from intense sunlight and offer insulation against wind, cold, and extremes in weather. Recessed windows are an important element of all architectural styles and are encouraged.

3. Roof overhangs, deeply-recessed windows and doors, decorative iron grills on windows, and other architectural features which create shade and shadow and permit the interplay of natural light are recommended. The use of arches or galleries to create colonnades and covered patios or porches is encouraged. Heavy timber beams or trellises can also be used to provide shade.

Walls and Fences

Walls and fences are important components of urban design which perform numerous functions. Not only do they help delineate the boundaries of outdoor spaces, but they also provide effective noise buffering and visual screening effects, as well as enhanced security. Walls and fences can serve as wind barriers to protect landscaping treatments, and can create and enhance a sense of privacy.

The following is just a few examples that can be used to compliment a commercial project:

Illustration #45

Illustration #46

Illustration #47

Illustration #48

Illustration #49

Illustration #50

Illustration #51

Illustration #52

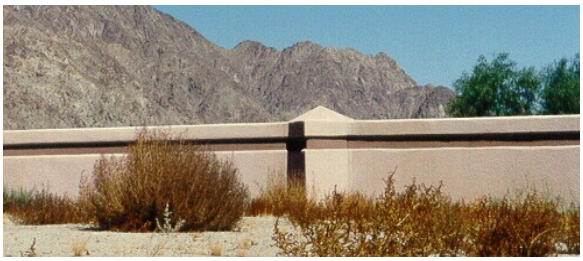


Illustration #53

1. Wall and fence materials shall consist of wood, stone or masonry construction. Ceramic tile and wrought iron should also be encouraged.

2. Wall and fence colors shall consist of desert tones, such as brown, tan, beige and sand. Other colors may be used if they are part of an approved architectural theme and color scheme. Colors shall complement the nearest buildings and structures.
3. Walls and fences should serve as unifying design elements along public streets and pedestrian corridors. They should be consistent in material, design and height in such locations.

Focal Points

1. Architectural focal points provide visual interest and can help define a sense of place within a development or along a streetscape. The use of building or design elements, such

as towers, articulated rooflines, artwork, fountains, pedestrian seating areas, or landscape plantings as special focal points is encouraged. The following example is an example of simple pedestrian seating area accented with landscaping.

Illustration #54

Illustration #55

Illustration #56

2. Focal point features should be located near main activity areas, building entryways or pedestrian plazas to capture existing and generate new pedestrian activity. Such elements should be integrated with the architectural style and scale of the subject and surrounding buildings.

3. Signage on towers or other highly visible architectural features should be discouraged. Refer to the Town Sign Ordinance for direction on appropriate signage placement.

4. Branding Mascots and business product oriented statues (Mascots and Statues) may be approved by the Planning Commission for new commercial and industrial projects, as well as for existing commercial and industrial (zoning) buildings. Mascots and statues shall be located near main entrance areas, and shall not be located in close proximity to public roadways. Mascots and statues are not intended to function as signage for site identification and location. Mascots and statues shall be designed to be a minor focal point feature located in close proximity to the main entrance to the building(s).

   a. Mascots and Statues are encouraged to not exceed thirty percent (30%) of primary structure height and are encouraged to not exceed three feet (3') in width.
   b. A maximum of one Mascot and/or Statue is allowed per building frontage for a commercial or industrial development project.
   c. Additional Mascots and/or Statues are encouraged to be located in side yards.
   d. Mascots and Statues shall be installed in a permanent location. Mascots and Statues shall not be temporary structures or located on a temporary structure (e.g., trailer).
   e. Mascots and Statues shall blend with the colors of the primary structure and shall be placed in landscape planter areas whenever possible. Colors consistent with branding colors are acceptable.
   f. Mascots and Statues shall not be placed in parking stalls even when excess parking on the project site is available.
   g. Mascots and Statues shall not be placed in close proximity to monument or free standing signs, but shall be integrated into site landscaping and in close proximity to building entrances.

h. Mascots and Statues are encouraged to be placed in proximity to benches, shade structures, and other architectural elements so that the Mascots and Statues blend together with other features of site development.
i. Internal lighting of Mascots and Statues is discouraged. Passive landscape lighting is acceptable.
j. Mascots and Statues located in proximity to signs shall be considered part of the sign.

GLOSSARY

Articulated. Changes in building surfaces through the use and manipulation of alternating planes, windows, arches, moldings, cornices, rooflines and other architectural elements having joints or segments which add additional depth or height to a structure.

Eaves. The projecting overhang at the lower edge of a roof.

Facade. The main face or front of a building.

Molding. An ornamental strip used to decorate a surface, especially an upper wall.

Parapet. A low, protective wall or railing along the edge of a roof, balcony, or similar structure.

Trellis. An open framework or lattice used for training vines and climbing plants.

Wainscot. A facing or paneling applied to the walls of a room or building; the lower part of a wall when finished in a material different from the upper part.

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Jared Jerome, Associate Planner

Date: January 7, 2026

Meeting Date: January 13, 2026

Subject: Amendment 2 to Site Plan Review 03-23 and Landscape Plan 03-24, Nice Dream Ices

Recommendation:
That the Planning Commission approves Amendment 2 for SPR 03-23 and Landscape Plan 03-24, Nice Dream Ices, allowing for the removal of a portion of the landscape curb and landscape planting, based upon the information contained within the staff report and conditions of approval for the previously approved project.

Prior Review:
At their meeting of July 11, 2023, the Planning Commission approved SPR 03-23, EA 04-23, and V 01-23.

At their meeting of October 10, 2023, the Planning Commission approved Amendment 1 to SPR 03-23, EA 04-23, and V 01-23.

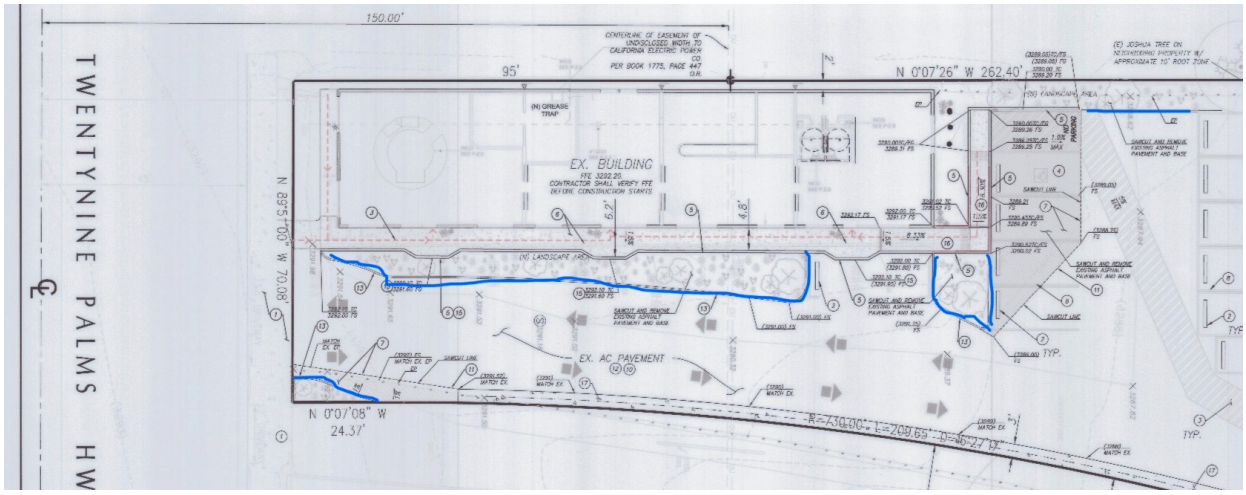
At their meeting of September 24, 2024, the Planning Commission approved LP 03-24.

Discussion:
Applicant: Nice Dream Ices
Address: 56778 Twentynine Palms Highway
APN: 0595-111-33
Zoning: General Commercial (C-G)
Parcel Size: 0.51 acres

On December 10, 2025, the Town received a request from the project applicant to remove the border curb from the landscaping for the project and to remove one (1) Santa Rita Prickly Pear from the southeast corner of the project site. The primary reason for removing the curb is to save cost on the buildout of the project site. The reason for removing the Santa Rita Prickly Pear is to reduce costs associated with irrigation and also to reduce the chance of the plant being accidentally run over by vehicles accessing the adjacent San Bernardino County drainage

facility.

Below is an image highlighting the proposed removal of the border curb for the landscaping. The curb highlighted in blue is proposed to be removed.



Below are photos of the landscape area as of January 7, 2026:

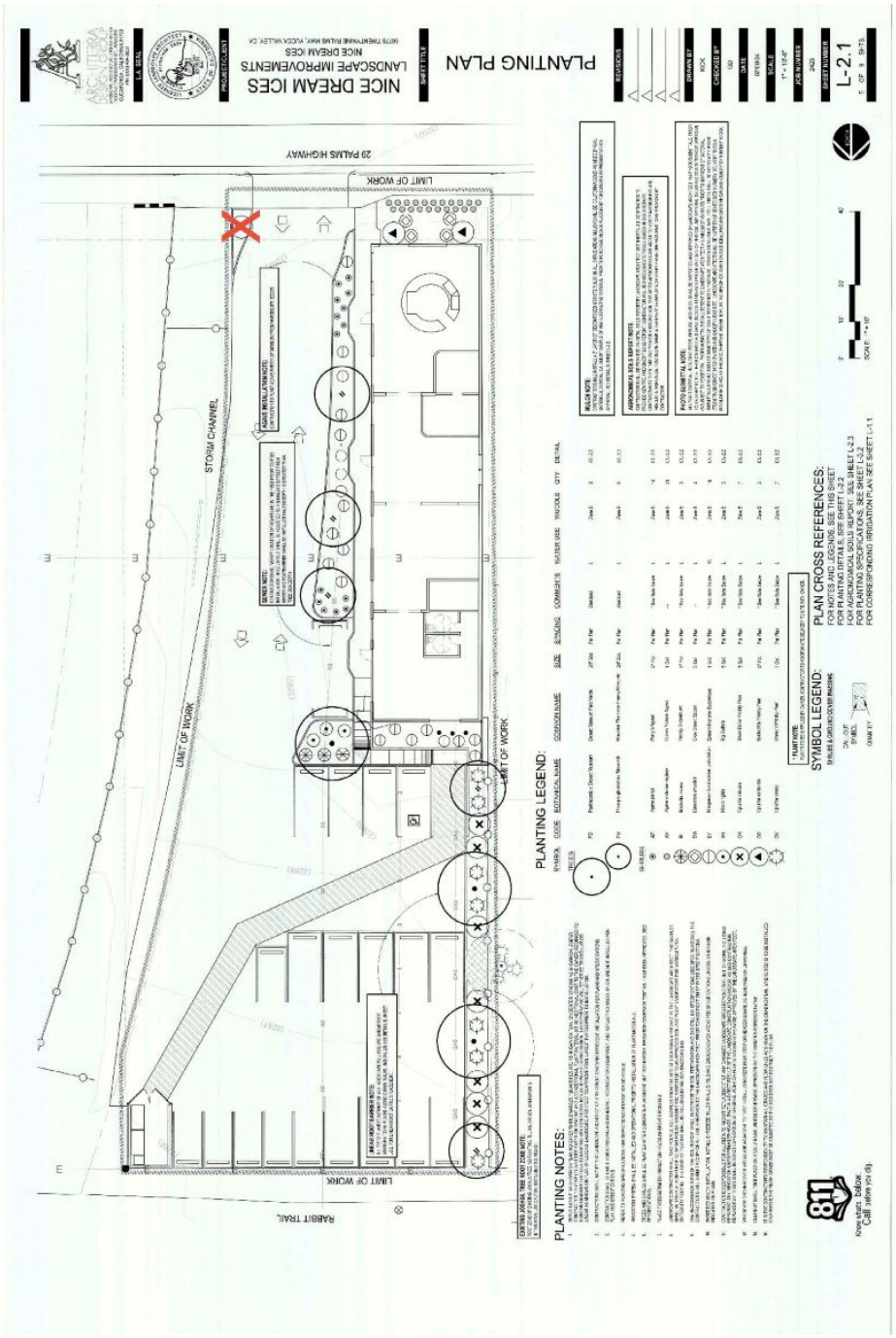
Town staff recommends adding the following conditions to the conditions of approval for the project:

E22. Curb located around the perimeter of the landscaping shall be required where the walkway is less than six inches (6”) above the adjacent driveway or drive aisle.

E23. The curb around the perimeter of the landscaping located at the southeast corner of the project site, adjacent to the driveway providing access to the San Bernardino County Drainage Easement (“S.B.C.D.E.”) located to the east of the project site, shall remain in place.

The intent of condition E22 is to prevent vehicles from accidentally accessing the walkway or damaging the structures. The intent of condition E23 is to prevent vehicles from accessing the driveway for the San Bernardino County drainage facility.

Below is the landscape plan illustrating the proposed removal of the Santa Rita Prickly Pear (highlighted with an "X").



Below is an image of the area highlighted in the landscape plan above:

Alternatives
N/A

Fiscal Impact:
N/A

Attachments
1. LP 03-24 Nice Dream Ices Plans - Markup 1-7-2026
2. Nice Dream Curb Removal 1-7-2026
3. Draft COA SPR 03-23 Nice Dream Ices 1-13-2026 Amendment 2
4. SPR 03-23 & EA 04-23 Nice Dream Ices Application - Resubmittal
5. LP 03-24 Nice Dream Ices Application
6. LP 03-24 Nice Dream Ices Landscape Plans - 9-17-2024
7. SPR 03-23 Nice Dream Ices Grading Plan 6-20-2023

ARCHITERRA DESIGN GROUP

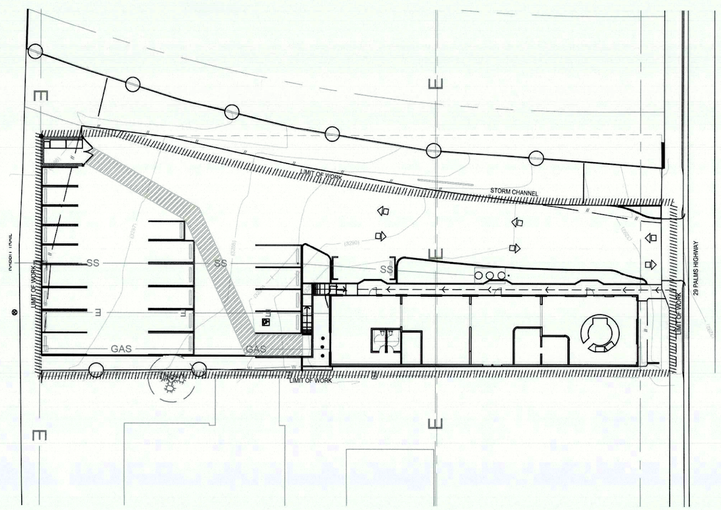
LANDSCAPE ARCHITECTURAL CONSTRUCTION DOCUMENTS
FOR

NICE DREAM ICES
56778 TWENTY-NINE PALMS HIGHWAY
LANDSCAPE IMPROVEMENTS

YUCCA VALLEY, CALIFORNIA

NICE DREAM ICES

SHEET KEY MAP:



ABBREVIATIONS:

A.B.	ANCHOR BOLT	G.I.	GALVANIZED IRON	S.F.	SQUARE FOOT
A.C.	ASPHALTIC CONCRETE	G.P.H.	GALLONS PER HOUR	SHT.	SHEET
ADJ.	ADJACENT	G.P.M.	GALLONS PER MINUTE	SHT. MTL.	SHEET METAL
ALT.	ALTERNATE	H.B.	HOSE BIB	SIM.	SIMILAR
ARCH.	ARCHITECT	HDR. BRD.	HEADER BOARD	S.L.	SCORE LINE
AUTO.	AUTOMATIC	H.H.	HANDHOLE	SMTH.	SMOOTH
BLDG.	BUILDING	HORIZ.	HORIZONTAL	SPECS.	SPECIFICATIONS
BLK.	BLACK	H.P.	HIGH POINT	SPP.	SPECIES
B.M.	BENCH MARK	HGT.	HEIGHT	SQ.	SQUARE
B.S.	BOTTOM OF STEPS	I.D.	INSIDE DIAMETER	S.S.	SANITARY SEWER
C.B.	CATCH BASIN	I.C.B.	IRRIGATION CONTROL BOX	STA.	STATION
C.F.	CUBIC FOOT	INV.	INVERT	STL.	STEEL
C.I.	CAST IRON	INT.	INTEGRAL	STD.	STANDARD
C.I.P.	CAST IN PLACE	J. BOX	JUNCTION BOX	T.A.D.	TOP AREA OF DRAIN
C.J.	COLD JOINT	JTS.	JOINTS	T. & B.	TOP AND BOTTOM
C.L.	CENTER LINE	L.A.	LANDSCAPE ARCHITECT	T.B.	TOP OF BERM
CLR.	CLEARANCE	LIC.	LICENSED	T.C.	TOP OF CURB
C.O.	CLEAN OUT	L.P.	LOW POINT	TEX.	TEXTURE(D)
C.M.U.	CONCRETE MASONRY UNIT	MAX.	MAXIMUM	T.G.	TOP OF GRATE
COMP.	COMPACTED	M.B.	MACHINE BOLT	T.G.D.	TOP OF GRATE DRAIN
CONC.	CONCRETE	MECH.	MECHANICAL	THK.	THICK
COND.	CONDITION	MED.	MEDIUM	T.P.	TOP OF PAVING
CONT.	CONTINUOUS	MIN.	MINIMUM	T.P.C.	TOP OF POOL COPING
CT.	CENTER	M.H.	MANHOLE	T.S.	TOP OF STEPS
CTR. SINK	COUNTER SINK	M.P.R.	MATCH PRECIPITATION RATE	T.W.	TOP OF WALL
D.D.	DECK DRAIN	MULTI.	MULTIPLE	TWL.	TROWEL
D.F.	DOUGLAS FIR	NAT.	NATURAL	TYP.	TYPICAL
D.G.	DECOMPOSED GRANITE	N.G.	NATURAL GROUND	UV.R.	ULTRAVIOLET RADIATION
DIA.	DIAMETER	N.T.A.	NOT TO SCALE	VERT.	VERTICAL
DIM.	DIMENSION	O.C.	ON CENTER	W/	WITH
DTL.	DETAIL	O.D.	OUTSIDE DIAMETER	W/O	WITHOUT
EA.	EACH	O.P.T	OPTIONAL	W.P.C.	WATER PRESSURE COMPENSATING
E.J.	EXPANSION JOINT	P.A.	PLANTER AREA	W.Q.	WATER SURFACE
ELEC.	ELECTRIC	P.C.	POINT OF CURVATURE	(#)	NUMBER / QUANTITY
ENG.	ENGINEER	P.C.C.	POINT OF COMPOUND CURVATURE		
ESP.	ESPALIER	P.R.C.	POINT OF REVERSE CURVATURE		
EQ.	EQUAL	PERF.	PERFORATED		
E.W.	EACH WAY	P.O.C.	POINT OF CONNECTION		
E.W.W.M.	ELECTRIC WELDED WIRE MESH	P.L.	PROPERTY LINE		
EX.	EXISTING	P.S.I.	POUNDS PER SQUARE INCH		
EXP.	EXPOSED	P.T.	PRESSURE TREATED		
F.O.C.	FACE OF CURB	P.V.C.	POLY VINYL CHLORIDE		
F.O.B.	FACE OF BUILDING	R.	RADIUS		
F.F.E.	FINISHED FLOOR ELEVATION	R.C.P.	REINFORCED CONCRETE PIPE		
F.G.	FINISH GRADE	REBAR.	REINFORCING BAR		
F.H.	FIRE HYDRANT	REF.	REFERENCE		
FIN.	FINISH	REQ'D.	REQUIRED		
F.L.	FLOW LINE	RET.	RETARDANT		
FLT.	FLAT	RGH.	ROUGH		
F.S.	FINISH SURFACE	R.S.	ROUGH SAWN		
FTG.	FOOTING	R.S.R.	ROUGH SAWN REDWOOD		
FTN.	FOUNTAIN	RWD.	REDWOOD		
GA.	GAUGE	R.W.	RECYCLED WATER		
GALV.	GALVANIZED	SCH.	SCHEDULE		
G.C.	GROUNDCOVER	S.D.	STORM DRAIN		

ABBREVIATION NOTES:

A. ABBREVIATIONS MAY BE SHOWN AS EITHER UPPERCASE AND/OR LOWERCASE ON PLANS, AND WITH OR WITHOUT PERIODS.

B. TO SHOW QUANTITIES IN THESE DOCUMENTS THE CONVENTION OF SHOWING THE NUMBER IN PARENTHESIS IS USED. EXAMPLE: 'TWO TONS' MAY BE SHOWN AS '(2) TONS'.

SHEET INDEX:

NO.	SHEET	TITLE
1	L-0.0	TITLE SHEET
2	L-1.1	IRRIGATION PLAN
3	L-1.2	IRRIGATION DETAILS
4	L-1.3	IRRIGATION CALCULATIONS
5	L-2.1	PLANTING PLAN
6	L-2.2	PLANTING DETAILS
7	L-2.3	AGRONOMIC SOILS REPORT
8	L-3.1	IRRIGATION SPECIFICATIONS
9	L-3.2	PLANTING SPECIFICATIONS

VICINITY MAP:

ERRORS AND OMISSIONS:

ARCHITERRA DESIGN GROUP HEREBY CERTIFIES THAT THE DESIGN, DETAILS AND SPECIFICATIONS AS REPRESENTED HEREIN MEET PROFESSIONAL LANDSCAPE ARCHITECTURAL STANDARDS. ARCHITERRA DESIGN GROUP CANNOT GUARANTEE THE QUALITY OF CONSTRUCTION, INSTALLATION OR MAINTENANCE OF IMPROVEMENTS AS DESIGNED AND/OR SPECIFIED HEREIN AND DISCLAIMS ANY FUTURE LIABILITY RESULTING FROM DEVIATIONS. ARCHITERRA DESIGN GROUP IS NOT RESPONSIBLE FOR THE AMOUNT OR FREQUENCY OF IRRIGATION WATER APPLIED TO THE PROJECT DURING CONSTRUCTION OR THEREAFTER.

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L.A. SEAL:

LICENSED LANDSCAPE ARCHITECT
Richard W. Krumwiede 2934
Signature
07-31-26
Renewal Date
07-09-24
Date
STATE OF CALIFORNIA

SUBMITTALS:

FIRST SUBMITTAL: 07/09/24 (CLIENT REVIEW)

SECOND SUBMITTAL:

THIRD SUBMITTAL:

FOURTH SUBMITTAL:

REVISIONS:

DEVELOPER:

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811 Know what's below. Call before you dig.

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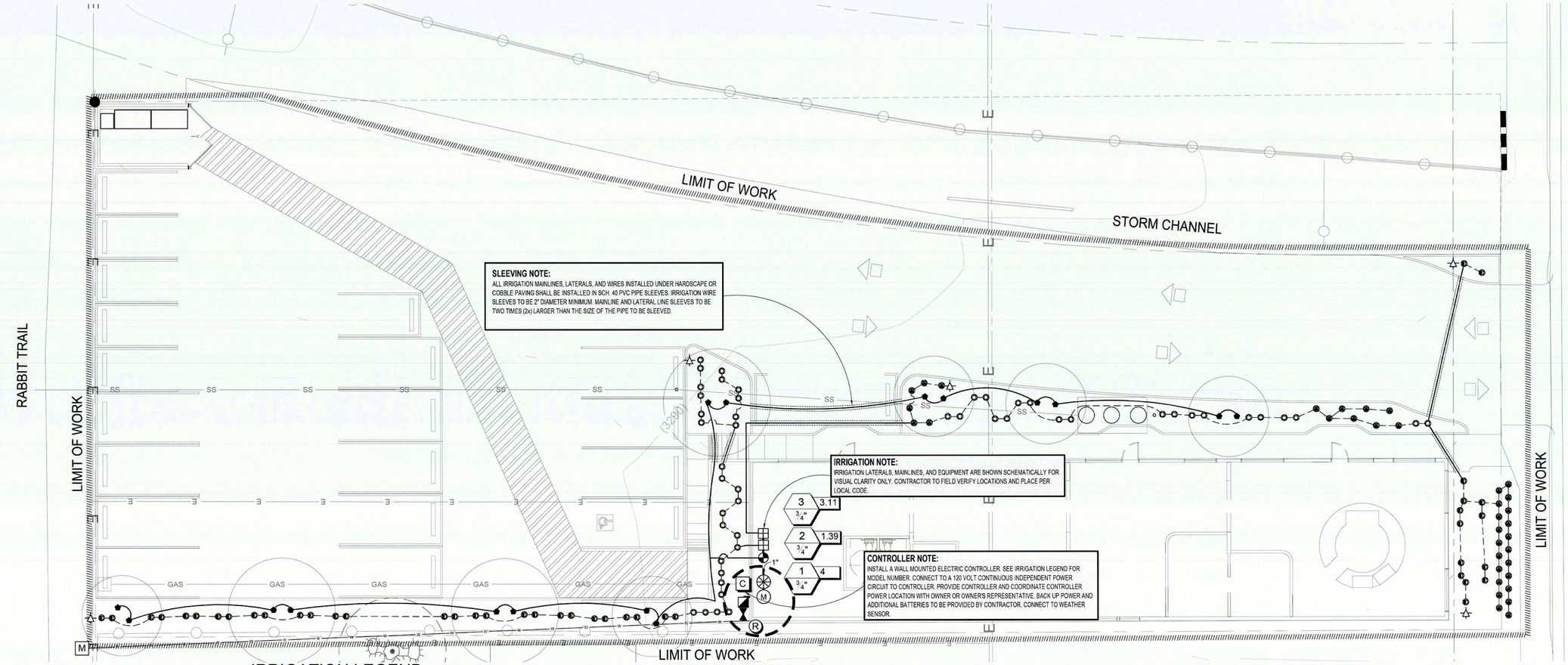
JOB NUMBER: 2423

SHEET NUMBER: L-0.0

1 OF 9 SHEETS



IRRIGATION LEGEND:

DRIP AND EMITTERS:

SYMBOL	MANUF.	MODEL #	DESCRIPTION	GPH	PSI	DETAIL REFERENCE
	HUNTER	HE-10	PRESSURE COMPENSATING BARBED DRIP EMITTER	1.0	30	SEE **DETAIL I, SHEET L-1.2.**
	HUNTER	HE-20	PRESSURE COMPENSATING BARBED DRIP EMITTER	2.0	30	SEE **DETAIL I, SHEET L-1.2.**
	HUNTER	HE-40	PRESSURE COMPENSATING BARBED DRIP EMITTER	4.0	30	SEE **DETAIL I, SHEET L-1.2.**

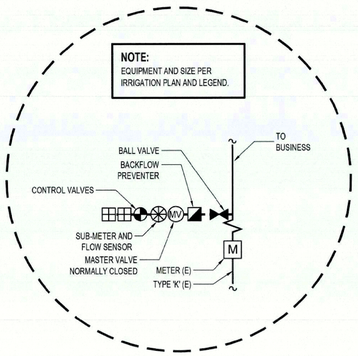
BUBBLER:

SYMBOL	MANUF.	MODEL #	DESCRIPTION	GPM	PSI	DETAIL REFERENCE
	HUNTER	RZWS-10-25-CV	10" DEEP ROOT BUBBLER	0.25	30	SEE **DETAIL H, SHEET L-1.2.**

EQUIPMENT:

SYMBOL	MANUF.	MODEL #	DESCRIPTION	DETAIL REFERENCE
M			EXISTING 5/8" DOMESTIC WATER METER	
	FEBCO STRONGBOX	825YA SBBC-30SS	3/4" REDUCED PRESSURE BACKFLOW PREVENTER INSTALLED IN A VANDAL RESISTANT ENCLOSURE	SEE **DETAIL L, SHEET L-1.2**
MV	HUNTER	ICV	NORMALLY CLOSED 1" MASTER VALVE IN TAN VALVE BOX.	SEE **DETAIL A, SHEET L-1.2**
	HUNTER	HC-75-FLOW	3/4" IRRIGATION SUB METER AND FLOW SENSOR IN TAN VALVE BOX.	SEE **DETAIL B, SHEET L-1.2**
	NIBCO	T-585-70	LINE SIZED BRONZE BALL VALVE IN TAN VALVE BOX.	SEE **DETAIL C, SHEET L-1.2**
	HUNTER	PSV-101-G	1" GLOBE REMOTE CONTROL VALVE WITH FLOW CONTROL.	SEE **DETAIL D, SHEET L-1.2**
	HUNTER	PCZ-075-40	DRIP CONTROL ZONE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR & FILTER	SEE **DETAIL E, SHEET L-1.2.**
C	HUNTER	HPC-400	HUNTER HPC 4 STATION WIFI ENABLED IRRIGATION CONTROLLER PLASTIC WALL-MOUNT.	**SEE DETAIL 'J', SHEET L-1.2**
R	HUNTER	WR-CLIK	WIRELESS RAIN SENSOR. INSTALL ON BUILDING EAVE, FREE FROM ANY OVERHEAD OBSTRUCTIONS	**SEE DETAIL 'K', SHEET L-1.2**
	HUNTER	PLD-BV	MANUAL FLUSH VALVE	**SEE DETAIL 'I', SHEET L-1.2**
	APPROVED	SCH. 40 PVC	1" MAINLINE , MINIMUM COVER OF 18". POTABLE WATER	SEE **DETAIL F, SHEET L-1.2**
	APPROVED	SCH. 40 PVC	LATERAL LINE SIZED AS SHOWN (MINIMUM OF 3/4"),MINIMUM COVER OF 12"	SEE **DETAIL F, SHEET L-1.2**
	APPROVED	SCH. 40 PVC	LATERAL SLEEVE, SIZED AS REQUIRED, UNLESS OTHERWISE NOTED.	SEE **DETAIL F, SHEET L-1.2**
	HUNTER	HDL-BLNK	BLANK LANDSCAPE DRIPLINE.	SEE **DETAIL D & E, SHEET L-3.3**
	EXISTING		EXISTING DOMESTIC WATER SUPPLY LINE	

811 Know what's below. Call before you dig.



POINT OF CONNECTION ENLARGEMENT

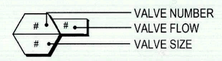
POINT OF CONNECTION NOTE:
MAKE POINT OF CONNECTION DOWNSTREAM OF EXISTING 5/8" DOMESTIC WATER METER . EXTEND NEW TYPE 'K' COPPER PIPE (OR AS REQUIRED PER LOCAL CODE) TO LINE SIZED BALL VALVE AS SHOWN.

STATIC WATER PRESSURE:	65.00 PSI
SYSTEM DESIGNED PRESSURE:	50.30 PSI
MAXIMUM IRRIGATION DEMAND:	4.00 GPM

IRRIGATION NOTES:

1. THIS SYSTEM IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY.
3. SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION WITH MAXIMUM GPM DEMAND SPECIFIED. IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION AND COMMUNICATE TO OWNER'S CONSTRUCTION REPRESENTATIVE.
4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, CURBS, ETC. HE SHALL COORDINATE ALL HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADS, PAVING AND STRUCTURES.
5. MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER, AND BACKFLOW PREVENTER TO BE OF MATERIAL REQUIRED BY CURRENT WATER DISTRICT.
6. FINAL LOCATION OF THE AUTOMATIC CONTROLLER ENCLOSURE AND THE BACKFLOW PREVENTION DEVICE SHALL BE APPROVED BY THE CITY'S AND OWNER'S REPRESENTATIVE, AND/OR LANDSCAPE ARCHITECT, WHERE APPLICABLE.
7. IN ADDITION TO THE SLEEVES SHOWN ON THE PLAN, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS PRIOR TO PAVING UPON APPROVAL OF THE OWNER'S REPRESENTATIVE, IF REQUIRED TO OPERATE SYSTEMS.
8. IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, STREETS, AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE RADIUS TO FIT UNUSUAL SITE CONDITIONS FOR APPROVAL PURPOSES AT NO EXTRA CHARGE. CALL LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR ANY COVERAGE TESTS.
9. QUALITY CONTROL OBSERVATION SEQUENCES ARE FOUND IN THE SPECIFICATIONS.
10. CLEAN-UP ON A DAILY BASIS PER OWNER'S REPRESENTATIVE'S APPROVAL.

VALVE SIZING KEY:



VALVE CALLOUT CHART:

#	TYPE	PLANT	SIZE	GPM	HZ	SF
1	BUBBLER	TREE	3/4"	4	1	200
2	POINT TO POINT	SHRUB	3/4"	2	2	950
3	POINT TO POINT	SHRUB	3/4"	4	2	1,045

PIPE SIZING CHART:
SCHEDULE 40 PVC

3/4"	0-8 GPM
1"	9-12 GPM
1 1/4"	13-22 GPM
1 1/2"	23-30 GPM
2"	31-50 GPM

THIS SYSTEM IS DESIGNED TO USE WATER FROM A POTABLE WATER SOURCE

PLAN CROSS REFERENCES:

FOR NOTES AND LEGENDS, SEE THIS SHEET
FOR IRRIGATION DETAILS, SEE SHEET L-1.2 & 1.3
FOR IRRIGATION CALCULATIONS, SEE SHEET L-1.4
FOR IRRIGATION SPECIFICATIONS, SEE SHEET L-3.1
FOR CORRESPONDING PLANTING PLAN SEE SHEET L-2.1

0' 10' 20' 40'
SCALE: 1" = 10'

NORTH

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA , CALIFORNIA 91730
PH: (909) 484-2800

L.A. SEAL

LICENSED LANDSCAPE ARCHITECT
Richard W. Krumwiede 2394
07-08-24
Professional Date
07-08-24
Date
STATE OF CALIFORNIA

PROJECT/CLIENT

NICE DREAM ICES
LANDSCAPE IMPROVEMENTS
NICE DREAM ICES
56778 TWENTYNINE PALMS HWY. YUCCA VALLEY, CA

SHEET TITLE

IRRIGATION PLAN

REVISIONS

DRAWN BY
KCK

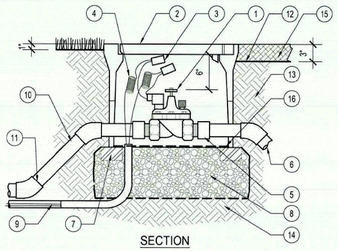
CHECKED BY
GD

DATE
07/08/24

SCALE
1" = 10'-0"

JOB NUMBER
2423

SHEET NUMBER
L-1.1
2 OF 9 SHTS.



LEGEND:

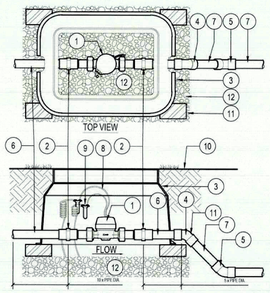
1. MASTER VALVE PER IRRIGATION LEGEND.
2. RECTANGULAR VALVE BOX w/ BOLT-DOWN COVER. HEAT BRAND w/ "M.V." ON LID IN 2" TEXT HEIGHT CHARACTERS.
3. WATERPROOF WIRE CONNECTORS.
4. #12 WIRE PER SPECIFICATIONS. 24" LENGTH COILED WIRE REQUIRED.
5. PVC MALE ADAPTOR (TYPICAL).
6. PVC MAINLINE TO REMOTE CONTROL VALVES.
7. COMMON BRICK (4) REQUIRED.
8. 3/4" WASHED GRAVEL ROCK 6" DEEP.
9. MASTER VALVE WIRE AND COMMON WIRE FROM CONTROLLER. PROVIDE PVC CONDUIT FROM CONTROLLER TO MASTER VALVE.
10. PVC MAINLINE PIPE (TYPICAL).
11. PVC SXS 45 1/4 ELL (TYPICAL), SOLVENT WELD OUTLET.
12. FINISH GRADE.
13. SUB-GRADE.
14. FILTER FABRIC (MIRAFI 140N)
15. MULCH - SEE PLANTING PLAN
16. 1/4" x 1/4" GALV. WIREMESH

NOTE:

A. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC TO PVC OR METAL TO PVC MALE PIPE THREADS.

A MASTER VALVE

SCALE: 1" = 1'-0" S-IDW-POC-FS.MS.-04
REFERENCE NUMBER:



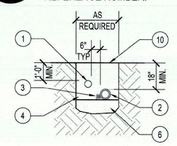
NOTE:

- INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
- OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
- INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

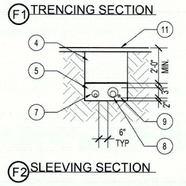
1. HUNTER HC FLOW METER HC-100 WITH UNION CONNECTIONS
2. SCH 80 PVC FEMALE ADAPTER (S X T)
3. RECTANGULAR VALVE BOX PER SPECIFICATIONS
4. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
5. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
6. 1.5" DIA. (40 MM) MAIN LINE AT INLET & OUTLET
7. MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
8. TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-1/F (2.08 MM²) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
9. WEATHERPROOF WIRE CONNECTOR
10. FINISH GRADE
11. COMMON BRICK
12. GRAVEL BASE, 6" (15 CM) DEEP

B SUB-METER AND FLOW METER

SCALE: 3/4" = 1'-0" S-IDW-POC-FS.MS.-15
REFERENCE NUMBER:



F1 TRENCHING SECTION



F2 SLEEVING SECTION

TRENCHING NOTES:

A. BELOW PAVED AREAS A MINIMUM OF 6" LAYER OF CLEAN EARTH SHALL BE INSTALLED ABOVE AND BELOW PIPING.
B. PROVIDE MINIMUM COVER OF 24" ON PRESSURE SUPPLY LINES 3" AND LARGER.
C. WHEN USING RECLAIMED WATER, MAINTAIN MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN POTABLE AND RECLAIMED PRESSURE LINES WHERE LINES CROSS; PROVIDE PVC SLEEVE FOR POTABLE LINE MINIMUM 5' EACH SIDE OF RECLAIMED WATER LINE.
D. BUNDLE WIRES WITH TAPE EVERY 10'.

SLEEVING NOTES:

A. ALL SLEEVES TO BE SCH. 40 PVC.
B. EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS.
C. ROUTE SLEEVING ALONG ACCESSIBLE RAMP.
D. PIPING UNDER PAVEMENT SUSCEPTIBLE TO TRAFFIC LOADS REFER TO CITY STD. 24" MIN. TO 36" MAX. DEPTH TO TOP OF PIPE BELOW STRUCTURAL SECTION.

APWA AND CITY STANDARD NOTES:

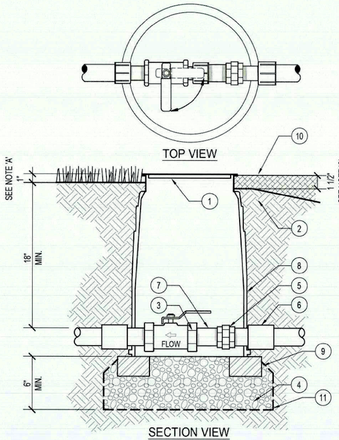
A. IRRIGATION PIPES UNDER ROADWAYS SHALL BE INSTALLED 36" DEEP, SLEEVED, AND IDENTIFIED WITH MARKING TAPE INSTALLED 12" FROM THE SURFACE IDENTIFYING THE TYPE OF LINE WITH APWA STANDARD TAPE.
B. FOR DOMESTIC STATING "CAUTION WATER LINE BURIED BELOW" IN BLUE.
C. FOR RECLAIMED STATING "CAUTION RECYCLED WATER LINE BURIED BELOW" IN PURPLE.
D. SLEEVES SHALL BE SCH. 40 PVC 2X THE DIAMETER OF THE PIPE BEING SLEEVED.

LEGEND:

1. NON-PRESSURE LATERAL LINE.
2. PRESSURE SUPPLY LINE.
3. CONTROL WIRES.
4. CLEAN BACKFILL - 90% COMPACTION REQUIRED.
5. 6" MIN. SAND BEDDING AND SHADDING.
6. 2" MIN. OF CLEAN EARTH.
7. NON-PRESSURE LATERAL LINE SLEEVE - SIZE TWICE DIAMETER OF NON-PRESSURE LATERAL LINE.
8. PRESSURE SUPPLY LINE SLEEVE - SIZE TWICE DIAMETER OF PRESSURE SUPPLY LINE.
9. CONTROL WIRE SLEEVE - SIZE PER PLAN, INSTALL ADJACENT TO PRESSURE SUPPLY LINE.
10. FINISH GRADE.
11. HARDSCAPE PER CONSTRUCTION PLANS.

C BALL VALVE 2" SIZE AND SMALLER

SCALE: 1 1/2" = 1'-0" S-IDW-VAL-BV-01
REFERENCE NUMBER:



LEGEND:

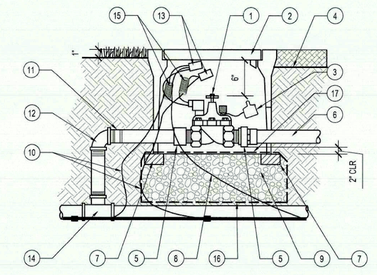
1. 10" ROUND PLASTIC VALVE BOX & COVER MARKED "BV"
2. FINISH GRADE.
3. BALL VALVE.
4. 3/4" WASHED GRAVEL ROCK, 6" MIN. DEEP.
5. SCH. 80 PVC THREADED UNION.
6. SCH. 80 PVC THREADED FEMALE ADAPTORS (2).
7. SCHEDULE 80 PVC THREADED NIPPLE (3 LOCATIONS).
8. 12" SDR GREEN PIPE EXTENSIONS. (LENGTH AS REQUIRED)
9. 8X2X4 COMMON BRICK (3)
10. MULCH - SEE PLANTING PLANS
11. FILTER FABRIC (MIRAFI 140N)

NOTES:

A. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
B. BOX TO BE INSTALLED 1" ABOVE FINISHED GRADE FOR SOD OR ARTIFICIAL TURF AND FLUSH WITH FINISHED GRADE FOR HYDROSEED OR HAND SEED.
C. TOP OF BOX FLUSH WITH MULCH, TAPER FINISH GRADE 1 1/2" AWAY FROM BOX BACK TO STANDARD MULCH DEPTH.

D REMOTE CONTROL VALVE

SCALE: 1" = 1'-0" S-IDW-VAL-CV-05
REFERENCE NUMBER:



LEGEND:

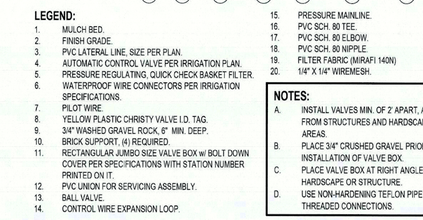
1. ELECTRIC CONTROL VALVE.
2. RECTANGULAR PLASTIC VALVE BOX W/ BOLT-DOWN COVER. HEAT BRAND VALVE STATION NO. ON LID IN 2" HIGH CHARACTERS.
3. APPROVED YELLOW PLASTIC CHRISTY VALVE I.D. TAG.
4. FINISH GRADE.
5. PVC UNION FOR SERVICING ASSEMBLY (TYP).
6. PVC LATERAL LINE, SIZE PER PLAN.
7. COMMON BRICK (4) REQUIRED.
8. COMMON WIRE TO OTHER VALVES ON SAME CONTROLLER.
9. 3/4" WASHED GRAVEL ROCK, 6" MIN. DEEP.
10. CONTROL / COMMON WIRES FROM CONTROLLER.
11. PVC SCH 80 NIPPLE.
12. PVC SCH. 80 ELBOW.
13. WIRE CONNECTOR.
14. PVC SCH. 80 TEE.
15. COIL WIRES PER SPECIFICATIONS.
16. FILTER FABRIC (MIRAFI 140N)
17. 1/4" X 1/4" WIREMESH.

NOTES:

A. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC TO PVC OR METAL TO PVC MALE PIPE THREADS.

E REMOTE CONTROL DRIP VALVE

SCALE: 1" = 1'-0" S-IDW-VAL-CV-06
REFERENCE NUMBER:



LEGEND:

1. MULCH BED.
2. FINISH GRADE.
3. PVC LATERAL LINE, SIZE PER PLAN.
4. AUTOMATIC CONTROL VALVE PER IRRIGATION PLAN.
5. PRESSURE REGULATING, QUICK CHECK BASKET FILTER.
6. WATERPROOF WIRE CONNECTORS PER IRRIGATION SPECIFICATIONS.
7. PILOT WIRE.
8. YELLOW PLASTIC CHRISTY VALVE I.D. TAG.
9. 3/4" WASHED GRAVEL ROCK, 6" MIN. DEEP.
10. BRICK SUPPORT, (4) REQUIRED.
11. RECTANGULAR JUMBO SIZE VALVE BOX w/ BOLT DOWN COVER PER SPECIFICATIONS WITH STATION NUMBER PRINTED ON IT.
12. PVC UNION FOR SERVICING ASSEMBLY.
13. BALL VALVE.
14. CONTROL WIRE EXPANSION LOOP.
15. PRESSURE MAINLINE.
16. PVC SCH. 80 TEE.
17. PVC SCH. 80 ELBOW.
18. PVC SCH. 80 NIPPLE.
19. FILTER FABRIC (MIRAFI 140N)
20. 1/4" X 1/4" WIREMESH.

NOTES:

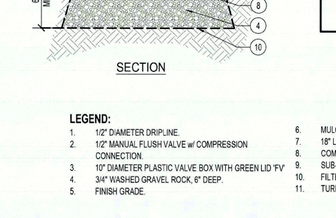
A. INSTALL VALVES MIN. OF 2' APART, AND A MIN. OF 2' FROM STRUCTURES AND HARDSCAPE IN SHRUB AREAS.
B. PLACE 3/4" CRUSHED GRAVEL PRIOR TO INSTALLATION OF VALVE BOX.
C. PLACE VALVE BOX AT RIGHT ANGLE TO ADJACENT HARDSCAPE OR STRUCTURE.
D. USE NON-HARDENING TEFLON PIPE SEALANT ON ALL THREADED CONNECTIONS.

F TRENCHING AND SLEEVING

SCALE: 1/4" = 1'-0" S-IDW-POC-TR.SL.-01
REFERENCE NUMBER:

G MANUAL FLUSH VALVE

SCALE: 1 1/2" = 1'-0" S-IDW-VAL-FV-01
REFERENCE NUMBER:



NOTES:

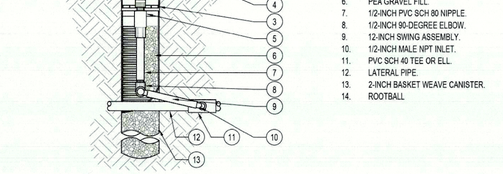
A. BOX TO BE INSTALLED 1" ABOVE FINISHED GRADE FOR SOD OR ARTIFICIAL TURF AND FLUSH WITH FINISHED GRADE FOR HYDROSEED OR HAND SEED.
B. TOP OF BOX FLUSH WITH MULCH, TAPER FINISH GRADE 1 1/2" AWAY FROM BOX BACK TO STANDARD MULCH DEPTH.

LEGEND:

1. 1/2" DIAMETER DRIPLINE.
2. 1/2" MANUAL FLUSH VALVE w/ COMPRESSION CONNECTION.
3. 10" DIAMETER PLASTIC VALVE BOX WITH GREEN LID 'FV'
4. 3/4" WASHED GRAVEL ROCK, 6" DEEP.
5. FINISH GRADE.
6. MULCH - SEE PLANTING PLANS
7. 18" LONG FLEX POLY-PIPE TO DIRECT FLUSH.
8. COMMON SRICK (3) REQUIRED
9. SUB-GRADE
10. FILTER FABRIC (MIRAFI 140N)
11. TURF - SEE PLANTING PLAN

H DEEP ROOT WATERING SYSTEM

SCALE: 1 1/2" = 1'-0" S-IDW-BUB-01
REFERENCE NUMBER:



H1 PLAN DIAGRAM
SCALE: N.T.S.

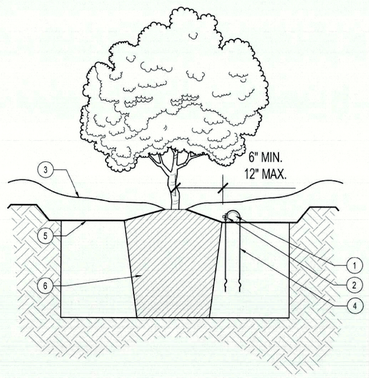
H2 SECTION

LEGEND:

1. 4-INCH LOCKING GRATE.
2. BUBBLER: RAINBIRD 0.25 GPM.
3. ROOT ZONE WATERING SYSTEM, WITH RISER, SWING ASSEMBLY, LOCKING GRATE, CHECK VALVE, 1/2" MALE NPT INLET, AND BASKET CANISTER). SEE IRRIGATION LEGEND
4. FINISH GRADE.
5. CHECK VALVE.
6. PEA GRAVEL FILL.
7. 1/2-INCH PVC SCH 80 NIPPLE.
8. 1/2-INCH 90-DEGREE ELBOW.
9. 12-INCH SWING ASSEMBLY.
10. 1/2-INCH MALE NPT INLET.
11. PVC SCH 40 TEE OR ELL.
12. LATERAL PIPE.
13. 2-INCH BASKET WEAVE CANISTER.
14. ROOTBALL

I POINT TO POINT FROM DRIPLINE

SCALE: 1 1/2" = 1'-0" S-IDW-DRIP-PTP-13
REFERENCE NUMBER:



LEGEND:

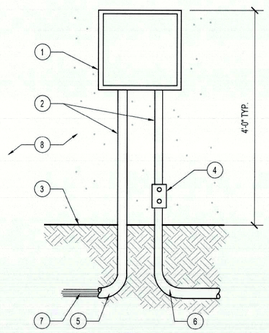
1. DRIPLINE PER PLAN.
2. EMITTER QUANTITY PER LEGEND & DRIP SCHEDULE.
3. MULCH PER PLAN. KEEP CLEAR OF PLANT STEM.
4. TIE-DOWN STAKE.
5. FINISH GRADE.
6. ROOTBALL.

NOTES:

A. CONTRACTOR TO INSTALL STAPLES AT 3' O.C. MAX. TO SECURE DRIPLINE TUBING. COVER W/ A LAYER OF MULCH PER SPECS.

J CONTROLLER EXTERIOR WALL MOUNTED

SCALE: 3/4" = 1'-0" S-IDW-CSYS-ONTRL-01
REFERENCE NUMBER:

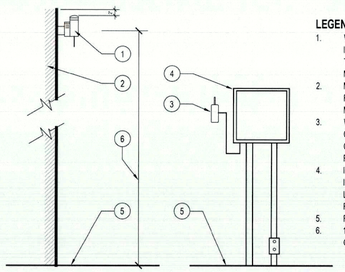


LEGEND:

1. WALL-MOUNTED CONTROLLER PER PLAN. ATTACH TO WALL W/ 1/4" LAG BOLTS & LEAD SHIELDS.
2. PVC SCH. 80 CONTROL WIRE SLEEVE FROM CONTROLLER TO OUTSIDE PLANTING AREA.
3. FINISH GRADE.
4. WEATHER PROOF J-BOX.
5. SWEEP ELL FOR CONTROL WIRES.
6. SWEEP ELL TO 110 VOLT POWER SOURCE. POWER SUPPLY AND CONNECTION TO CONTROLLER PROVIDED BY OWNER.
7. LOW VOLTAGE CONTROL WIRES TO REMOTE CONTROL VALVES.
8. BUILDING OR MASONRY WALL

K WIRELESS WEATHER SENSOR ATTACHED TO BLDG. OR WALL

SCALE: 1/2" = 1'-0" S-IDW-CSYS-SNSR-02
REFERENCE NUMBER:

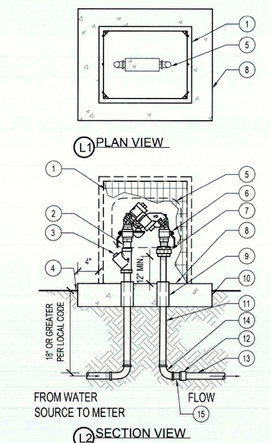


LEGEND:

1. WIRELESS WEATHER SENSOR. LOCATE IN AN AREA WHERE SENSOR IS EXPOSED TO WEATHER CONDITIONS PER MANUFACTURER'S RECOMMENDATIONS.
2. MASONRY WALL, FENCE, OR BUILDING FASCIA, SECURELY MOUNT SENSOR PER MANUFACTURER'S RECOMMENDATIONS.
3. WIRELESS SENSOR WITH RECEIVER AT CONTROLLER. CONNECT TO CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS.
4. IRRIGATION CONTROLLER, REFER TO IRRIGATION PLAN FOR MODEL AND LOCATION. SEE CONTROLLER DETAIL FOR INSTALLATION INFORMATION.
5. FINISH GRADE.
6. 10' MIN / 12' MAX COMMERCIAL AND 8' MIN ON RESIDENTIAL AREAS

L BACKFLOW PREVENTER LF825YA

SCALE: 3/4" = 1'-0" S-IDW-POC-BF-01
REFERENCE NUMBER:



L1 PLAN VIEW

L2 SECTION VIEW

LEGEND:

1. VANDAL RESISTANT SS ENCLOSURE. PAINT GREEN PER SPECS. (STRONGBOX SBBC-22SS PDF)
2. CLOSE NIPPLE.
3. CAST BRONZE WYE STRAINER WITH 100 MESH MONEL SCREEN.
4. FINISH GRADE.
5. BACKFLOW PREVENTER (LF825YA) ASSEMBLY.
6. BALL VALVE (2) PLACES.
7. BRASS UNION.
8. 6" THICK x 26" WIDE x 31.5" LONG CONCRETE PAD (LENGTH VARIES PER SIZE/MANUFACTURER). SLOPE TO DRAIN AT MINIMUM 2%.
9. PVC SLEEVE REQUIRED FOR PIPE THROUGH CONCRETE PAD.
10. 90% COMPACTION REQUIRED.
11. TYPE K COPPER RISER - TYPICAL (2) PLACES.
12. SCH 80 PVC MALE ADAPTOR (2) PLACES.
13. PVC LINE TO SYSTEM.
14. COPPER ELBOW TYPICAL (2) PLACES.
15. COPPER X FEMALE ADAPTER.

NOTES:

A. INSTALL PER LOCAL CODES.
B. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPING.
C. WHEN UNIT IS NEXT TO A STRUCTURE (I.E. WALL, BUILDING, ETC.) MOUNT TEST COCKS ON OPEN OR NON-STRUCTURE SIDE.
D. ORIENT UNIT PARALLEL TO STREET.
E. SCREEN UNIT WITH SHRUBS WHENEVER POSSIBLE.
F. DIALECTIC FITTINGS ARE REQUIRED FOR CONNECTIONS OF DISSIMILAR METALS.

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L.A. SEAL

LICENSED LANDSCAPE ARCHITECT — RICHARD W. Krumwiede 2324 — 07-31-26 Expiration Date — 07-08-24 Date — STATE OF CALIFORNIA

PROJECT/CLIENT

NICE DREAM ICES
LANDSCAPE IMPROVEMENTS
NICE DREAM ICES
56778 TWENTYNINE PALMS HWY, YUCCA VALLEY, CA

SHEET TITLE

IRRIGATION DETAILS

REVISIONS

DRAWN BY
KCK

CHECKED BY
GD

DATE
07/08/24

SCALE
AS NOTED

JOB NUMBER
2423

SHEET NUMBER
L-1.2
3 OF 9 SHTS.

WATER EFFICIENT LANDSCAPE WORKSHEET
Non-Residential Landscape Projects

Reference ETo for the area **ETo=** 66.4

Estimated Total Water Use (ETWU):
ETWU is calculated using the following formula: (Eto) (.62) (ETAF) (LA)

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU) Gallons/Yr
Regular Landscape Areas							
HZ1 - Low Trees	0.30	Bubbler	0.81	0.37	200	225	9,263
HZ2 - Low Shrubs	0.20	Drip	0.81	0.25	1,995	493	20,279
				Totals	1,995	493	
				Estimated Total Water Use in gallons per year, ETWU Total			20,279
				Max. Annual Water Allowance in gallons per year, MAWA Total			36,959
MAWA calculation: (Eto) (.62) [(ETAFxLA) + ((1-ETAF) x SLA)]						**MAWA - ETWU=**	**16,680**
						Estimated Acre Feet per Year =	0.06
							Pass / Fail = Pass

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	493
Total Area	1,995
Average ETAF	**0.25**

Average ETAF for Regular Landscape Areas must be 0.45 or below for non-residential areas.

A WATER USE CALCULATIONS

CRITICAL ANALYSIS — DATE: 7/9/2024

JURISDICTIONAL ENTITY: HI-DESERT WATER DISTRICT
CONTACT PERSON: _____ PH. NO.: _____
MAXIMUM PRESSURE DEMAND VALVE NO.: 3 IRRIG. TYPE: DRIP EMIT GPM: 4.0
STATIC WATER PRESSURE AT WATER METER: 65.0

SIZE	DESCRIPTION				LOSS
		Length	PSI loss/100'	GPM	Loss
1"	SERVICE LINE:	125	5.05	4.0	6.31
5/8"	WATER METER:			4.0	0.60
3/4"	BACKFLOW PREVENTER			4.0	12.00
1"	MASTER VALVE:			4.0	0.75
3/4"	FLOW SENSOR:			4.0	0.40
1"	GATE/BALL VALVE:	1		4.0	0.50
		Quantity		GPM	
1"	REMOTE CONTROL VALVE:			4.0	4.00
1"	MAINLINE:	15	1.60	4.0	0.24
		Length	PSI loss/100'	GPM	Loss
3/4"	LATERAL:	65	1.60	4.0	1.04
		Length	PSI loss/100'	GPM	Loss
17 MM	DRIPLINE:	96	1.60	4.0	1.54
		Length	PSI loss/100'	GPM	Loss

TOTAL PVC LATERAL LINE LOSS:					2.82
PVC LATERAL LINE FITTING LOSS (10%):					0.28
TOTAL FRICTION LOSS:					27.7
ELEVATION AT METER:	3287.0	HEAD ELEVATION:	3292.0		
ELEVATION DIFFERENCE	5.0	x	0.433	2.17	± 2.2
PSI REQUIRED AT HEAD:					30.0
TOTAL PSI REQUIRED (SYSTEM DESIGNED PRESSURE):					59.8
REGULATED PRESSURE AT POC (IF APPLICABLE): PRESSURE REGULATOR OR BOOSTER PUMP					65.0
RESIDUAL PRESSURE (MUST BE POSITIVE):					5.2

B PRESSURE LOSS CALCULATIONS

CONTROLLER WATER SCHEDULE - ESTABLISHED LANDSCAPE

Valve #	Equipment	I.E.	Plant Material	Water Use	K.I.	Soil Type	Infiltration Rate Inches Per Hour	Sun Amount	Sun Exposure	Exposure Factor	Slope Percent	# of Days	P.R.	AVERAGI Min. a Day Jan.	Min. a Day Feb.	Min. a Day Mar.	Min. a Day Apr.	Mir a Da Ma
1	RWS Bubbler	0.81	Trees	Low	0.30	Sand	0.29	Full Sun	Southwest	1.10	0.01	12	1.50	3	4	6	8	10
2	Blank Tube P2P	0.81	Shrubs	Very Low & Low	0.20	Sand	0.29	Full Sun	Southwest	1.10	0.01	20	0.70	2	3	5	7	8
3	Blank Tube P2P	0.81	Shrubs	Very Low & Low	0.20	Sand	0.29	Part Sun	Northeast	1.00	0.01	20	0.70	2	3	5	7	8
													Monthly Evapotranspiration Rate	2.0	2.6	4.6	6.2	7.3

Run Time Formula = (60 * E.T. MONTH) * PLANT FACTOR * EXPOSURE FACTOR / (PRECIPITATION RATE * NO.OF DAYS * IRRIGATION FACTOR)
Infiltration Rate and Slope shown for reference only.

NOTE:
1. The water schedules are provided as guidelines only and are to be modified according to individual plant needs and as the weather or water requirements change.
2. It is based on the monthly evapotranspiration rates for City of Ontario, CA.
3. Contractor to verify run times with actual field conditions, adjust controller as needed, monitor schedule during the maintenance period, and verify controller settings with the manufacturer's representative for this regio
4. This schedule does not account for multiple run or soak cycles within the same day. Contractor to adjust the program as needed to eliminate water run-off.

C CONTROLLER SCHEDULING

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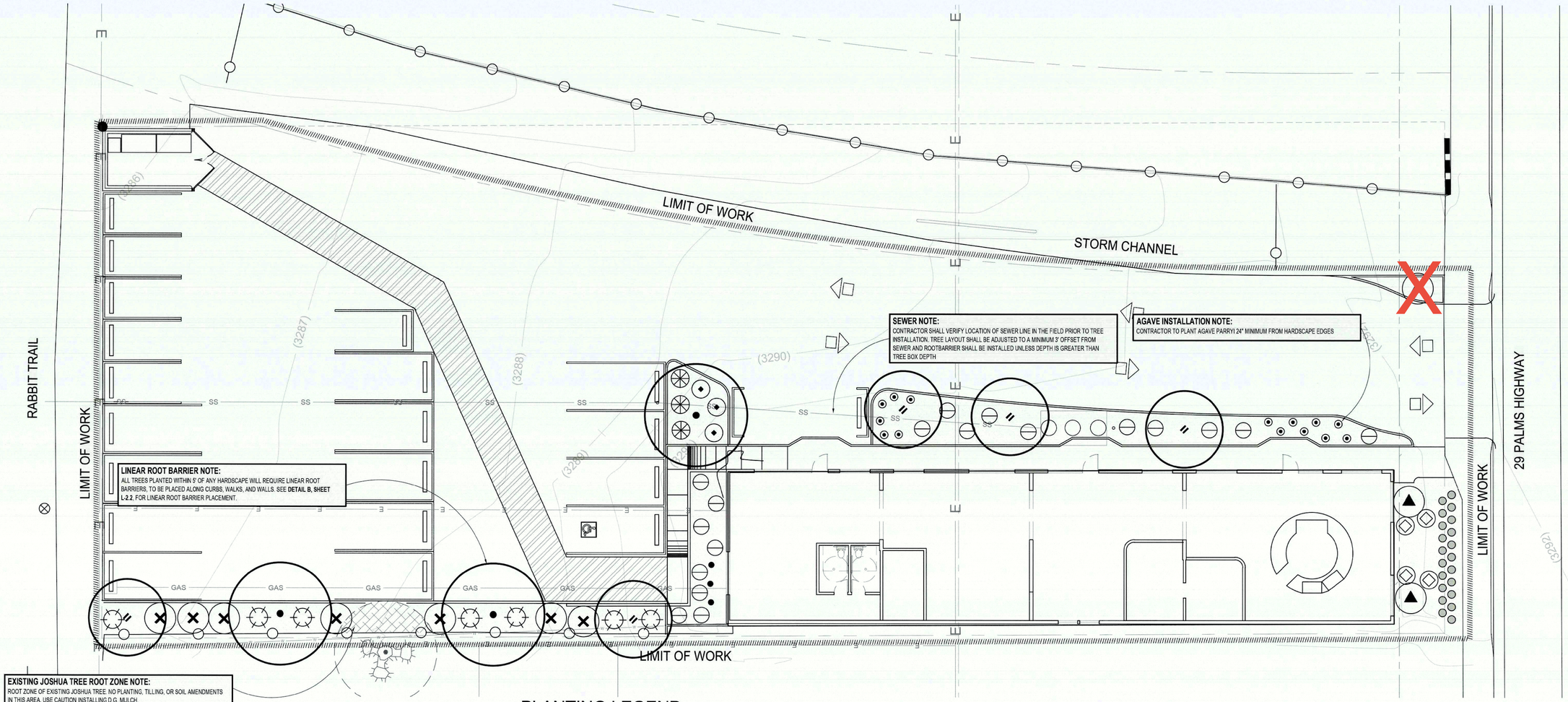

PLANTING NOTES:

1. SHRUB LAYOUT AS SHOWN ON PLAN INDICATES "SHRUB MASSES." QUANTITIES ARE AS SHOWN ON PLAN, ON-CENTER SPACING AS SHOWN ON LEGEND. CONTRACTOR TO VERIFY QUANTITIES BASED ON SPACING AND ADD ADDITIONAL PLANT MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) REQUIRED TO MAINTAIN DESIGN INTENT DUE TO EXISTING SITE CONDITIONS NOT ANTICIPATED DURING DESIGN. LAYOUT/SPACING WILL, EITHER BE TRIANGULAR OR LINEAR AS SHOWN ON PLAN OR LEGEND. LANDSCAPE ARCHITECT TO APPROVE FINAL LAYOUT IN FIELD PRIOR TO INSTALLATION.
2. CONTRACTORS SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
3. CONTRACTOR SHALL BE LIABLE FOR REMOVING AND RE-INSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
4. REFER TO PLANTING SPECIFICATIONS FOR INSPECTION/CERTIFICATION SCHEDULE.
5. IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL PRIOR TO INSTALLATION OF PLANT MATERIALS.
6. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST NO. 1 HAS BEEN APPROVED. (SEE SPECIFICATIONS).
7. PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
8. LANDSCAPE CONTRACTOR SHALL TAKE FOUR (4) SOIL SAMPLES FROM THE SITE AT LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT. THE SAMPLES SHALL BE TAKEN AT A DEPTH OF 12" AFTER ROUGH GRADING AND SUBMITTED TO AN APPROVED SOIL AND PLANT LABORATORY FOR AGRICULTURAL SUITABILITY TESTING. THE COST OF TESTING SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
9. THE RECOMMENDATIONS OF THE SOIL REPORT SHALL SUPERSEDE THE SOIL PREPARATION AND BACKFILL MIX SPECIFICATIONS (SEE SPECIFICATIONS). THE CONTRACTOR SHALL SUBMIT A COPY OF ALL SOILS REPORTS TO THE LANDSCAPE ARCHITECT PRIOR TO MODIFICATION OF THESE SPECIFICATIONS.
10. SHREDDED MULCH INSTALLATION: INSTALL SHREDDED MULCH IN ALL SHRUB AND GROUNDCOVER AREAS PER SPECIFICATIONS UNLESS OTHERWISE INDICATED ON PLANS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, INCLUDING REPAIRING ANY IRRIGATION LINES/SPRINKLER HEADS, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION AND/OR HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATION OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
12. WHEREVER GROUNDCOVER AREAS ARE ADJACENT TO TURF INSTALL CONCRETE MOW STRIP OR HEADER BOARD AS INDICATED ON DRAWINGS.
13. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRADES AND FLOW LINES AS SHOWN ON THE GRADING PLAN. WHERE SOD IS TO BE INSTALLED ON A SWALE,THE FINISH GRADE MUST BE ADJUSTED SO THE SOD DOES NOT RESTRICT THE FLOW.

Know what's below.
Call before you dig.

PLANTING LEGEND:

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	WUCOLS	QTY	DETAIL
TREES										
	PD	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	Per Plan	Standard	L	Zone 5	3	A/L-2.2
	PM	Prosopis glandulosa 'Maverick'	Maverick Thornless Honey Mesquite	24" Box	Per Plan	Standard	L	Zone 5	5	A/L-2.2
SHRUBS										
	AP	Agave parryi	Parry's Agave	6" Pot	Per Plan	* See Note Below	L	Zone 5	14	C/L-2.2
	AV	Agave victoriae-reginae	Queen Victoria Agave	1 Gal.	Per Plan	---	L	Zone 5	21	C/L-2.2
	BI	Brickellia incana	Woolly Brickelbush	6" Pot	Per Plan	* See Note Below	L	Zone 5	3	C/L-2.2
	DW	Dasylirion wheeleri	Grey Desert Spoon	5 Gal.	Per Plan	---	L	Zone 5	4	C/L-2.2
	EV	Eriogonum fasciculatum poliofolium	Eastern Mohave Buckwheat	1 Gal.	Per Plan	* See Note Below	VL	Zone 5	18	C/L-2.2
	HR	Hilaria rigida	Big Galleta	5 Gal.	Per Plan	* See Note Below	L	Zone 5	3	C/L-2.2
	OR	Opuntia robusta	Silver Dollar Prickly Pear	5 Gal.	Per Plan	* See Note Below	L	Zone 5	7	C/L-2.2
	OS	Opuntia santa-rita	Santa Rita Prickly Pear	6" Pot	Per Plan	* See Note Below	L	Zone 5	3	C/L-2.2
	OV	Opuntia vaseyi	Vasey's Prickly Pear	1 Gal.	Per Plan	* See Note Below	L	Zone 5	7	C/L-2.2

*** PLANT NOTE:**
PLANTS TO BE SUPPLIED BY OWNER. CONTRACTOR TO COORDINATE DELIVERY TO SITE WITH OWNER.

MULCH NOTE:
CONTRACTOR SHALL INSTALL A 3" LAYER OF DECOMPOSED GRANITE MULCH IN ALL SHRUB AREAS. MULCH SHALL BE 'CALIFORNIA GOLD' AS MADE BY GAIL MATERIALS, CORONA, CA. SUBMIT SAMPLE OF ANY ALTERNATIVE MATERIAL PRIOR TO PURCHASE AND/OR PLACEMENT FOR OWNER'S REPRESENTATIVE'S APPROVAL. SEE **DETAIL D, SHEET L-2.2**.

AGRONOMICAL SOILS REPORT NOTE:
CONTRACTOR SHALL BE PROVIDED AN INITIAL SOILS REPORT BY LANDSCAPE ARCHITECT. SEE **SHEET L-2.3**, CONTRACTOR TO PROVIDE NEW PRE-AMENDMENT SOILS REPORT. CONTRACTOR WILL ADD AMENDMENTS TO SOIL BASED ON SOILS REPORT. CONTRACTOR TO THEN TAKE AND PROVIDE A SECOND SOIL TEST AFTER AMENDMENTS ARE ADDED TO VERIFY AMENDMENTS ARE ADEQUATE. FOR LARGE TRACTS ONE SAMPLE PER EVERY SEVEN LOTS OR EVERY PHASE ARE REQUIRED TO BE PROVIDED BY CONTRACTOR.

PHOTO SUBMITTAL NOTE:
ALL PLANT MATERIAL, INCLUDING TREES, SHRUBS, AND VINES, SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT, VIA PHOTO SUBMITTALS, PRIOR TO DELIVERY TO SITE. PHOTO SUBMITTALS SHALL INCLUDE NURSERY SUPPLIER AND DATE OF PHOTOS. ANY MATERIAL DELIVERED TO SITE WITHOUT APPROVAL IS SUBJECT TO REJECTION. PHOTO SUBMITTALS SHALL BE SENT TO LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO SHIPMENT OF MATERIAL. SUBMITTALS SHOULD INCLUDE SOME TYPE OF SCALE REFERENCE IN PHOTO (I.E. PERSON, MEASURING TAPE, ETC.). TREES SHALL BE NOTED WITH HEIGHT (FROM FINISH GRADE IN CONTAINER) AND CANOPY HEAD SIZE. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF SCHEDULED NURSERY DELIVERY TIMES A MINIMUM OF 24 HOURS PRIOR TO SHIPMENT. REFER TO PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS REGARDING QUALITY OF NURSERY STOCK.

SYMBOL LEGEND:

SHRUBS & GROUND COVER MASSING

CALL-OUT SYMBOL — YZ / # — QUANTITY

PLAN CROSS REFERENCES:

FOR NOTES AND LEGENDS, SEE THIS SHEET
FOR PLANTING DETAILS, SEE SHEET L-2.2
FOR AGRONOMICAL SOILS REPORT, SEE SHEET L-2.3
FOR PLANTING SPECIFICATIONS, SEE SHEET L-3.2
FOR CORRESPONDING IRRIGATION PLAN SEE SHEET L-1.1

0' 10' 20' 40'
SCALE: 1" = 10'

NORTH

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PLANTING PLAN

REVISIONS

DRAWN BY
KCK

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1" = 10'-0"

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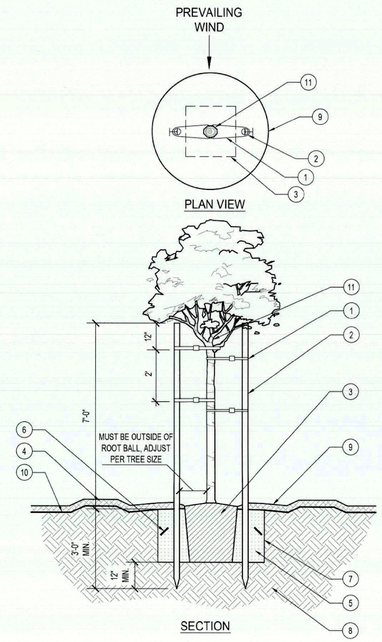


LEGEND:

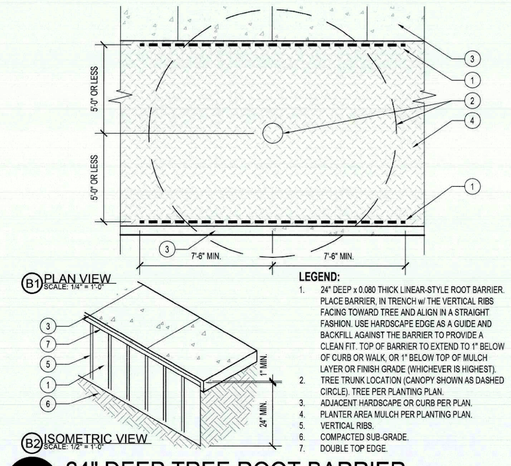
1. 'CINCH TIE' AS MANUFACTURED BY V.I.T. CO. (2) PER POLE. SEE SPECIFICATIONS. NAIL TO TREE STAKE w/ 1" GALV. ROOFING NAIL (4) REQUIRED.
2. 2" DIA. x 10' LODGE POLE PINE TREE STAKE, (2) PER TREE. LOCATE OUTSIDE ROOT BALL.
3. CONTAINER ROOT BALL. SET 2" ABOVE F.G.
4. TEMPORARY 3" BERM TO FORM DEPRESSED WATERING BASIN. ALL SIDES.
5. PREPARED BACKFILL MIX PER SOIL REPORT RECOMMENDATIONS.
6. FERTILIZER TABLETS AND QUANTITY PER PLANTING SPECIFICATIONS.
7. PLANT PIT TO BE TWICE THE ROOT BALL WIDTH AND FLUSH WITH THE BOTTOM OF THE ROOT BALL PER PLANTING SPECIFICATIONS.
8. UNDISTURBED NATIVE SOIL.
9. MULCH LAYER, SEE PLANTING PLAN FOR TYPE AND THICKNESS. USE WOOD MULCH WITH 3'-0" DIA. IN TURF AREAS.
10. FINISH GRADE.
11. TREE PER PLANTING PLAN.

NOTES:

A. UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL w/ WATER FROM HOSE. DO NOT CRACK ROOT BALL.
B. PLACE FERTILIZER TABS IN PLANT PIT PRIOR TO PLANTING FOR OBSERVATION PURPOSES.
C. SET STAKES PERPENDICULAR TO PREVAILING WINDS, DO NOT STAKE THROUGH ROOTBALL.

A DOUBLE STAKE TREE PLANTING FOR 15-GAL. TO 24" BOX SIZE

SCALE: 3/8" = 1'-0" S-PLA-TREE-01

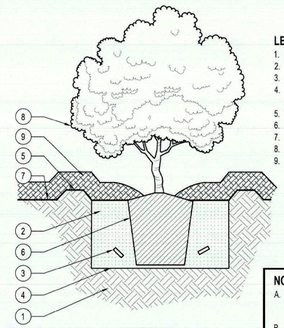


LEGEND:

1. 24" DEEP x 0.080 THICK LINEAR-STYLE ROOT BARRIER. PLACE BARRIER, IN TRENCH w/ THE VERTICAL RIBS FACING TOWARD TREE AND ALIGN IN A STRAIGHT FASHION. USE HARDSCAPE EDGE AS A GUIDE AND BACKFILL AGAINST THE BARRIER TO PROVIDE A CLEAN FIT. TOP OF BARRIER TO EXTEND TO 1" BELOW OF CURB OR WALK, OR 1" BELOW TOP OF MULCH LAYER OR FINISH GRADE (WHICHEVER IS HIGHEST).
2. TREE TRUNK LOCATION (CANOPY SHOWN AS DASHED CIRCLE). TREE PER PLANTING PLAN.
3. ADJACENT HARDSCAPE OR CURB PER PLAN.
4. PLANTER AREA MULCH PER PLANTING PLAN.
5. VERTICAL RIBS.
6. COMPACTED SUB-GRADE.
7. DOUBLE TOP EDGE.

B 24" DEEP TREE ROOT BARRIER

SCALE: 1/4" = 1'-0" S-PLA-TREE-15



LEGEND:

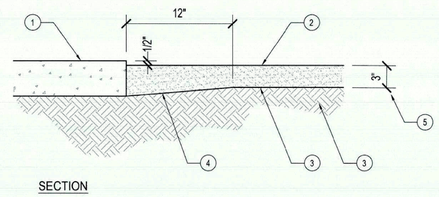
1. UNDISTURBED NATIVE SOIL.
2. BACKFILL MIX PER PLANTING SPECIFICATIONS.
3. FERTILIZER TABLETS PER PLANTING SPECS.
4. PLANT PIT TO BE TWICE ROOT BALL WIDTH AND FLUSH WITH THE BOTTOM OF THE ROOT BALL.
5. 3" BERM TO FORM WATERING BASIN.
6. ROOT BALL.
7. FINISH GRADE.
8. SHRUB PER PLANTING PLAN.
9. MULCH LAYER, SEE PLANTING PLAN FOR TYPE AND THICKNESS.

NOTES:

A. UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL w/ WATER FROM HOSE. DO NOT CRACK BALL OF ROOTS.
B. PLACE FERTILIZER TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR OBSERVATION PURPOSES.

C SHRUB PLANTING

SCALE: 1" = 1'-0" S-PLA-SHRB-01



LEGEND:

1. HARDSCAPE OR HEADER PER CONSTRUCTION PLAN.
2. NON-STABILIZED DECOMPOSED GRANITE MULCH PER PLANTING PLAN.
3. FINISH GRADE.
4. SHOVEL CUT DEEPENED EDGE ADJACENT TO PAVING.
5. MULCH DEPTH PER PLANTING PLAN, 3" MIN. UNLESS OTHERWISE NOTED.
6. NATIVE AMENDED OR IMPORTED SOIL.

NOTES:

A. MULCH UNDER TREES AND SHRUBS, AND BLEND INTO EDGES AT GROUNDCOVER AREAS.
B. GROUNDCOVER WITH TIGHT SPACING & PLUGS TO ONLY GET 1 1/2" THICK MULCH OR AS NOTED PER PLANS.

D DECOMPOSED GRANITE MULCH

SCALE: 1 1/2" = 1'-0" S-PLA-GC-02

WEEKLY ITEMS:

1. MOW GRASS TO HEIGHT OF 2" AT CONSISTENT HEIGHT, DO NOT SCALP.
2. REMOVE LEAF LITTER, WEEDS AND DEBRIS FROM SHRUB BEDS.

MONTHLY ITEMS:

1. PRUNE GROWTH OF SHRUBS & GROUNDCOVER AS NECESSARY TO KEEP NEAT AND COMPACT. PRUNE TO ELIMINATE IRRIGATION APPLICATION INTERFERENCES. EDGE GROUNDCOVER PLANTS TO KEEP WITHIN PLANT ZONES.
2. REPLACE ANY SHRUB OR GROUND COVER THAT HAS DIED OR FAILS TO THRIVE w/ IDENTICAL PLANT MATERIALS OR THOSE WITH SIMILAR WATER FORM, AESTHETIC REQUIREMENTS.
3. FERTILIZE GROUNDCOVER AREAS w/ ORGANIC FERTILIZER, REFER TO SOILS REPORT FOR APPLICATION TYPE AND RATE.
4. REMOVE ALL WEEDS, LITTER, DEBRIS FROM SHRUB, MULCH AND GROUNDCOVER AREAS.
5. INSPECT AND TREAT PLANT MATERIAL FOR DISEASE AND/OR PEST PROBLEMS.

QUARTERLY ITEMS:

1. CHECK TREE GROWTH. PRUNE TREES TO THIN STRUCTURE, SHAPE, REMOVE SUCKERS AND ANY DEAD OR BROKEN BRANCHES.
2. AERATE AND DE-THATCH TURF AREAS.
3. REPLENISH MULCH BEDS AS NEEDED w/ SPECIFIED MULCH TO MAINTAIN ORIGINAL THICKNESS OF 3".

OVERALL:

1. DEAD HEAD ANY SHRUBS / PERENNIALS THAT HAVE FINISHED BLOOMING AND/OR REMOVE DEAD BLOOMS TO ENCOURAGE MORE BUDDING.
2. DO NOT HEDGE PLANTS UNLESS SPECIFIED BY CLIENT.

E PLANT MATERIAL MAINTENANCE NOTES

SCALE: N/A S-PLA-MAIN-01

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10221-A TRADEMARK ST., RANCHO CUCAMONGA , CALIFORNIA 91730
PH: (909) 484-2800

L.A. SEAL

LICENSED LANDSCAPE ARCHITECT
RICHARD W. KRUMWIEDE 2954
Expiration Date 07-31-26
Renewal Date 07-08-24
Date
STATE OF CALIFORNIA

PROJECT/CLIENT

NICE DREAM ICES
LANDSCAPE IMPROVEMENTS
NICE DREAM ICES
56778 TWENTYNINE PALMS HWY., YUCCA VALLEY, CA

SHEET TITLE

PLANTING DETAILS

REVISIONS

DRAWN BY
KCK

CHECKED BY
GD

DATE
07/08/24

SCALE
AS NOTED

JOB NUMBER
2423

SHEET NUMBER
L-2.2
6 OF 9 SHTS.

Waypoint ANALYTICAL

Anaheim Office
Lab No: 24-178-0013
July 9, 2024

Architerra Design Group, Inc.
10221-A Trademark Street
Rancho Cucamonga, CA 91730

Attn: Kay Kite

Project: Nice Dreams Ices - Yucca Valley Job #: 2423

Attached are the results of the analysis performed on a soil sample that was collected from the above-mentioned project site from a 12-inch depth by the client and received by our laboratory on June 26, 2024. This sample was analyzed for nutrient levels, agricultural suitability, and physical characteristics in preparation for a new landscape installation.

Analytical Results and Recommendations

The soil reaction is moderately alkaline at 8.1 on the pH scale, which could cause many plants to show yellowing of foliage beginning with the younger growth and poor vigor. Free lime is favorably low indicating that the pH is weakly buffered in the alkaline range. Incorporation of soil sulfur to a depth of 6 inches will adjust the pH downward to the depth of incorporation. That change will happen slowly and plants that are selected for this project should be tolerant of alkaline soil conditions.

Salinity (ECe), sodium, and boron are safely low. The sodium present is properly balanced by calcium and magnesium with regard to soil structure and water infiltration, as indicated by the safe sodium adsorption ratio (SAR) of 0.8.

In terms of fertility, nitrogen is low. In the minor element group, copper, zinc, manganese, and iron are low.

The texture of the soil represented by this sample is 'gravelly sand' with gravel in the 2-12 mm range comprising 23.2% of the soil by dry weight. This, in combination with a wide distribution of particle sizes in the sand category, indicates that the soil at this site may have a tendency to consolidate and compact. The estimated water infiltration rate, which may vary with the degree of soil compaction, is a moderate 0.29 inches per hour. Organic content is low at 0.96% on a dry weight basis.

Recommendations for General Ornamentals

Surface Soil Preparation for General Ornamental Groundcover and Mass Planting Areas

If feasible, prior to amending the areas where severe compaction exists, the surface soil should be ripped or tilled to a 9-inch depth. Uniformly broadcast and blend the following with existing soil to a 6-inch depth.

Materials	Amount per 1000 sq. ft.
Nitrogen fortified organic amendment (compost* or redwood or fir sawdust)	4 cu. yards
Soil Sulfur	12 lbs.
21-0-0 Ammonium Sulfate	7.5 lbs.

*Rates and fertilizers may have to be adjusted depending on analysis of selected compost.

Tree and Shrub Planting Guidelines For General Ornamentals

1. Excavate planting pits at least twice the diameter of the rootball.
2. The top of the rootball should be at or slightly above final grade.
3. To improve soil chemistry, uniformly blend 1.5 lbs. of iron sulfate per cubic yard of backfill soil. Handle iron sulfate with caution since it will severely stain moist concrete.
4. Organic material is not required in the backfill; however, if you wish, the amended surface soil or a soil blend consisting of no more than 20% by volume organic matter can be placed in the upper 12 inches of backfill only. Soil below this depth should not contain any added organic matter because of the threat of plant disease and/or anaerobic soil conditions developing.
5. Place slow release fertilizer tablets in the upper 12 inches of backfill at manufacturer's recommended rates. If fertilizer amended soil is used as a backfill the addition of slow release fertilizer tablets is not necessary.
6. Do not cover the original rootball with other soil. Ideally, a temporary soil berm is often constructed around the outer edge of the rootball to help channel water into the rootball and then into surrounding soil until roots are established in the backfill and the rootball is no longer the sole source of water for the plant.
7. Ideally, a weed and turf free zone, preferably 2-3 ft. in diameter, should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub; mulch should be kept a minimum 4-6 inches from the trunk.

Maintenance Fertilization for General Ornamentals

For groundcover and mass planting areas, uniformly broadcast sulfur coated urea at a rate of 5 lbs. per 1000 sq. ft.. The first application should occur approximately 45 days after planting, with repeat applications every 60-90 days or as growth and color dictate. In early fall and spring, substitute a complete fertilizer such as 16-6-8, or equal, for the sulfur coated urea at the rate of 6 lbs. per 1000 sq. ft. to ensure continuing supplies of phosphorus and potassium. Tree and shrub plantings can be maintained with the above fertilizers; however, the frequency between applications should be every 120 days, with the first application 90 days after planting. Follow each fertilization with a thorough irrigation. When plants have become well established, fertilizer applications can be less frequent.

Recommendations for California Natives

These types of plants are often installed without the use of fertilizers and amendments, since they are well adapted to low fertility soils. However, nitrogen is low enough that an application a slow release form of that nutrient would be advisable to aid establishment. A good option would be Nitroform (39-0-0,28%, WIN) at the rate of 10 lbs. per 1000 sq. ft., incorporated to a depth of 6 inches. Keep in mind that an application of nitrogen should not be made at the time of planting if these plants will be installed this spring or summer. Nitrogen application at these times can force a flush of top growth that the root systems of the newly installed plants may not be able to support, potentially leading to plant failure.

Organic content can be improved through the incorporation of 2 cu. yards of nitrogen fortified organic amendment per 1000 sq. ft. incorporated to a depth of 6 inches.

Although these plants do have some tolerance for alkaline soil conditions, a downward pH adjustment would improve nutrient availability. If a downward pH adjustment is desired, this can be accomplished by incorporating soil sulfur at a rate of 12 lbs. per 1000 sq. ft., incorporated to a depth of 6 inches.

Tree & Shrub Planting Guidelines for California Natives

1. Excavate planting pits at least twice the diameter of the rootball.
2. The top of the rootball should be at or slightly above final grade.
3. Organic material is not required in the backfill.
4. Do not cover the original rootball with other soil. Ideally, a temporary soil berm is often constructed around the outer edge of the rootball to help channel water into the rootball and then into surrounding soil until roots are established in the backfill and the rootball is no longer the sole source of water for the plant.
5. Ideally, a weed and turf free zone, preferably 2-3 ft. in diameter, should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub; mulch should be kept a minimum 4-6 inches from the trunk.

Maintenance Fertilization for California Natives

Maintenance fertilization for California natives should be based entirely on color and growth performance. When needed, native plants can be maintained by broadcasting sulfur coated urea at the rate of 2.5 lbs. per 1000 sq. ft.

If we can be of any further assistance, please feel free to contact us.

Joe Kiefer, CCA

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Project : Nice Dreams Ices - Yucca Valley
Job #: 2423

COMPREHENSIVE SOIL ANALYSIS

Report No : **24-178-0013**
Purchase Order : Nice Dream Ices
Date Recd : 06/26/2024
Date Printed : 07/02/2024
Page : 1 of 1

Sample Description - Sample ID	Half Sat %	pH	ECe dS/m	NO_3-N ppm	NH_4-N ppm	PO_4-P ppm	K ppm	Ca ppm	Mg ppm	Cu ppm	Zn ppm	Mn ppm	Fe ppm	Organic % dry wt.	Lab No.
	TEC	Qual Lime		Sufficiency Factors											
Site Soil	12	8.0	0.66	6	4	32	72	492	90	0.1	0.3	0	2	0.96	08647
	32	Low		0.4		2.2	1.0	0.9	1.2	0.2	0.2	0	0.1		

Saturation Extract Values							Gravel %		Percent of Sample Passing 2 mm Screen					USDA Soil Classification	Lab No.
Ca meq/L	Mg meq/L	Na meq/L	K meq/L	B ppm	SO_4 meq/L	SAR	Coarse 5 - 12	Fine 2 - 5	Sand: Very Coarse 1 - 2	Coarse 0.5 - 1	Med. to Very Fine 0.05 - 0.5	Silt .002-.05	Clay 0-.002		
5.6	1.28	1.47	0.27	0.17	3.6	0.8	3.0	20.2	37.2	25.4	26.3	8.9	2.1	Gravelly Sand	08647

Sufficiency factor (1.0=sufficient for average crop) below each nutrient value. N factor based on 200 ppm constant feed. SAR = Sodium adsorption ratio. Half Saturation %=approx field moisture capacity. Nitrogen(N), Potassium(K), Calcium(Ca) and Magnesium(Mg) by sodium chloride extraction. Phosphorus(P) by sodium bicarbonate extraction. Copper(Cu), Zinc(Zn), Manganese(Mn) & Iron(Fe) by DTPA extraction. Sat. ext. method for salinity (ECe as dS/m),Boron (B), Sulfate(SO_4), Sodium(Na). Gravel fraction expressed as percent by weight of oven-dried sample passing a 12mm(1/2 inch) sieve. Particle sizes in millimeters. Organic percentage determined by Walkley-Black or Loss on Ignition.
* LOW , SUFFICIENT , HIGH

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L.A. SEAL

LICENSED LANDSCAPE ARCHITECT
RICHARD W. Krumwiede 2324
07-08-24
Professional Date
07-08-24
Date
STATE OF CALIFORNIA

PROJECT/CLIENT

NICE DREAM ICES
LANDSCAPE IMPROVEMENTS
NICE DREAM ICES
56778 TWENTYNINE PALMS HWY., YUCCA VALLEY, CA.

SHEET TITLE

AGRONOMIC SOILS REPORT

REVISIONS

DRAWN BY
KCK

CHECKED BY
GD

DATE
07/08/24

SCALE
AS NOTED

JOB NUMBER
2423

SHEET NUMBER
L-2.3
7 OF 9 SHTS.

LANDSCAPE IRRIGATION SYSTEM

PART 1 – GENERAL

Refer to standard contract document for non-technical contractual requirements and conditions.

1.01 SCOPE OF WORK

Furnish labor, materials, equipment, appliances and services necessary for the execution and completion of "Landscape Irrigation" as indicated on the drawings and/or herein specified.

1.02 PERFORMANCE REQUIREMENTS

A. Drawings are diagrammatic and indicative of the work to be installed. Adjustments to meet site conditions are required.
B. The work shall be installed in such a manner as to avoid conflicts between the irrigation system, planting, site, and architectural features.

1.03 PROJECT CONDITIONS

A. Coordinate work with underground utilities and trades responsible for other underground improvements.
B. Provide irrigation at all times to properly maintain existing plants to the sole satisfaction of the Owner's Representative when required.

1.4 MATERIALS AND IDENTIFICATION

A. Labels and signs must be approved by Owner's Representative. Labels shall be installed on all appurtenances in below grade boxes and on all designated facilities such as control panels. Every pipe shall be identified with a pre-printed, embossed or painted label.
B. All potable water piping shall be installed with potable water identification.
C. Where a potable and sewer line cross within one (1) foot vertically, the potable line shall be installed within a Class 200 PVC protective sleeve. The sleeve shall extend five (5) feet either side of the sewer line. The potable line must be installed above the sewer line.

PART 2 - MATERIALS

Materials shall be first quality and of domestic manufacture unless otherwise noted.

2.01 SUBMISSION FOR APPROVAL

Furnish the articles, equipment, materials, or processes specified by name on the drawings and in specifications. No substitutions will be allowed without prior written approval of the Owner's Representative.

A. A complete material list shall be submitted to the Owner's Representative prior to performing any work. Catalog data and full descriptive literature must be submitted. Certificates must be submitted by plastic pipe and fitting manufacturer indicating that material complies with specifications, unless material has been previously approved.
B. The material list shall be submitted using the following layout (double space between each item):
Item No. / Description / Manufacturer / Model #
1. Pressure Supply Lines / Lasco / Schedule 40
2. Lawn Head / Rain Bird / RD-04
3. Etc.
C. Equipment or materials installed or furnished without the prior approval of the Owner's Representative may be rejected and such material removed from the site at no expense to the Owner.
D. Approval of any items, alternates, or substitutes indicates only that product(s) apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
E. Manufacturer's warranties shall not relieve liability under the guarantee. Such warranties shall only supplement the guarantee. The Owner's Representative may, at his option, require a manufacturer's warranty on any product offered for use.

2.02 GENERAL PIPING

A. Pressure supply line pipe from point of connection at water meter through backflow prevention unit shall be Type K Copper. Pressure supply lines downstream of backflow prevention unit shall be Schedule 40 PVC up to 2" in size, 2 1/2" and 3" sizes shall be Class 315 PVC.
B. Non-pressure lines shall be Schedule 40 PVC pipe.
C. Recycled & future recycled pipes to be purple color.

2.03 PLASTIC PIPE AND FITTINGS

A. All pipe shall be extruded of an improved PVC virgin pipe compound featuring high tensile strength, high chemical resistance and high impact strength. In terms of the current ASTM Standard D-1789 or D-2241, this compound shall meet the requirements of cell classification 12454B for pipe and 13454B for fittings. This compound must have a 2,000 psi hydrostatic design stress rating.
B. All pipe must bear the following markings: Manufacturer's name, nominal pipe size, schedule or class, pressure rating in P.S.I. and NSF (National Sanitation Foundation). The manufacturer shall also mark the date of extrusion of the pipe.
C. Solvent cement joints for plastic pipe and fittings shall be made as prescribed by the manufacturer. The high chemical resistance of the pipe and fitting compounds specified in the foregoing sections makes it mandatory that an aggressive primer, which is a true solvent of PVC, be used in conjunction with solvent cement designed for the fit of the pipe and the fittings of each size range specified.
D. Each pipe installer expected to make solvent joints shall receive instructions in the proper assembly of such joints from the representative of pipe, cement, or fitting manufacture before starting the job, unless he has been previously instructed on recommended solvent cementing procedures by a competent representative of the manufacturer.
E. All fittings shall be standard weight Schedule 40 PVC. At the purchaser's discretion, contract preference may be given those suppliers able to furnish all types of fittings required under this contract from a single manufacturer, in order that responsibility will not be divided in warranty claim situations.
F. All fittings shall be injected molded of an improved PVC fittings compound featuring high tensile strength, high chemical resistance, and high impact strength. In terms of the current ASTM Standard D-1784-69, the compound must meet the requirements described in cell classification 12454B. Where threads are required in plastic fittings, these shall be injection molded also.
G. Apply primer and solvent on all pipe sizes and fittings. Primer solvent on both female and male ends.
H. All threaded nipples shall be standard weight Schedule 80 PVC, with molded threads.
I. All fittings shall bear the company's name and trademark, material designation, size applicable I.P.S. schedule, and NSF seal of approval.

2.04 PVC CONDUIT/SLEEVING

Pipe that is used for irrigation control wire sleeving shall be PVC conduit Schedule 40: Type 1220. All wires under paving shall be installed in PVC conduit, or sleeves as indicated in details and legend.

2.05 RING-TITE PVC PIPE

A. All ring-tite pipe indicated on the working drawings, 4" size or larger, shall be Class 200 PSI Johns-Manville PVC pipe with ring-tite joints.
B. All ring-tite joints shall be sealed with rubber rings as provided by the manufacturer. All pipe joints shall provide for expansion and contraction.
C. Joint restraint devices shall be provided as required for proper anchorage and durability of the ring-tite pipe. (Refer to Details)

2.06 BRASS PIPE AND FITTINGS (if required)

A. Brass pipe shall be 80% red brass. American National Standard Institute (ANSI), Schedule 40 threaded pipe. Fittings shall be medium brass, screwed 125 pound class.

2.07 BACKFLOW PREVENTION UNIT:

See plan for type, manufacturer and size. Unit shall be lead free.

2.08 QUICK COUPLING VALVES

A. The body of the valve shall be red brass with a wall thickness guaranteed to withstand normal working pressure of 150 PSI without leakage. Valve shall have a 3/4-inch or 1-inch female threaded opening at base. Use 1-inch size with acme threads for recycled water systems.
B. Hinge cover shall be red brass with a rubber-like vinyl cover bonded to it in such a manner that it becomes a permanent-type cover, yellow in color, purple for recycled water. Hinge shall be locking type.
C. Quick couplers shall be installed as indicated on Plan and Details.

2.09 AUTOMATIC CONTROL VALVES, ELECTRICAL

A. Valves shall be per legend.
B. Valves shall be capable of being operated in the field without electricity at the controller, by a bleeding valve.
C. Valves shall be completely serviceable in the field without removing valve body from the line.
D. Valves shall be installed in a shrub area whenever possible and installed according to construction detail.

2.10 BALL VALVES AND GATE VALVES

Approved ball valves shall be Nibco T-585 full port up to 2" size. Gate valves shall be used for 2 1/2" and 3" sizes and shall be Nibco T-113 with bronze turning handles. Gate Valves 4" in size and larger shall use Nibco P-819 RW Push on Gate Valve for ring-tite pipe connection. Install joint restraint devices where required per details. Size and location shall be as indicated on Plan.

2.11 VALVE BOXES

All remote control valves, ball valves, gate valves, and quick coupling valves shall be installed in suitable valve boxes as shown in details, complete with locking covers.

A. All concrete valve boxes shall be 'Christie' or an approved equal.
B. For round plastic valves boxes use 10" x 10 1/4" round box for ball valves,quick coupler, and gate valves: Rain Bird, NDS, or OldCastle-Carson Specification Grade 910-10 with bolt down cover or approved equal. Extension sleeve shall PVC 6-inch minimum size.
C. For rectangular plastic valve boxes use a 14" x 19" rectangular box for all electric control valves: Rain Bird, NDS, or OldCastle-Carson Specification Grade 1419-12B with bolt down cover or approved equal.
D. Install I.D. tags on all valves.
E. Valve box covers shall be green; purple for recycled water.

2.12 AUTOMATIC CONTROLLER

A. The Automatic Sprinkler Controller shall be as noted in the legend.
B. All wiring to and from the controller shall be through color-coded plugs and sockets. The controller shall be locking, weather-proof type, constructed of heavy gauge steel with corrosion resistant enamel finish inside and out.

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2.13 ELECTRICAL, HIGH VOLTAGE

A. Power to the automatic controller shall be provided by the Owner. Make connections per electrical code.
B. All electrical equipment outside of buildings shall be Nema 3 type, waterproof for such installation.
C. All high voltage work shall be installed under this section. Refer to Wiring, Low Voltage for additional information.

2.14 WIRING, LOW VOLTAGE

A. Connections between the controller and remote control valves shall be made with direct burial AWG-UF type wire, installed in accordance with valve manufacturer's specifications. Wire color: black or color coded for control, white for ground.
B. Sizing of wire shall be according to manufacturer recommendations, in no case less than #14 in size.
C. For two-wire systems, use 14-AWG double insulated two-wire cable. Install cable in Schedule 40 PVC conduit, unless noted otherwise. Connect cable to control valve decoders per manufactures instructions and per details.

2.15 SMALL SHRUBBERY SPRINKLER HEADS

See irrigation plan legend for manufacturer and model numbers.

PART 3 – EXECUTION

3.01 GENERAL

A. Materials shall be of first quality and of domestic manufacturer unless otherwise noted.
B. Coordinate the installation of all sprinkler materials, including pipe, with the landscape drawings, to avoid interfering with the trees, shrubs, or other planting.
C. For purposed of legibility, sprinkler lines are essentially diagrammatic. Although size and location of sprinkler equipment are drawn to scale whenever possible, make use of all data in all of the contract documents and verify this information at construction site.
D. All work called for on the drawings by notes shall be furnished and installed whether or not specifically mentioned in the specifications.
E. Do not willfully install the sprinkler system as indicated on the drawings when it is obvious in the field that unknown obstructions or grade differences exist, that might not have been considered in the engineering or if discrepancies in construction details, legend, or specific notes are discovered. All such obstructions or discrepancies should be brought to the attention of the Owner's Representative. In the event this is not done, the Contractor must assume full responsibility for revisions necessary. Before any work commences, confer with the Owner's Representative regarding general details of work of this contract.

3.02 OBSERVATION SCHEDULE

A. Contractor will be responsible for notifying the Landscape Architect and Owner's Representative in advance for the following observations according to the time indicated:
1. Pre-job Conference – 7 days
2. Pressure supply line installation and testing – 36 hours
3. System layout – 36 hours
4. Coverage tests – 36 hours
5. Final Inspection – 48 hours
B. When observations have been conducted by other than the regular Owner's Representative, show evidence of when and by whom these observations were made.
C. No final inspections will commence without as-built drawings being completed.

3.03 WATER SUPPLY

Connections to the existing points of connection shall be at the approximate locations shown on the drawings. Minor changes caused by actual site conditions shall be made without additional cost to the Owner.

3.04 LAYOUT

Layout sprinkler heads and make any minor adjustments required due to differences between site and drawings. Any such deviations in layout shall be within the intent of the original drawings, and without additional cost to the Owner. Layout shall be approved by the Owner's Representative before installation.

3.05 GRADES

Before starting work on the sprinkler system, carefully check all grades to determine that work may safely proceed, keeping within the specified material depth.

3.06 ASSEMBLIES

A. Install the backflow assembly at the height required by local codes, minimum 12" above finish grade.
B. Routing of pressure supply lines as indicated on drawings is diagrammatic. Install lines (and various assemblies) to conform with details on plans.
C. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet. When called for, the pressure relief valve shall be the last assembly.

3.07 LINE CLEARANCE

All lines shall have a minimum clearance of 4 inches from each other, and 6 inches from lines of other trades. Parallel lines shall not be installed directly over one another.

3.08 TRENCHING

A. Dig trench and support pipe continuously on bottom of ditch. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted. Where lines occur under paved area, these dimensions shall be considered below subgrade.
B. Provide minimum cover of 18 inches on all pressure supply lines.
C. Provide minimum cover of 18 inches for all control wires.
D. Provide minimum cover of 12 inches for non-pressure lines.
E. Provide minimum cover of 24 inches for all lines under paving.
F. Provide minimum of 10' horizontal separation of recycled water lines from domestic water lines.
G. Provide minimum of 1' sleeved vertical separation w/ recycled water lines under domestic water lines.

3.09 BACKFILLING

A. Initial backfill on all lines shall be of a fine granular material with no rocks or foreign matter larger that 1/2-inch in size. Backfill material shall be approved on-site soil or imported sand.
B. Backfill material shall be tamped in 4-inch layers, under the pipe and uniformly on both sides for the full width of the trench and the full length of the pipe. Materials shall be sufficiently damp to permit thorough compaction under and on each side of pipe, to provide support free of voids. Backfill for trenching shall be compacted to dry density equal to the adjacent undisturbed soil, and shall conform to adjacent grades without dips, sunken areas, humps, or other irregularities. Under no circumstances shall truck wheels be used for compacting soil.
C. Provide sand backfill a minimum of 6 inches over and under all piping under paved areas.

3.10 PVC PIPE

A. PVC pipe shall be snaked in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer.
B. All plastic to metal joints shall be made with plastic male adaptors, unless otherwise shown in details.
C. The joints shall be allowed to set at least twenty-four (24) hours before pressure is applied to the PVC pipe system.
D. Main lines shall be tested in place before backfilling for a period of not less than four (4) hours and shall show no leakage or loss of pressure. During the test period, minimum test pressure, at the highest point of the section being tested, shall be 150 pounds per square inch. Center filling of pipe lengths is allowed.
E. After all new sprinkler piping and risers are in place and connected, all necessary work has been completed and prior to the installation of sprinkler heads, control valves shall opened and a full head of water used to flush out the system for a minimum of five (5) minutes.
F. At the conclusion of a system flushing, the heads shall be installed and tested for operation in accordance with design requirements under normal operating pressure. Contractor shall verify head pressures with pitot tube and adjust valve to correspond with design pressure.

3.11 INSTALLATION OF RING-TITE PVC PIPE

A. Except as may be noted in other parts of the Specifications or on the drawings, installation of Ring-Tite pipe and connecting fittings shall be outlined in manual as furnished by pipe manufacturer, or as set forth by the Johns-Mansville Company Manual #772-62A. This shall include, but not be limited to, the installation of the pipe at the proper depth and the correct location of concrete thrust blocks of adequate sizes or restraint devices. Contractor shall make available the services of the manufacturer's representative at the start of the installation and during construction.
B. Each line shall be tested at a pressure 50 PSI greater than the manufacturer's recommended working pressure for a period of four (4) hours, with the couplings and connections exposed and with the center of pipe section sufficiently supported and filled to hold pipe in place.

3.12 SPRINKLERS

A. All nozzles on sprinklers shall be tightened after installation. All sprinklers having an adjustment stem shall be adjusted on a lateral line for the proper direction, radius, diameter and/or gallonage per approval of the Owner's Representative.
B. Sprinkler heads and risers shall be installed according to details for final approval.
C. Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommendation by the manufacturer.
D. If necessary, adjust or replace sprinkler nozzles to achieve full head to head coverage.

3.13 VALVES

A. Control Valves and Quick coupling valves shall be set approximately 12" from walks, curbs, header boards, or paved areas where designed. Refer to installation detail. Place valves in valve boxes.
B. Remote control valves shall be adjusted in order that a uniform distribution of water is applied by the sprinkler heads to the planting areas for each individual valve system.

3.14 VALVE BOXES

A. Valve boxes shall be set one inch (1") above the designated finish grade in lawn areas and three inches (3") above finish grade in ground cover areas.
B. Valve boxes installed near walks, curbs, header boards, and paving shall not abut those items. Top surfaces shall be flush with, and perpendicular to, items listed above.
C. Valve boxes shall be installed in shrub planters, not in turf areas whenever possible, unless otherwise approved.

3.15 AUTOMATIC CONTROLLER LOCATION AND INSTALLATION

A. The automatic controller shall be installed at the approximate location shown on the Plan, unless otherwise instructed by the Owner's Representative.
B. All local and other applicable codes shall take precedence in connecting the 120 volt electrical service to the controller. Owner shall provide power to controller. Irrigation Contractor shall complete hook-up to controller.
C. There shall be adequate coverage of earth (18" minimum) over the 24-volt control wire. Bundle and tape wires at 15' O.C. and install adjacent to mainline.
D. Pedestal controller shall be installed on a concrete or plastic pad.

3.16 CONTROL WIRE

A. All electrical equipment and wiring shall comply with local and state codes and be installed by those skilled and licensed in the trade.
B. Connecting and splicing of wire at the valves or in the field shall be made using 3M DBR/Y-6 direct bury splice kit connectors. Connect to decoders for 2-wire systems.
C. Three (3) feet long Pig-Tail field wire splices shall be allowed only at 1500 ft. intervals. The wire splices shall be enclosed in an RCV Box with cover stenciled "E8" in yellow.

3.17 BACKFLOW PREVENTION UNITS

A. The backflow prevention units shall be installed as shown on Plans and Details. Backflow prevention units shall be installed per local codes.
B. Provide certification from a certified testing company for reduced pressure backflow assemblies.

3.18 FLUSHING THE SYSTEM

A. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system for a minimum of 5 minutes. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner's Representative.

3.19 ADJUSTING THE SYSTEM

A. Adjust the valves and alignment and coverage of all sprinkler heads. If it is determined that adjustments in the irrigation equipment or nozzle changes will provide proper and more adequate coverage, make all necessary changes or make arrangements with the manufacturer to have adjustments made, prior to any planting. These changes or adjustments shall be made without additional cost to the Owner.
B. The entire system shall be operating properly before any planting operations commence.

3.20 COVERAGE TEST

A. When the sprinkler system is completed, perform a coverage test in the presence of the Owner's Representative to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans, or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Owner's Representative. This test shall be accomplished before planting begins.

3.21 HYDROSTATIC TEST

A. All Hydrostatic tests shall be made only in the presence of the Owner's Representative, or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested, and approved in writing. Pressure supply lines shall be tested under a hydrostatic pressure of 150 pounds per square inch for a period of four hours.

3.22 COMPLETION

A. Upon completion of the work, make ground surface level, remove excess materials, rubbish, debris, etc., and remove construction and installation equipment from the premises.
B. Supply as part of this contract the following tools:
- Two wrenches and tools for disassembling and adjusting each type of sprinkler head supplied.
- Two keys for each automatic controller.
- Four quick coupler keys with attached hose swivels.
- Four (4) of each of all types of sprinkler heads and nozzles.
- Two keys for enclosure lock.
- Two cover lifting tools for valve boxes.
C. The above equipment shall be turned over to the Owner at the conclusion of the project. Before final acceptance can occur, evidence that the Owner has received materials must be shown to the Owner's Representative.

PART 4 – RECORD DRAWINGS, CHARTS AND MANUALS

4.01 RECORD DRAWINGS

A. Record accurately on one set of black and white prints of the drawings, all changes in the work constituting departures from the original contract drawings, including changes in both pressure and non-pressure lines.
B. Upon completion of each increment of work, transfer all such information and dimensions to the prints. The changes and dimensions shall be recorded in a legible and workmanlike manner to the satisfaction of the Owner's Representative. When the drawings are approved, the transfer of all information to a set of reproducible drawings will be done at cost by the Owner's Representative.
C. Dimensions from two permanent points of reference (buildings, monuments, sidewalks, curbs, pavement, etc.). Locations shown on as-built drawings shall be kept day to day as the project is being installed. All dimensions noted on drawings shall be 1/8-inch in size.
D. Show locations and of the following items:
•Point of connection and equipment.
•Routing of sprinkler pressure lines (dimension maximum 100 feet along routing).
•Sprinkler control valves (buried only).
•Routing of control valves.
•Other related equipment (as may be directed by the Owner's Representative).
•Quick coupling valves.
E. Maintain as-built drawings on site at all times.

4.02 CONTROLLER CHARTS

A. As-built drawings must be approved by the Owner's Representative before charts are prepared.
B. Provide one controller chart for each controller supplied, of the maximum size the controller door will allow, showing the area covered by the automatic controller. The chart is to be a reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced. The chart shall be a black line print and a different color shall be used to show the area of coverage for each station.
C. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils. thick. The chart shall be mounted using Velcro or approved equal type of tape inside controller cabinet.
D. These charts must be completed and approved prior to final inspection of the irrigation system.

4.03 OPERATION AND MAINTENANCE MANUAL

A. Prepare and deliver to the Owner's Representative within ten days by calendar prior to completion of construction, a maintenance manual with all required and necessary descriptive material in complete detail and sufficient quantity, properly prepared in individual bound copies of the operation and maintenance manual. The manual shall describe the material installed and shall be in sufficient detail to permit the operating personnel to understand, operate, and maintain all equipment. Spare parts lists and related manufacturer information shall be included for each equipment item installed. Each complete, bound manual shall include the following information:

1. Index sheet stating Contractor's address and telephone number, duration of guarantee period, list of equipment with names and addresses of local manufacturers.

2. Complete operating and maintenance instructions on all major equipment.

B. In addition to the above maintenance manual, provide the maintenance personnel with instructions for major equipment and show written evidence to the Owner's Representative at the conclusion of the project that this service has been rendered.

PART 5 - GUARANTEES

A. The entire sprinkler system shall be unconditionally guaranteed by Contractor as to material and workmanship, including settling of backfilled areas below grade for a period of one (1) year following the date of final acceptance of the work. Owner may exercise option to withhold part of final payment until the one year product/workmanship guarantee has elapsed from date of final acceptance.
B. If within one year from the date of completion, settlement occurs, and adjustments in pipes, valves and sprinkler heads or paving is necessary to bring the system or paving to the proper level of the permanent grades, contractor, as part of the work under his contract, shall make all adjustments without extra cost to Owner, including the restoration of all damaged planting, paving or other improvements of any kind. Should any difficulties develop within the specified guarantee period which Owner feels may be due to inferior material and/or workmanship, these difficulties shall be immediately corrected by Contractor to the satisfaction of Owner at no additional cost to Owner, within 48 hours of written notice, including any and all other damage caused by such defects. Failure of Contractor to respond in a timely manner to repair damaged conditions, shall prompt owner to repair same and deduct costs of labor, material and equipment used from Contractor's final payment.
C. The Owner reserves the privilege of making any emergency repair without relieving Contractor's warranty obligations.
D. Written guarantee shall be supplied in the completion of the project, showing date of completion

END OF SECTION

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA , CALIFORNIA 91730
PH: (909) 484-2800

L.A. SEAL

LICENSED LANDSCAPE ARCHITECT
RUBEN D. Krumwiede 2824
07-31-26
Renewal Date
07-08-24
Date
STATE OF CALIFORNIA

PROJECT/CLIENT

NICE DREAM ICES
LANDSCAPE IMPROVEMENTS
NICE DREAM ICES
56778 TWENTYNINE PALMS HWY, YUCCA VALLEY, CA

SHEET TITLE

IRRIGATION SPECIFICATIONS

REVISIONS

DRAWN BY
STAFF

CHECKED BY
GD

DATE
07/08/24

SCALE
NONE USED

JOB NUMBER
2423

SHEET NUMBER
L-3.1
8 OF 9 SHTS.

LANDSCAPE PLANTING

PART 1 – GENERAL

Refer to standard contract document for non-technical contractual requirements and conditions.

1.01 SCOPE OF WORK

A. Work Included: All labor and materials, appliances, tools, equipment, facilities, transportation, and services necessary for and incidental to performing all operations in connection with furnishing, delivery, and installation of "Landscape Planting", complete, as shown on the drawings and/or specified herein. Work includes, but is not limited to the following:
   1. Provide the fine grading in all areas to be planted.
   2. Furnish and apply weed control to all planting areas.
   3. Preparation of soil in all planting areas per soils analysis.
   4. Furnish and install all plants and installation materials.
   5. Stake trees.
   6. Furnish and install sodded lawn.
   7. Furnish and install header boards.
   8. Furnish and apply mulch.
   9. Pruning of nursery stock as directed.
   10. Maintenance of all plantings until end of maintenance period and acceptance by Owner.
   11. Guarantee of material and workmanship.
B. Related work specified under other contracts (copies available from the Owner).
   1. Concrete sidewalks, curbs, and mow strips.
   2. Asphalt paving.
   3. Rough grading and drainage.
   4. Electrical work.
C. Verification of Plant Quantities: Quantities given for plant materials are shown on drawings for convenience only. The Contractor shall provide all plants shown on the plans.

PART 2 - MATERIALS

2.01 MATERIALS

If requested, samples of soil additives and plants shall be submitted for inspection and stored on the site until furnishing of materials is completed. Delivery may begin upon approval of samples, or as directed by the Owner's Representative. Substitutions in any material will not be permitted unless specifically approved in writing by the Owner's Representative.

A. Soils
   1. After rough grading has been completed and prior to operations, on-site soils shall be tested for agronomic suitability and amending requirements. Testing services shall be organized and paid for by the contractor. In projects with multiple landscape installations (i.e. production home developments) a soil sampling rate of 1 in 7 lots will satisfy this requirement.
   2. Contractor shall make all adjustments to comply with final soils analysis recommendations as directed by the soils report.
   3. Soil-Testing Laboratory Qualifications:
      a. Wallace Laboratories, 365 Coral Circle, El Segundo, CA. 90245, Tel: (310) 615-1116, Fax: (310) 640-6863
      b. Waypoint Analytical, 4741 East Hunter Ave, Suite A, Anaheim, CA. 92807, Tel: (714) 282-8777
      c. Sunland Analytical, 11419 Sunrise Gold Circle, #10 Rancho Cordova, CA. 95742, Tel: (916) 852-8557
   4. Topsoil Analysis: Soil analysis shall include the following:
      a. Physical soil properties.
      b. Hydraulic Conductivity and rate of water percolation.
      c. Chemical Analysis.
      d. Recommendations for organic materials, fertilizers, and other materials found necessary to amend base soils for optimum plant growth.
      e. Recommendations for specific backfill mix to be utilized in planting pits.
B. Soil Amendments shall be as recommended by soil testing laboratory and the following:
   1. Fertilizer for soil conditioning and maintenance shall bear the manufacturer's guaranteed analysis, and shall be as recommended in the required soils laboratory report.
   2. Fertilizer plant tablets shall be Gro-Power 20-10-5, 7 gram or Agriform 20-10-5, 21 gram to be applied per Manufacturer's Specifications.
   3. Application rates:

      Option 1: Apply 21 gram Agriform tablets at the following rates per plant by size:
      Small Groundcover and Flats:
      Apply one 10 gram Agriform tablet per rooted groundcover cutting and flats. Refer to Manufacturer's Specification for installation procedure.

      Groundcover, and Shrubs:
      - 1 gal. shrub – 1 tablets
      - 5 gal. shrub – 2 tablets
      - 15 gal. shrub - 7 tablets

      Trees:
      - 24" box tree – 15 tablets
      - 36" box tree – 18 tablets
      - 48" box tree – 20 tablets
      - 60" box tree – 24 tablets

      Option 2: Apply 7 grams Gro-Power tablets at the following rates per plant by size:
      Groundcover and Flats:
      Apply one 7 gram Gro-Power tablet per rooted groundcover cutting and flats. Refer to Manufacturer's Specification for installation procedure.

      Groundcover, and Shrubs:
      - 1 gal. shrub – 2 tablets
      - 5 gal. shrub – 6 tablets
      - 15 gal. shrub – 12 tablets

      Trees:
      - 24" box tree – 14 tablets
      - 36" box tree – 18 tablets
      - 48" box tree – 22 tablets
      - 60" box tree – 32 tablets

   4. Organic amendments shall be nitrolized redwood sawdust (.5% actual nitrogen), or Fir Bark 1% nitrogen). It shall be fine textured, having minimum 80% passing #8 screen and minimum 95% passing #4 mesh screen. Salinity shall be no higher than 3.5 millohms per centimeter at 25 Centigrade as measured by saturation Pine shall not be used as an organic amendment.

C. Plants
   1. Quality and size of all plants shall conform to the California Standard Grading Code of nursery stock and shall be No. 1 grade. Plants shall be vigorous, or normal growth, free from disease, insects, insect eggs and larvae. All plants shall equal or exceed any measurements specified and shall be supplied from the source indicated when a source is specified.
   2. Container stock shall have grown in containers for at least one year, but not over two years. Samples shall be shown to prove that no root bound conditions prevail. No container plants that have cracked or broken balls of earth, when taken from container, shall be planted except on special approval from the Owner's Representative.
   3. Nomenclature conforms to customary nursery usage. For clarification, the term "multi-trunk" defines a plant having a minimum of three trunks and a maximum of five trunks of nearly equal diameter.
   4. Inspections; All plant materials must have been previously inspected at the nursery by a State or County Horticultural Department, and shall be subject to the inspection and approval of the Landscape Architect before planting.
      a. Inspection of Plant Material: Inspection of plant materials required by City, County, State, or Federal authorities shall be the responsibility of the Contractor and where necessary he shall have secured permits or certificates prior to delivery of plants to the site.
      b. Plants shall be subject to inspection and approval or rejection at place of growth and on the project site at any time before and during progress of work or during the maintenance period. Poor condition, latent defects, injuries, and improper size, variety, and shape shall be cause for rejection. Rejected plants shall be removed from the project site immediately.
   5. Substitutions for the indicated plant materials will be permitted provided the substitute materials are approved in advance by the Landscape Architect and the substitutions are made at no additional cost to Owner. Except for authorized variations, all substitute plant materials shall conform to the requirements of these specifications. If the accepted substitute materials are of a less value than those indicated or specified, the Contract price will be adjusted in accordance with the provisions of the Contract.
B. Tree support materials:
   1. Stakes for tree support shall be lodge pole pine free from knots, rot, cross grain or other defects that would impair strength. Stakes shall be pressure treated with pentachlorophenol, and a minimum of 2" diameter by 8'-0" long and pointed at one end.
   2. Ties for holding trees shall be "cinch-tie" or approved equal. "Cinch-tie" manuf. by V.I.T. Products, 15561 Product Lane, D-4, Huntington Beach, CA 92649.
   3. Tree guying materials shall be as follows:
      a. Ground anchors for guying shall be redwood per detail.
      b. Guying wire shall be 12 gauge annealed galvanized steel.
      c. Guying cable shall be a minimum of two strands, making a 3/16" diameter steel cable.
      d. Hose chafing guards shall be new or used 2-ply, one half inch (1/2") reinforced rubber or plastic hose and shall be all the same color on the project. Length shall be one and one-half times the circumference of the plant at its base.
      e. Guying cable shall be covered with 3/8" dia. x 3" long white PVC tubing.
      f. Turnbuckles shall be galvanized or cadmium-plated steel and have a 3" minimum lengthwise opening fitted with screw eyes.
      g. Duckbill 88-OTS earth anchor may be used as an alternate to the guying materials specified above manuf. by Foresight Products, Inc. North Glen, Colorado, (1-800) 325-5360.
D. Mulching: Mulch shall consist of processed wood fiber material ecual to or supplied by Earthworks, Riverside, CA, (951) 782-0260. Submit sample of any alternative material prior to purchase and/or placement for Owner's Representative's approval.
E. Lawn from Sod: Marathon II Hybrid Fescue as available from Southland Sod Farms or equal. Submittal for type and grower required for Architect's approval.
F. Header board / Mowstrip: See details.
G. Herbicides:
   1. Herbicides used must comply with all applicable State and Federal laws and be registered with the U.S. Environmental Protection Agency Herbicide control shall be:
      a. Pre-emergency application of "Treflan 5% Granules" or equivalent, applied according to manufacturer's recommendations and incorporated into soil as specified.
      b. Post - emergence application of "Round-up" or equivalent, applied as specified by manufacturer. Spray with extreme care to avoid contact with desirable landscape plantings.

PART 3 – EXECUTION

3.01 GENERAL PREPARATION

A. Commence work as directed by the Owner's Representative and conduct operations continually to completion unless weather conditions are unfavorable. All work shall conform to high standards of practice within the trade.
B. Clean up and remove from planting areas all existing plant material not removed under the general site construction contract, including roots and any accumulated debris and rubbish before commencing work. Legally dispose of such materials off the site.
C. Underground Obstructions to Planting:
   1. If underground utilities, construction or solid rock ledges are encountered, other locations for planting may be selected by the Owner's Representative. Damage to utility lines shall be repaired at the Contractor's expense at no additional cost to the Owner or Tenant.
D. Protection of Existing Vegetation:
   1. If lawns have been established prior to planting operations, the surrounding turf shall be covered in a manner that will protect turf areas before excavations begin.
E. Storage: Store plants and materials on the project site, and ensure that they are protected from damage by sun, rain, wind, theft, vandalism, and construction work. Water plants regularly.

Know what's below.
Call before you dig.

3.02 INSPECTION OF WORK IN PROGRESS

A. Installations and operations in progress must be approved at various stages by the Owner's authorized Representative.
B. In no event shall the Contractor proceed from one state to another of the work, without prior approval of the Owner's authorized Representative.
C. The Contractor must notify the Owner's authorized Representative for inspections of the following stages of work:
   1. When all grading within planting areas has been completed.
   2. When all plants are ready to be delivered at the nursery or when plants have been delivered to the site and prior to any planting.
   3. When all trees and shrubs have been spotted on the site where shown on the drawings.
   4. When all tree and shrub pits have been excavated after water has leached out of the pits.
   5. When weed germination and removal is complete, and seedbed is prepared but prior to installation of seed.

3.03 FINE GRADING

A. The Contractor shall import soil when required. The Contractor's bid shall indicate the total in-place cost of required import soil. No additional charges will be allowed.
B. The soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form, or clods not readily break up.
C. The Contractor shall be responsible for dust control in areas within the scope of this contract.
D. Rip in two directions to the depth of 12" on all areas upon which fill will be placed.
E. Rough grade requirements shall allow for soil amendments. Coordinate with General Contractor.
F. Bring to the attention of the Owner's authorized Representative all soil in planting areas that contain any deleterious substances such as oil, plaster, concrete, gasoline, paints, solvents, etc. Upon the approval of the Owner's authorized Representative, remove and dispose of all above mentioned items and soil to the level of dryness in the affected areas. The affected soil shall be replaced with native soil. If the Contractor fails to notify Owner's authorized Representative of the above-mentioned soil, the Contractor shall be responsible for any damage to installed plants caused by such substances.
G. If an area to be landscaped is not acceptable to the Contractor, he shall notify the Owner's Representative.
H. Finish grade all planting areas to a smooth and even conditions, making certain that no water pockets or irregularities remain. Remove and dispose of all foreign materials, clods and rocks over one inch in diameter within six inches of the surface so that, after soil conditioning and planting, the finish grade in shrub and in groundcover areas is 3" below the top of all curbs and 1" below the top of all walks.
I. Omit roto-tilling on slopes 2 to 1 or greater in ratio. Instead, lightly hand scarify the soil. Refer to Drawings for sloped areas, if any.
J. Patch all areas having damage from erosion and so related earth moving to create a smooth and regular surface for planting. Final grade to be approved by Owner's Representative.

3.04 SOIL CONDITIONING (see also Fine Grading Section)

A. Broadcast the recommended soil additives per 1,000 square feet and cultivate to a depth of 6" based upon recommendations from soils laboratory report. It is the Contractor's responsibility to obtain soils tests. Copies of the report shall be sent to the Owner's Representatives.
B. For bidding purposes when no soils report is available, in all planting areas the following application shall be made per 1,000 square feet of area and shall be thoroughly cultivated in two directions into the top 6" of soil, and the area watered down:
   - 2 CU. YDS. Nitrolized wood shavings
   - 20 LBS. iron sulfate
C. Planting pits shall be excavated two times the diameter and 2" shallower than the root ball depth for trees, twice as wide and 6" deeper than the root ball for shrubs. (Refer to planting details).
D. For plants, backfill plant pits with soil excavated from pit with amendments per soils report.
E. Backfill mix for Palms shall be plaster or nursery sand. (Refer to details)
F. The prepared soil mix shall be uniformly blended in an area adjacent to the planting work and shall be accurately proportioned using a suitable measuring container. Unused excavated soil shall be removed from site. Protect the mix from water until it has been placed in backfill around plants.

3.05 WEED CONTROL/ABATEMENT

A. Weed abatement: after earthwork, installation of irrigation system, soil preparation, and fine grading, but prior to planting, perform weed abatement program to all planting areas as follows:
   1. Hydroseeded or hand seeded planting areas:
      a. Apply sulfate of ammonia at the rate of 5 Lbs. per 1,000 Sq. Ft. to all areas be planted.
      b. Keep area moist by regular irrigations for a period of two (2) weeds to germinate existing weed seeds.
      c. At the end of two weeks, apply "Round-Up" or equal systemic herbicide. Do not irrigate within six (6) hours after application. Herbicide shall be applied by an individual with appropriate license, refer to MFG specifications for period of time required from time of application to time of implementing planting. After complete weed kill, remove all weed residue and top growth and dispose of in a legal manner.

   2. Shrub and hand planted ground cover areas:
      a. Apply pre-emergent weed control chemicals to hand planted groundcover areas. Do not apply to areas to be seeded.
      b. Proceed with installation of shrubs and groundcover after removal of any weeds by cultivation.

B. The Contractor shall be responsible for control of weeks in all landscape areas through the final acceptance of the work. Any selective week control spray or physical week removal shall be the Contactor's responsibly and the Contractor shall repair any damage resulting form week control activity.
C. All herbicides shall be applied only by a licensed herbicide application agency or no herbicides shall be applied without first obtaining written approval from the city inspector.

3.06 PLANTING SHALL BE DONE AS FOLLOWS:

A. Planting of Trees
   1. Position plants in plant locations indicated on drawings and secure approval before excavating pits, making necessary adjustments as required.
   2. All pits for trees shall be dug square with bottom level, the length of sides equal to two times the width and 2" less than the depth of the tree root ball. Compacted soils at sides and bottoms shall be loosened by scarifying or other approved method. Once the tree is positioned in the pit, the pit shall be filled with soil as per specs, thoroughly settled by water application. (Refer to planting details, spacing details, and tree irrigation details.)
   3. Prepare depressed water basin as wide as plant root-balls at each plant. Water thoroughly, backfilling any voids with additional soil.
B. Planting Vines, Shrubs and Groundcover
   1. Vine and shrubs shall be planted in pits at least two times greater than the diameter of the root ball and 6" below the bottom of the ball. Compacted soil at bottom of pit shall be loosened and the pit filled with "native soil" to the bottom of the ball. When the plant has been properly set, the pit shall be filled to the required grade with amended soil and thoroughly settled by tamping and watering. All vines shall be removed from stakes, untied, and securely fastened in an approved manner to the wall, fence or other surface next to which they are planted. (Refer to planting details)
   2. Prepare a depressed water basin as wide as plant root balls at each plant. Water thoroughly, backfilling any voids with additional prepared planting mix.
   3. Groundcover
      a. Pits for flat sized plants to be at least 4" x 4" x 4". Ground cover areas shall be moistened prior to planting. No flatted liner, or potted plants shall be planted in dry soil.
      b. Set plants in center of pits so that crown of plant will be level with finished grade after settling of soil, then backfill, and water. (Refer to spacing detail)
      c. Flatted plants shall be well rooted with runners at least 4" but not more than 6" in length.
C. Trees and Vines Occurring in Lawn
   1. Trees and vines occurring in lawn shall be planted before final preparation of those areas.
   2. All trees shall be installed with bark protection devices at their crowns. (Refer to planting detail)
   3. Lawn around trees shall be installed no closer to the tree trunk than the width of the root ball, and shall be maintained at this distance with mulch between tree trunk and grass.

3.07 TURF GRASS SOD

A. Roll sub grade when soil is reasonably dry, using a 125-pound water ballast roller. If rolling will not firm the sod bed underneath, it shall be permitted to settle until the Owner's Representative determines a satisfactory condition has developed. Re-rake or scarify all irregularities and cut or fill as required to establish uniform grade. Roll area again to obtain a uniform grade. Areas to be planted to lawn, shall be finished smooth, satisfactory to the Owner's Representative before any sod is placed. Apply starter fertilizer to soil surface per sod manufacturer recommendations.
B. Sod is to be freshly cut and placed in sections not smaller than one square foot. Stagger the joints between rolls. Sift soil (use soil waste that has fallen off sod) into all joints to fill any voids created. Roll sod with lightly weighted roller after completion of all sodding operations.
C. The lawn edges shall be maintained in a neat condition until acceptance of the work.
D. Sufficient measures shall be taken to the Contractor to ensure the lawns against damage resulting from pedestrian traffic. If any type of barrier is used, it must meet with the approval of the Owner's Representative. Any damage to the lawns shall be repaired by the Contractor before acceptance will be made.
E. Repair: When any portion of the sod area becomes discolored, waterlogged, or otherwise damaged or unhealthy following sodding within the period of Contractor's responsibility, the affected portion shall be repaired to re-establish the condition and grade of the soil prior to installation and shall then be replanted as originally specified at no cost to the Owner.

3.08 TREE STAKING (See Staking Details)

A. Stakes shall be driven into the ground in such a way as to minimize damage to the ball of the tree, and shall be placed so that the tree will blow away from the stakes, except where such placement will cause damage by parked cars.
B. Form loops around trunk with ties, and securely attach to stake(s) with nails or screws. Attach loose enough so that tree can sway slightly in the wind.(Refer to Detail)

3.09 PRUNING

Pruning of nursery stock shall not be done prior to delivery. Plants and trees shall only be pruned for health or structural reasons, including the need to eliminate diseased, damaged, or structurally unsound growth. Pruning shall be performed according to ANSI A-300 or International Society of Arboriculture standards under supervision of a qualified arborist approved by the Landscape Architect. LEAVE OPEN WOUNDS TO AIR-DRY - DO NOT USE ANY FORM OF "TREE PAINT" OR WOUND SEALER.

3.10 MULCHING

A. All planting areas (except turf areas and as noted) shall be mulched (top dressed) with a minimum of 3" depth layer of wood fiber material. Remove mulch falling on hard-surface areas.

3.11 CLEAN-UP

A. During the course of the work and at its conclusion, remove surface material from the site and leave the premises in a neat and clean condition.
B. Remove all tags, labels, nursery stakes and ties from all plants.

3.12 PROTECTION

Contractor shall carefully and continuously protect all areas included in the Contract, including plant materials, fences, supports, public safety, etc., until final acceptance of the work by the Owner's Representative.

3.13 MAINTENANCE

A. Maintenance operations shall begin immediately after each plant is planted and shall be continued satisfactorily for a period of 90 calendar days after the time all items of work have been completed as specified herein and to the satisfaction of the Owner's Representative.
B. During the maintenance period specified in paragraph A. above, all plants and planted areas shall be kept watered at all times; weeds shall be removed and disposed of; basins and depressions shall be maintained and cultivated and kept well formed around trees and shrubs; paper and debris shall be regularly removed from planters; and water system shall be maintained and repaired; rodents shall be controlled; and the entire project shall be so cared for that a neat and clean condition is presented at all times. Keep walks and curbs swept clean. Legally dispose of excess materials including paper and debris in planted areas.
C. Maintain a sufficient number of men and adequate equipment to perform the maintenance work herein specified from the time of planting until completion of the maintenance period and acceptance by the Owner.
D. An application of maintenance fertilizer shall be made to all landscape areas just prior to the completion of the maintenance period according to the recommendations for the required soils laboratory report. If no recommendation is provided, apply 16-8-8 commercial fertilizer to all areas per manufacturer specifications.
E. A written notice requesting a pre-maintenance inspection shall be received by the Owner's Representative at least 5 days prior to completion of the project.
F. A written notice requesting final inspection shall be received by the Owner's Representative at least 5 days prior to completion of maintenance period.
G. The Contractor shall make a periodic inspection of plant materials until the end of the guarantee plant period. If unfavorable conditions exist which might be harmful to the guaranteed plant, the Contractor shall notify the Owner in writing of the condition, or he may be held responsible under the guarantee.
H. Pre-maintenance inspection and final inspections are to be held with the understanding that the project has been reviewed by the principals of the responsible Contractor in advance of the review by the Owner's Representative and/or Owner. Discrepancies noted during this advance review are to be corrected before the project receives these official inspections.
I. The Landscape Contractor shall refer to the Landscape Maintenance Manual for further maintenance requirements (if applicable).

PART 4 – GUARANTEES

4.01 GUARANTEE

All shrubs and groundcover plants shall be guaranteed by Contractor as to growth and health for period of ninety (90) calendar days after completion of the specified maintenance period, and/or final acceptance by the Owner's Representative. All trees up to 24' box size shall be guaranteed by Contractor to live and grow in an acceptable upright position for a period of twelve (12) months after completion of the specified maintenance period, and/or final acceptance by the Owner's representative.Trees in 24" boxes or larger, and all field grown specimens shall be guaranteed by Contractor to live and grow in an acceptable upright manner for a period of one (1) year after completion of the specified maintenance period, and/or final acceptance by the Owner's representative.

4.02 REPLACEMENT STOCK

All replacement stock shall be subject to the same warranty requirements as the original stock. Any damage due to replacement operations shall be repaired by the Landscape Contractor. At the end of the warranty period, inspections shall be made jointly by the Tenant's Construction Representative, Developer, Tenant and Landscape Contractor. All plants and lawn areas not in a healthy growing condition shall be removed and replaced with plants and grasses of a like kind and size before the close of the next planting season.

END OF SECTION

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA , CALIFORNIA 91730
PH: (909) 484-2800

L.A. SEAL

LICENSED LANDSCAPE ARCHITECT
Richard W. Krumwiede 2934
07-31-26
Renewal Date
07-08-24
Date
STATE OF CALIFORNIA

PROJECT/CLIENT

NICE DREAM ICES
LANDSCAPE IMPROVEMENTS
NICE DREAM ICES
56778 TWENTYNINE PALMS HWY., YUCCA VALLEY, CA.

SHEET TITLE

PLANTING SPECIFICATIONS

REVISIONS

DRAWN BY
STAFF

CHECKED BY
GD

DATE
07/08/24

SCALE
NONE USED

JOB NUMBER
2423

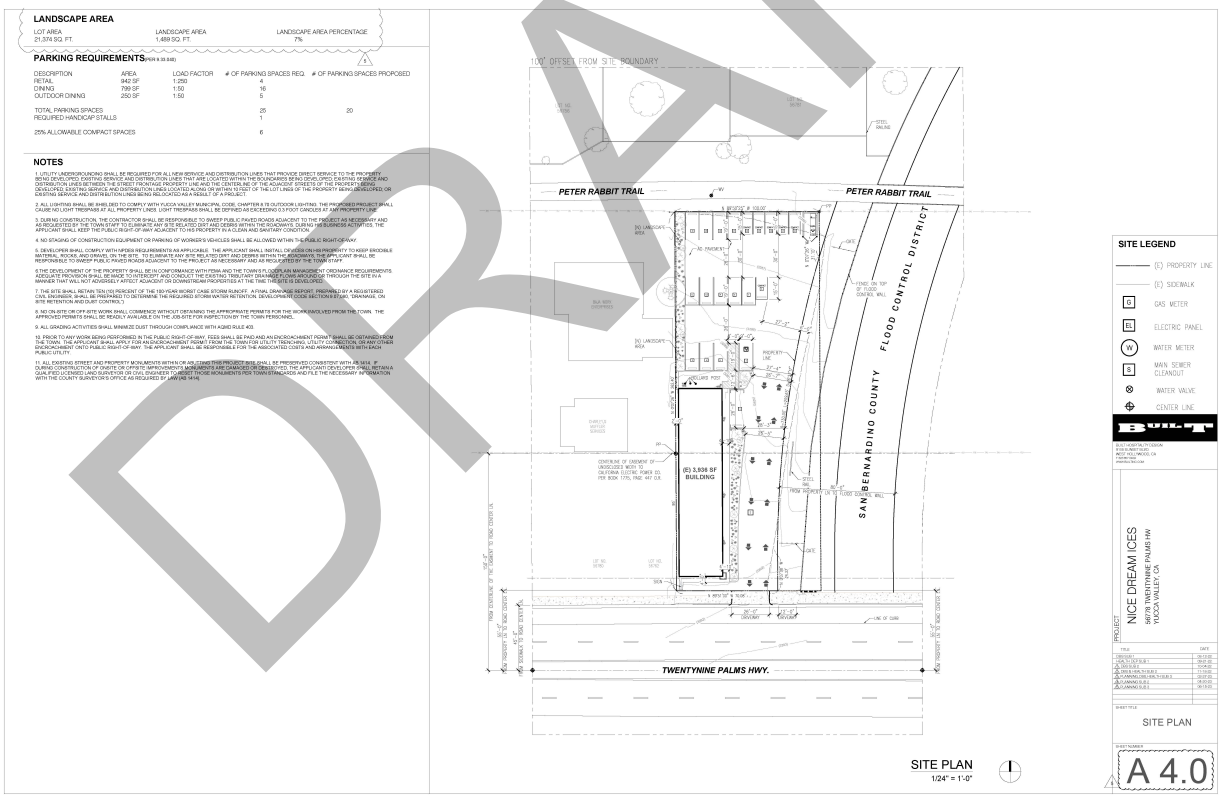
SHEET NUMBER
L-3.2
9 OF 9 SHTS.

150.00'
95'
CENTERLINE OF EASEMENT OF UNDISCLOSED WIDTH TO CALIFORNIA ELECTRIC POWER CO PER BOOK 1775, PAGE 447 O.R.
N 0°07'26" W 262.40'
(E) JOSHUA TREE ON NEIGHBORING PROPERTY W/ APPROXIMATE 10' ROOT ZONE
(N) GREASE TRAP
EX. BUILDING
FFE 3282.20
CONTRACTOR SHALL VERIFY FFE BEFORE CONSTRUCTION STARTS
(N) LANDSCAPE AREA
SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT AND BASE
EX. AC PAVEMENT
TWENTYNINE PALMS HWY
N 89°54'00" W 70.08'
N 0°07'08" W
24.37'
R=430.00'
L=269.65'
Δ=35°55'27"
TYP.
Page 180 of 254

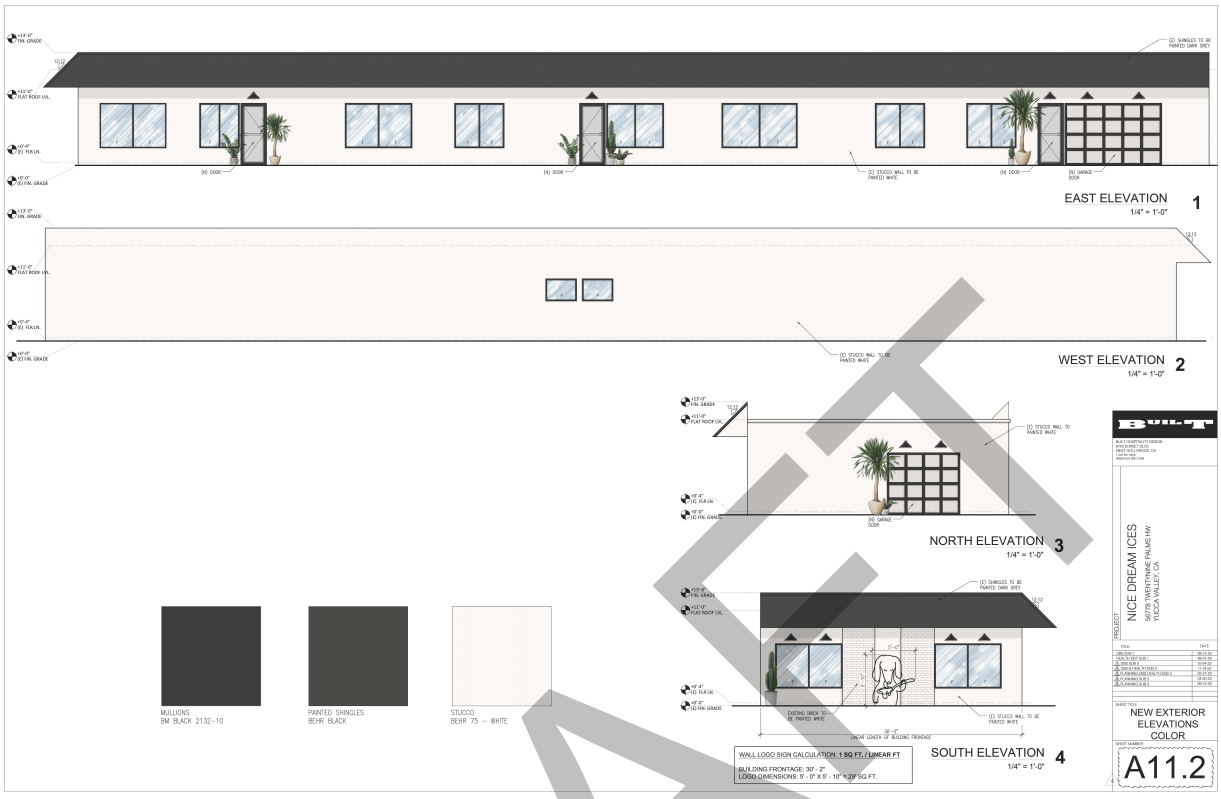
TOWN OF YUCCA VALLEY
CONDITIONS OF APPROVAL
ENVIRONMENTAL ASSESSMENT, EA 04-23
VARIANCE, V 01-23
SITE PLAN REVIEW 03-23 NICE DREAM ICES
Landscape Plan 03-24
AMENDMENT 2

A request for a change of use from retail to ice cream shop, café and bakery, and cocktail bar. The scope of work includes exterior paint, doors, windows, interior remodel, new landscaping, and re-surfacing the existing parking lot. The project site is approximately 0.51 acres. The project site is located at 56778 Twentynine Palms Highway and is also identified as APN 0595-111-33.

Also a request for a variance from the required twenty-five (25) parking stalls to be reduced to twenty (20) parking stalls located in the parking lot of the above referenced property due to the location of the San Bernardino Flood Control District channel adjacent to the parking lot along the eastern side of the project site.



DRAFT



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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 proceeding arising from the Town's approval of this project, and the Town shall cooperate in the defense.

G2. This Site Plan Review shall become null and void if construction has not commenced within three (3) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission, in conformance with the Town of Yucca

Applicant Initials_____

Valley Development Code. The applicant is responsible for the initiation of an extension request.

Approval Date: October 10, 2023
Expiration Date: October 10, 2026

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 Departments.

G4. All conditions are continuing conditions. Failure of the applicant to comply with any or all of said conditions at any time may result in the revocation of any construction permits for the project.

G5. No on-site or off-site work shall commence without obtaining the appropriate permits for the work required by the Town and the appropriate utilities. The approved permits shall be readily available on the job site for inspection by Town personnel.

G6. The applicant shall pay all fees charged by the Town as required for application processing, plan checking, construction and/or inspections. The fee amounts shall be those which are applicable and in effect at the time work is undertaken and accomplished. Fees for entitlement prior to construction permits are based on estimated costs for similar projects. Additional fees may be incurred, depending upon the specific project. If additional fees for services are incurred, they must be paid prior to any further processing, consideration, or approval(s).

G7. One (1) representative for the project applicant shall coordinate and submit all permit applications required by the Town as appropriate. Multiple representatives submitting permit applications are highly discouraged.

G8. 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.

G9. All refuse shall be removed from the premises in conformance with Town of Yucca Valley Municipal Code Chapter 8.03, Construction Site Maintenance and Trash Containment.

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Applicant Initials_____

G10. During construction, the Applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town to eliminate any site related dirt and debris within the roadways. During business activities, the applicant shall keep the public right-of-way adjacent to the property in a clean and sanitary condition.

G11. 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

G12. 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).

G13. Each phase of the project shall function independently of all other phases. All improvements shall be completed for each phase to ensure that each phase functions separate from the remainder of the project, and shall include, but not be limited to, street improvements, drainage and retention/detention facilities, water delivery systems, fire suppressions systems, post construction erosion and sediment control systems, all utilities necessary to serve the project, and those improvements deemed necessary by the Town. All phasing plans shall be illustrated on rough and precise grading plans, erosion and sediment control plans, all plan required for obtaining native plant plan approval, and on any other plan as deemed necessary by the Town.

G14. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents

G15. 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.

G16. 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.

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Applicant Initials_____

G17. 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.

G18. For any import or export of material, the Project proponent shall provide the following for review by the Town Engineer: the route of travel, number of trucks, daily schedule, and length of time required. No hauling of material shall begin without the Town Engineer's approval.

G19. Prior to any work being performed within the public right-of-way, the Project proponent shall provide the name, address, telephone, facsimile number, and e-mail address of the Contractor to perform the work. A description of the location, purpose, method of construction, and surface and subsurface area of the proposed work shall be supplied. A plat showing the proposed location and dimensions of the excavation and the facilities to be installed, maintained, or repaired in connection with the excavation, shall be provided and such other details as may be required by the Town Engineer.

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. The applicant is responsible for ensuring that plans and other documents are consistent with the requirements contained within the General Plan and Development Code. Any information presented on plans or other documents that conflict with the General Plan or Development Code shall be deemed erroneous and shall not be considered a valid approval. 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, erosion and sediment control plans, shall be coordinated for consistency with this approval.

G22. The Town may allow phased constructed of the project provided that the improvements necessary to adequately serve or mitigate the impacts of each phase of development are completed prior to the issuance of a Certificate of Occupancy for that phase.

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

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Applicant Initials_____

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 8.5”x11” bond-paper (blue/black line) and included in the Grading and Street Improvement plan sets on 24” x 36” bond-paper (blue/ black line) 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 issuance of a certificate of occupancy, the applicant shall submit all improvement plans on compact disks or USB drive 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. After commencement of business operations, the applicant shall be responsible for daily removal of all windblown trash and debris and shall maintain the property in a clean condition.

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Applicant Initials_____

G31. A bicycle parking and locking rack, for a minimum of three (3) bicycles, shall be placed on site in close proximity to building access.

PLANNING CONDITIONS

P1. The development of the property shall be in conformance with FEMA and the Town's Floodplain Management Ordinance requirements. Adequate provision shall be made to intercept and conduct the existing tributary drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to modifying existing facilities or by securing a drainage easement.

P2. All new utilities shall be underground in conformance with Ordinance 233, or as amended by Town Council.

P3. All exterior lighting shall comply with the Ordinance 90, Outdoor Lighting and shall be illustrated on all construction plans. The proposed project shall cause no light trespass at all property lines. Light trespass shall be defined as exceeding 0.3 foot candles at any property lines.

P4. Prior to the issuance of any permits 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. 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 Planning staff.

P5. Parking and on-site circulation requirements shall be provided and maintained as identified on the approved site plan. Areas reserved for access drive and/or fire lanes shall be clearly designated.

a. Twenty (20) parking stalls, one (1) of which is ADA compliant, shall be provided.

b. The ADA van accessible parking stall shall have the 8' loading area located on the passenger side of the parking stall.

c. ADA accessible pathway shall be marked from the structure to the trash enclosure and to the public right-of-way.

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Applicant Initials_____

d. All paved parking stalls shall be clearly striped and permanently maintained with double or hairpin lines with the two lines being located an equal 9 inches on either side of the stall sidelines. All regular parking stalls be a minimum 9' x 19'.

e. Any occupancy, which requires additional parking that has not been provided for through this Site Plan Review, shall not be approved until a revision is submitted for review and approval showing the additional parking.

f. All marking to include parking spaces, directional designation, no parking designation and fire lane designations shall be clearly defined and said marking shall be maintained in good condition at all times. The Town Traffic Engineer shall approve all signage and markings for the circulation related signage.

g. All two-way drive aisles shall be at least 26 feet in width.

P6. Applicant shall construct a trash enclosure in compliance with Ordinance 42 of the Town's Development Code. The trash enclosure shall accommodate trash, recycling, and organics bins.

P7. All roof top mechanical equipment shall be screened from ground and street vistas. This information shall be included on the building plan submittal.

P8. Pursuant to Ordinance 156, Sign Regulations, wall signs are based upon one square foot of signage per one linear foot of lease space oriented towards a street, parking lot or alley. Freestanding signs are based upon one square foot of signage per five linear feet of property frontage.

P9. If structure appraisal does not demonstrate conformance with the Town's Floodplain Management Ordinance requirements, a hydrology study shall be prepared demonstrating compliance with FEMA and the Floodplain Management Ordinance. No construction permits shall be issued prior to documentation of conformance with the Floodplain Management Ordinance.

P10. Pursuant to Development Code Chapter 9.32.070, Landscaping and Water Conservation, the front yard setback area shall be landscaped using xeriscape landscaping techniques.

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Applicant Initials_____

ENGINEERING CONDITIONS

E1. **Dedicate additional right of way for State Route 62. The ultimate right of way should be 67 feet (half width), however it appears that the building would encroach into that right of way. In lieu of the ultimate right of way the applicant shall dedicate sufficient right of way such that the face of the building is 1' away from the right of way dedication. Based on the site plan the dedication would be approximately nine (9) feet. The dedication shall be in fee title.**

E2. During construction, the Contractor 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 his business activities, the Applicant shall keep the public right-of-way adjacent to his property in a clean and sanitary condition.

E3. No staging of construction equipment or parking of worker's vehicles shall be allowed within the public right-of-way.

E4. 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.

E5. Prior to the issuance of a Grading Permit for the site, a Grading Plan prepared by a registered professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town prior to any grading activity. The final Grading Plan shall be reviewed and approved by the Engineering Division prior to issuance of grading permits. The applicant/owner is responsible for all fees incurred by the Town. Prior to Certificate of Occupancy, the Engineer-of-Record shall survey and certify that the site grading was completed in substantial conformance with the approved Grading Plans.

E6. Prior to the issuance of Permits, the Applicant shall comply with the recommendations of a site-specific Geotechnical and Soils Report, if required by the Town Engineer, 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.

E7. All recommended approved measures identified in the Soils Report, if required, shall be incorporated into the project design.

E8. Developer shall comply with NPDES requirements as applicable. The Applicant shall install devices on his property to keep erodible material, rocks, and gravel on the site.

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Applicant Initials_____

To eliminate any site related dirt and debris within the roadways, the Applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town Staff.

E9. **The site is in an A Zone as designed by the FEMA maps. 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.

E10. **The site shall retain the incremental increase plus ten (10) percent of the 100-year worst case runoff from the site. A final drainage report, prepared by a registered Civil Engineer, shall be prepared to determine the required storm water retention.**

E11. 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.

E12. All grading activities shall minimize dust through compliance with AQMD Rule 403.

E13. Prior to issuance of a grading permit, a Fugitive Dust and Erosion Control Plan shall be submitted and approved by the Building Official.

E14. 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.

E15. 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 Surveyor's office as required by law (AB 1414). **The found monumentation used to determine the property boundaries shall be shown on the grading plans.**

E16. All improvement plans shall be designed by a Registered Civil Engineer.

E17. The Applicant shall restore any pavement cuts required for installation or extension of utilities for his project within the public right-of-way. In all cases where cuts are allowed, the Applicant is required to patch the cuts to Town standards and the approval of the Town Engineer. The patching shall include a grinding of the pavement to a width 4 feet beyond the edge of the trench on each side, or as determined by the Town Engineer, and replacement with a full-depth asphalt concrete recommended by the Soils Engineer.

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Applicant Initials_____

E18. The Applicant shall construct the replacement of any identified damaged curb and gutter, sidewalk, drive approach, asphalt concrete pavement, meter boxes, and other infrastructure that may be required by the Town Engineer or another Agency.

E19. The Developer and his Contractor(s) 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 Developer shall be responsible for the repair of any damage occurring to offsite infrastructure and/or property damage as determined by the Town Engineer. The Developer 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 Developer may petition the Town Engineer for additional conditions that may allow him the time, amount of surety and other requirements to repair the damage.

E20. The Developer and his Contractor(s) shall be responsible for all improvements that he has constructed within the public right-of-way as required by the conditions of approval. The improvements shall be constructed to the standards and requirements as determined and approved by the Town Engineer. Any improvements not considered to be to the required standards shall be replaced by the Developer. The Developer 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.

E21. The developer 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.

E22. **Curb located around the perimeter of the landscaping shall be required where the walkway is less than six inches (6”) above the adjacent driveway or drive aisle.**

E23. **The curb around the perimeter of the landscaping located at the southeast corner of the project site, adjacent to the driveway providing access to the San Bernardino County Drainage Easement (“S.B.C.D.E.”) located to the east of the project site, shall remain in place.**

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Applicant Initials_____

BUILDING AND SAFETY CONDITIONS

B1. Applicant/developer shall provide plans and obtain the required permits that comply with applicable provisions of the 2022 California Building, Plumbing, Electrical, and Mechanical Codes, the 2022 California Green Building Standards Code, and Title 24 Energy Code, Part 6.

B2. All Plans to be stamped and wet signed by California Licensed Engineer or Architect.

B3. Provide all required ADA access plan (Parking, path of travel, building access, restroom, ADA workspace, trash enclosure, sidewalk, etc.) per 2022 CBC.

B4. Obtain San Bernardino County Fire approval for building and site improvements.

B5. Obtain will serve letter from Hi-Desert Water.

B6. Prior to final certificate of occupancy, as required by California State Health and Safety Code Section 19850, the applicant shall provide 1 copy of the stamped approved plans and revisions on CD in PDF format to the Town of Yucca Valley Building and Safety Division to serve as the official file copy of the approved building plans.

B7. Submit 2 complete sets of plans and provide 1 electronic copy of all plans and all calculations at the initial plan review submittal.

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 _____

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Applicant Initials_____

SITE PLAN REVIEW
APPLICATION AND INFORMATION OUTLINE

This outline provides you with information on the application process and submittal requirements for a Site Plan Review (SPR). We hope that this information is beneficial in instructing you on what information is required and what steps must be taken to process your application. The more thorough and complete the application submitted to the Town, the better we are able to serve you and help you achieve your goals.

Type text here

Included is the **SITE PLAN REVIEW APPLICATION, ENVIRONMENTAL ASSESSMENT FORM AND OTHER REQUIRED DOCUMENTS**. Should you have any questions, please contact the Planning Division at (760) 369-6575 x317. The Planning Division is located in the Community Development/Public Works Department building at 58928 Business Center Dr., off of Indio and Yucca Trail, north of the Monterey Business Center. You may visit the Town's website for additional information at:
http://www.yucca-valley.org/departments/planning.html

Things You Should Know Before You Start

What is a Site Plan Review?

A Site Plan Review (SPR) is required for certain land uses which may be subject to special conditions to ensure compatibility with surrounding land uses and to minimize or eliminate impacts on surrounding properties. These projects are specified under "Use Classifications" for each specific land use district. To be approved, a SPR must be consistent with the adopted General Plan, the Development Code (except approved variances), any Specific Plans and other local, state and federal regulations.

Major issues involved with the evaluation of SPR requests include consistency with the General Plan; compatibility with surrounding land uses; conditions to ensure compatibility; land suitability and physical constraints; project design; availability of adequate access, public services, and facilities to serve the development; and potential environmental impacts and mitigation measures.

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

How is the application processed?

Site Plan Reviews are approved based upon the discretion (subject to appeal) of the Planning Commission, including consistency with State Laws, the Yucca Valley General Plan and the Yucca Valley Development Code. Upon the submittal of the required materials and payment of fees, the proposal will be reviewed and scheduled for the earliest Development Review Committee (if necessary) and Planning Commission meetings.

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.

The processing of the application includes the preparation of a staff report (subject to environmental analysis and findings as required by the California Environmental Quality Act) for the Planning Commission. If it is determined that an Environmental Impact Report (EIR) is required to be completed, the timing for review will be dependent upon the complexity of the project.

It is recommended that the applicant and/or representative attend all meetings, and be prepared to answer questions and present evidence supporting the proposed project. The Planning Commission is very interested in hearing all views concerning the proposed project, and how the project is or is not consistent with the required findings. It is suggested that applicants prepare themselves to answer questions pertaining to the required findings during the public hearing.

The Planning Commission staff report will be available to the applicant no less than 72 hours prior to the Planning Commission meeting.

What Happens after Planning Commission's Decision?

At the closing of the Commission's meeting, the Planning Commission may approve, approve in an alternative form, deny, or continue the application to a later meeting for further study and consideration.

It is important to know that if an application is approved, that approval does not become final for ten (10) calendar days. During this time an appeal may be filed by the applicant or anyone requesting that the Town Council reconsider the decision of the Planning Commission. The appeal will be scheduled to be heard by the Town Council which may affirm, modify or overturn the Planning Commission action.

What are "Conditions of Approval"?

If the application is approved, the Site Plan Review will contain conditions of approval affecting the design, construction, operation or maintenance of the use. The Community Development Department recommends conditions of approval to the Planning Commission for the mitigation and/or improvement of the project based on the individual circumstances of each project to ensure compliance with the General Plan, Development Code and other applicable plans, and compatibility with surrounding land uses. .

Included with the application materials are sample Conditions of Approval that are applied to most Site Plan Reviews. Please review these conditions and contact staff with any questions you may have.

The Town of Yuca Valley encourages prospective applicants to submit a pre-application with the Planning Division prior to formal submittal of a Site Plan Review application. The conference should take place prior to any substantial investment.

262-5 x 100 AREA: 15,300 SF

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 your project may not cover the total cost of processing this application. If the account has 25% or less remaining prior to completion of the project, staff will notify the applicant 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.

Listed on the following page are the fees that might be required with your application for a SPR.

Please feel free to contact the Planning Division at (760) 369-6575 ext. 317 if you have any questions.

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

The applicant is responsible for any and all fees charged by other agencies including but not limited Hi Desert Water District, San Bernardino County Fire, San Bernardino County Environmental Health, Morongo Unified School District' etc. The applicant is responsible for obtaining specific fees from the various agencies. The following are some links you may find helpful.

San Bernardino County Fire Department Fees can be found at:
http://www.sbcfire.org/fire_marshal/planning_engineering/content/fire_service_fees.pdf

San Bernardino County Environmental Health Department fees can be found at:
http://www.sbcounty.gov/dehs/Depts/EnvironmentalHealth/EHS%20Documents/fee_schedule.pdf

Hi Desert Water District fees can be found at:
http://www.hdwd.com/Portals/0/HDWD/Documents/Handouts/Rates%20&%20Fees.pdf

Regional Water Quality Control Board Fees can be found at (if applicable):
http://www.waterboards.ca.gov/resources/fees/

California Fish and Game fees can be found at:
http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html

Application Processing Fees, Per Town Council Resolution 04-38 adopted 9-2-04

Site Plan Review

To 5 acres.....$2,910 deposit
Over 5 acres.....$3,295 deposit
Amendments..... ½ of filling fee deposit
Time Extensions.....$610 deposit

Specific Plan.....$9,630 deposit
Specific Plan Amendment.....$6,700 deposit

Pre-Application (optional).....$535 deposit

Environmental

Environmental Impact Report .....actual cost +10% admin deposit
Environmental Assessment .....$925 deposit
Mitigation Monitoring .....actual cost deposit

Fish and Game Fees (payable to the San Bernardino County Clerk of The Board)*

- Negative Declarations $2,151.50
- Environmental Impact Report $2,969.00
- Notice of Exemption .....$ 50.00
- Notice of Determination .....$ 50.00

Appeals

Appeals to Planning Commission.....$720 deposit
Appeals to Town Council.....$845 deposit

Fish and Game Fee Requirement

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code, a fee of $2,210 for a Negative Declaration and $3069.75 for an Environmental Impact Report, plus a $50 Clerk of the Board Fee shall be paid to the County Clerk at the time of recording the Notice of Determination for this project. . A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building and other development permits cannot be approved until this fee is paid.

Effective January 1 of each year the fees are subject to an increase.

This fee is **not** a Town of Yucca Valley or County of San Bernardino fee; it is required to be collected by the County pursuant to State law for transmission to the State Department of Fish and Game. This fee was enacted by the State Legislature in 2006, and is adjusted each January 1st in accordance with *Implicit Price Deflator for State and Local Government Purchases of Goods and Services, as Published by the U. S. Department of Commerce.*

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

Information regarding the updated Environmental Filing Fee is also available at the Department of Fish and Game at
http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html

Site Plan Review Application

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

General Information

APPLICANT Nice Dream Ices (Nice Dream LLC) Phone _____ Fax _____

Mailing Address 56778 Twenty Nine Palms Hwy Email _____

City Yucca Valley State CA Zip 92284

REPRESENTATIVE Natalia Ribeiro Phone (201) 207-6703 Fax _____

Mailing Address 9105 Sunset Blvd Email natalia@builtinc.com/bailey@builtinc.com

City West Hollywood State CA ZIP 90069

PROPERTY OWNER Gary Lee / Alice Wong Phone _____ Fax _____

Mailing Address 25 Pavona Email coralannelee@gmail.com

City Newport Coast State CA Zip 93657

Project Information

Project Address 56778 Twenty Nine Palms Hwy Assessor Parcel Number(s) 0595-111-33

Project Location Yucca Valley

Project Description: Change of use from retail building to Retail/ Restaurant : Ice cream & pre packaged food

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

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

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
   Type text here
2. Existing site zoning: C-G 3. Existing General Plan designation: C (corridor residential overlay)
4. Precisely describe the existing use and condition of the site: Commercial/Retail
5. Existing Zoning of adjacent parcels:
   North C-G South C-G East C-G West C-G
6. Existing General Plan designation of adjacent parcels:
   North C South C East C C
7. Precisely describe existing uses adjacent to the site:
   North - Alley/Vacant Land, South - Highway/Vacant Land/SBCFCD Facility, West - Automotive Services, East - SBCFCD Facility
8. Describe the plant cover found on the site, including the number and type of all protected plants: No existing plants on site. Joshua Tree on neighboring property near property line.

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

Yes	Maybe	No	
☐	☐	☒	9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.)
☐	☐	☒	10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.)
☐	☐	☒	11. Is the site within a resource area as identified in the archaeological and historical resource element?
☐	☐	☒	12. Does the site contain any unique natural, ecological, or scenic resources?
☐	☐	☒	13. Do any drainage swales or channels border or cross the site?
☐	☐	☒	14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)
☐	☐	☒	15. Is the site in a flood plain? (See appropriate FIRM)

Project Description

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

1. **Commercial, Industrial, or Institutional Projects:**

   A. Specific type of use proposed: RETAIL/RESTAURANT

   B. Gross square footage by each type of use:
   Retail: 942sf, Restaurant: 1,965sf

   C. Gross square footage and number of floors of each building:
   Single Story - 3,936 SF

   D. Estimate of employment by shift: 5

   E. Planned outdoor activities: N/A

2. **Percentage of project site covered by:**

   30 % Paving, 25 % Building, 0 % Landscaping, 45 % Parking

3. **Maximum height of structures** 13 ft. 0 in.

4. **Amount and type of off street parking proposed**: N/A

5. **How will drainage be accommodated?** See Site survey

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

7. **Preliminary grading plans estimate_____ cubic yards of cut and _____ cubic yards of fill**

8. **Description of project phasing if applicable:** Renovation of Interior to be completed First,
   Then Parking lot to be re stripped after

9. **Permits or public agency approvals required for this project**:

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

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

Yes	Maybe	No	
☐	☐	☒	A. Emit dust, ash, smoke, fumes or odors?
☐	☐	☒	B. Alter existing drainage patterns?
☐	☐	☒	C. Create a substantial demand for energy or water?
☐	☐	☒	D. Discharge water of poor quality?
☐	☐	☒	E. Increase noise levels on site or for adjoining areas?
☐	☐	☒	F. Generate abnormally large amounts of solid waste or litter?
☐	☐	☒	G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
☐	☐	☒	H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
☐	☐	☒	I. Displace any residential occupants?

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.

Name Bailey Shugart

Signature Bailey Shugart

Date: 11-21-22

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

_____

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

Name Coral Lee

Signature

Date: 11/21/22

Site Plan Review Application Submittal Requirements

Initial Submittal Requirements	# Required
Completed and Signed Applications and Filing Fee	1
Signed completed Project Description and Existing Conditions Letter	1
Signed completed Environmental Information form	1
Signed Agreement for Cost Recovery	1
Site Plan (See Section A)	15
Preliminary Grading and Drainage Plan (Section B)	15
Building elevations, including a minimum of one (1) color set	15
Materials Board	1
Preliminary Landscape Plans	15
Photometric Plan	15
Exterior Lighting Cutsheets	1
Native Plant Plan	15
Biological Assessment	4
8 1/2 x 11 reductions of all plans	1
Preliminary Title Report within 60 days of application date	1
Grant Deeds for all involved properties	1
Detailed slope analysis if project contains any slopes of 15 percent or greater	15
Applicable utility service availability letter	1
Utility Plan including location and capacity	15
Water purveyor service letter or ground water report prepared and signed by a registered civil engineer	1
Signed Hazardous Waste Site Statement	1
Signed statement indicating method of sewage disposal and if Regional Water Quality Control Board approval is required	1
Geologic Report if project located within a special studies zone	4
Air Quality and Greenhouse Gas Inventory/Analysis	4
Traffic Study/Analysis prepared by a registered Civil Engineer	4
Preliminary Soils and Geotechnical Report, unless waived by TE	4
Drainage Study/Analysis prepared by a registered Civil Engineer	4
Underlying Conditions of Approval (if applicable)	1
Copy of underlying Recorded Map and Environmental Constraints Sheet (if applicable)	1
Planned Development Document (if applicable)	15
Specific Plan (if applicable)	15
All maps, plans, special studies, reports, etc. submitted in hard copy as part of this application are also to be delivered electronically, by CD, flash drive or email at time of submittal.	1
Please note that each project and each property are unique. Some projects may not require the submittal of each item listed above at time of submittal. Some circumstances may require items not included on the above list. Please contact Planning Staff if you have any questions.	

Plan Preparation and Guidelines

All plans shall be drawn on uniform sheets no less than 24" X 36" (or as approved by the Community Development Department). All plans must be collated, stapled and folded as close as possible to 8 ½" x 11" notebook size. All plans shall be clear, legible and accurately scaled. The site plan, preliminary landscape plan, photometric plan, building elevations and native plant plan should all be at the **same** scale and shall be consistent with each other.

Section A. Site Plan Content

Scale: Engineering scale not to exceed 1"=100'.

The following information shall be included on the plan:

- 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
  - Approximate earthwork quantities, (CY) include cut and fill(based upon preliminary grading plan)
  - Name of utility purveyors and type of sewage disposal

- Name, address, phone number, and email of applicant and owner
- Name, address, phone number, and email of registered civil engineer or licensed Surveyor
- Graphic scale (with bar scale) and north arrow
- North arrow (make top of map north)
- Vicinity map with labeled streets
- Map number
- Date plan prepared
- Revision block indicating date when plan is revised through the development review process
- Surrounding information for adjoining properties including zoning and land use
- Existing topography at least fifty (50) feet beyond project boundary including natural features to be preserved.
- Existing buildings and traveled ways within the proposed project and within 100 feet of the exterior boundaries.
- Property lines, dimensions (metes & bounds) and location of adjoining lot lines.
- The locations, names and existing widths of all highways, streets, or easements that provide legal access to the property.
- Street(s) dedicated for public right-of-way shall show proposed street names. A list of alternative names shall also be provided.
- The location of existing wells, cesspools, sewers, culverts, drain pipes, underground structures, or excavated areas within two hundred feet of any portion of the project

noting thereon whether or not they are to be abandoned, removed, or remain in operation.

- The location of all existing and proposed fire hydrants.
- The location, identification and dimensions of all existing and proposed easements, including rights-of-way, whether public or private.
- Location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains.
- The locations, names and existing widths of all streets within 100 feet of the property line.
- Proposed street grades with arrows indicating the direction of flow.
- The widths, approximate grades and curve radii of all new streets within the proposed project, the approximate location of all beginning and ending points of curve of the street centerlines, with street names proposed on map. A separate list of alternative choices in a number proportionate to the number of streets to be named shall be submitted by the developer.
- 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.
- Delineation of special hazard zones (i.e., earthquake faults, liquefaction zones, etc.).
- If the site is proposed to be developed in phases, the proposed sequence of phasing shall be provided.

Section B. Preliminary Grading Plan Content

Scale: Engineering scale not to exceed 1"=40'.

The following grading information shall be included on the plan:

- Title Block
    - Name, address, phone, and email address of applicant, owner, and engineer
- Legend, north arrow, bar and graphic scale
- Data Table
    - Assessor's Parcel Number(s)
    - Project Name
    - Legal Description (i.e. Tract/Parcel Map and lot(s)/parcel(s))
    - Approximate earthwork quantities (CY)
    - Date and Source of Topography (should be current)
- Preliminary pad elevations
- Minimum 1-foot contour interval
- Drainage facilities
- Existing and proposed easements, property lines, rights-of-way
- Overall cut and fill cubic yards (quantity to be called out on the plan)
- Vicinity map, bar and graphic scale
- Existing and proposed improvements within and 50' beyond the site boundaries (label those proposed to remain or to be removed)
- Shade pavement areas and fill slopes 3:1 or steeper
- Streets; typical cross-sections to show existing and proposed improvements, utilities, right-of-way, etc.
- Limits of FEMA floodplain and floodway
- Delineate open space areas
- Delineation of special hazard zones (i.e., earthquake faults, liquefaction zones, etc.)

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.

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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: $ 2,910

Applicants Name Coral Lee

Applicant's Signature

Date: 11/21/22

(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: 56778 Twenty Nine Palms Hwy

Cross street: Seymour Dr

Date this Disclosure Statement is completed: 11/21/22

Name of Applicant: Coral Lee

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name Nice Dream LLC Phone 949 735 4490 Fax _____

Mailing Address 7410 Camarilla Ave Email coralannelee@gmail.com

City Yucca Valley State CA Zip 92284

State of Registration CA

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

Name Coral Lee Phone 949 735 4490 Fax _____

Mailing Address 7410 Camarilla Ave Email coralannelee@gmail.com

City Yucca Valley State CA Zip 92284

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 _____

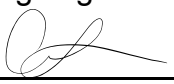
City _____ State _____ Zip _____

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



_____

Signature

Print Name: Coral Lee

Title:_____

Date of signing: 11/21/22

Location: Yucca Valley, CA

Hazardous Waste and Substance Sites

Government Code Section 65962.5 requires each applicant for any development project to consult the State List of Hazardous Waste and Substance Sites. Based upon the list, the applicant/representative is required to submit a signed statement to the Town of Yucca Valley indicating whether the project is located on a site which is included on the list before the Town accepts the application as complete. If the project is listed by the State as a hazardous waste or substance site, the applicant must fully describe on the "Environmental Information Form" the nature of the hazard and the potential environmental impact. Attached is a standard statement for the applicant to sign.

The State list of Hazardous Waste and Substance Sites (which is annually updated) may be reviewed at the following web site address:

http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Attachment: Hazardous Waste Site Statement

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:_____

_____
Applicant/Representative printed name

_____
Applicant/Representative signature

Special Studies

In order to ensure a project will comply with applicable local, State and Federal requirements, special studies or reports may be required for a project. These special studies can include biological, hydrologic, soils, geotechnical, noise, photometric, traffic, etc. Some of these studies are valid for a limited period of time. The following information is intended to provide some basic information on the types of studies that may be necessary based upon the project

Biological:

A General Biological Assessment is typically required for projects that have seen little or no disturbance. The report generally includes a focused tortoise survey and burrowing owl habitat assessment. The desert tortoise is protected under both state and federal law. The burrowing owl is listed as a species of special concern by the state Fish and Game Department. Together this study helps to evaluate the site and recommend mitigation measures to help avoid impacts to biological resources if required.

Additional information on the Desert Tortoise can be obtained from the following website:http://www.deserttortoise.org/documents/2010DTPre-projectSurveyProtocol.pdf

Additional information on the Burrowing Owl can be obtained from the following website: http://www.dfg.ca.gov/wildlife/nongame/docs/boconsortium.pdf

The studies are valid for a period of one year. If a project is in the planning process and the report expires prior to the start of construction it is possible that an update will be required.

Native Plant Plans: Should your site be enriched with native plants, including but not limited to joshua trees, mojave yuccas, or junipers a native plant plan is required to be submitted with your project. The plan shall include an inventory of the size, health, and condition of the plant. Recommendations for the plant can include relocate, protect in place or destroy. It is encouraged to incorporate as many plants as possible back into the project landscaping.

Traffic: When it is anticipated that a project will have an impact on traffic circulation or a project is expected to generate in excess of 50 average daily trips (ADTs) then a traffic study is likely required. These reports can range from a simple one page letter prepared by a traffic engineer to complex traffic studies depending on the scope of the project.

Hydrology: The project shall provide retention for the incremental storm flows generated during the worst case 100 year storm event plus an additional 10% minimum, and 20% incremental retention is desired. A hydrology study shall be provided detailing the retention amounts required.

Geotechnical/Soils Report: This study evaluates what type of soils occur onsite and makes recommendations for construction on the site. These are required to be submitted with the final grading plans.

Photometric Analysis: A photometric analysis evaluates lighting to be installed on the site and predicts the intensity of the light and locations on the site. Additionally, lighting cut sheets of all proposed exterior lights shall be submitted.

Geotechnical/Fault Hazard Investigation: If any portion of your site is in an Alquist-Priolo Special Study, area fault trenching approved and coordinated with the Town and San Bernardino County Geologist, is required. The trenching is to determine the location of any faults on the site. The consultants, in conjunction with the County Geologist will determine if there are any restrictions that must be imposed for construction on the site.

Noise: A noise study or acoustical analysis may be required for different reasons. One example is if the project is expected to generate large amounts of noise that could impact surrounding neighbors, businesses, etc. Another example is if a nearby roadway may be generating noise in excess of acceptable standards and mitigation to protect the future occupants is required.

Air Quality Assessment: Larger projects and/or those that involve the movement of significant amounts of earth, or will have an impact on air quality are required to provide an air quality assessment. This assessment will recommend mitigation measures to reduce the impacts to less than significant levels.

Greenhouse Gas Inventory: In order to comply with state requirements, many projects are required to prepare and submit a greenhouse gas emissions inventory. The study will look at both short and long term impacts the project will have on Greenhouse gas and make recommendations to reduce any impacts to levels which are less than significant.

Landscape and Irrigation Review

Date Received 7/31/24
By Evan
Fee $1,070.00
Case # LP 03-24

General Information

APPLICANT CORAL LEE Phone 9497354490 Fax _____

Mailing Address 7410 CAMARILLA AVE Email CORAL@NICE-DREAM.COM

City YUCCA VALLEY State CA Zip 92284

REPRESENTATIVE Same as Applicant Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

PROPERTY OWNER LEE FAMILY LIVING TRUST Phone 9497354490 Fax _____

Mailing Address 25 PAVONA Email SIUBOBO95@COX.NET

City NEWPORT COAST State CA Zip 92657

Project Information

Property Location(s) 56778 TWENTYNINE PALMS HWY

Assessor Parcel Number(s) 2022-1529

Total square footage of parking area

Total square footage of landscape area 1,489

Total square footage of lot/parcel 21,374

Project description _____

Applicant Signature _____

Property Owner Signature _____ 7/23/2024

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

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.

Signed: _____

Date: 7/23/2024

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. I am hereby authorizing

CORAL LEE

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

Signed: Alice Wang

Dated: 7/23/2024

ARCHITERRA DESIGN GROUP

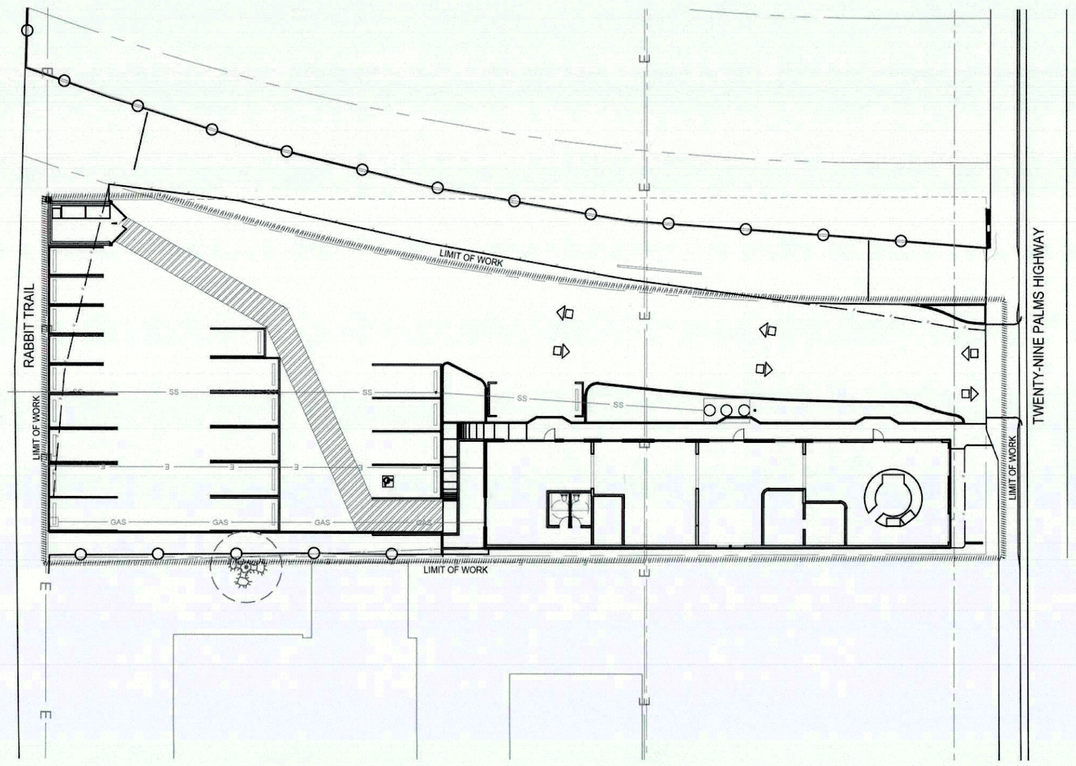
LANDSCAPE ARCHITECTURAL CONSTRUCTION DOCUMENTS
FOR

NICE DREAM ICES
56778 TWENTY-NINE PALMS HIGHWAY
LANDSCAPE IMPROVEMENTS

YUCCA VALLEY, CALIFORNIA

NICE DREAM ICES

SHEET KEY MAP:



N.T.S.

ABBREVIATIONS:

A.B.	ANCHOR BOLT	G.I.	GALVANIZED IRON	S.F.	SQUARE FOOT
A.C.	ASPHALTIC CONCRETE	G.P.H.	GALLONS PER HOUR	SHT.	SHEET
ADJ.	ADJACENT	G.P.M.	GALLONS PER MINUTE	SHT. MTL.	SHEET METAL
ALT.	ALTERNATE	H.B.	HOSE BIB	SIM.	SIMILAR
ARCH.	ARCHITECT	HDR. BRD.	HEADER BOARD	S.L.	SCORE LINE
AUTO.	AUTOMATIC	H.H.	HANDHOLE	SMTH.	SMOOTH
BLDG.	BUILDING	HORIZ.	HORIZONTAL	SPECS.	SPECIFICATIONS
BLK.	BLACK	H.P.	HIGH POINT	SPP.	SPECIES
B.M.	BENCH MARK	HGT.	HEIGHT	SQ.	SQUARE
B.S.	BOTTOM OF STEPS	I.D.	INSIDE DIAMETER	S.S.	SANITARY SEWER
C.B.	CATCH BASIN	I.C.B.	IRRIGATION CONTROL BOX	STA.	STATION
C.F.	CUBIC FOOT	INV.	INVERT	STL.	STEEL
C.I.	CAST IRON	INT.	INTEGRAL	STD.	STANDARD
C.I.P.	CAST IN PLACE	J. BOX	JUNCTION BOX	T.A.D.	TOP AREA OF DRAIN
C.J.	COLD JOINT	JTS.	JOINTS	T. & B.	TOP AND BOTTOM
C.L.	CENTER LINE	L.A.	LANDSCAPE ARCHITECT	T.B.	TOP OF BERM
CLR.	CLEARANCE	LIC.	LICENSED	T.C.	TOP OF CURB
C.O.	CLEAN OUT	L.P.	LOW POINT	TEX.	TEXTURE(D)
C.M.U.	CONCRETE MASONRY UNIT	MAX.	MAXIMUM	T.G.	TOP OF GRATE
COMP.	COMPACTED	M.B.	MACHINE BOLT	T.G.D.	TOP OF GRATE DRAIN
CONC.	CONCRETE	MECH.	MECHANICAL	THK.	THICK
COND.	CONDITION	MED.	MEDIUM	T.P.	TOP OF PAVING
CONT.	CONTINUOUS	MIN.	MINIMUM	T.P.C.	TOP OF POOL COPING
CT.	CENTER	M.H.	MANHOLE	T.S.	TOP OF STEPS
CTR. SINK	COUNTER SINK	M.P.R.	MATCH PRECIPITATION RATE	T.W.	TOP OF WALL
D.D.	DECK DRAIN	MULTI.	MULTIPLE	TWL.	TROWEL
D.F.	DOUGLAS FIR	NAT.	NATURAL	TYP.	TYPICAL
D.G.	DECOMPOSED GRANITE	N.G.	NATURAL GROUND	UV.R.	ULTRAVIOLET RADIATION
DIA.	DIAMETER	N.T.A.	NOT TO SCALE	VERT.	VERTICAL
DIM.	DIMENSION	O.C.	ON CENTER	W/	WITH
DTL.	DETAIL	O.D.	OUTSIDE DIAMETER	W/O	WITHOUT
EA.	EACH	O.P.T	OPTIONAL	W.P.C.	WATER PRESSURE COMPENSATING
E.J.	EXPANSION JOINT	P.A.	PLANTER AREA	W.Q.	WATER SURFACE
ELEC.	ELECTRIC	P.C.	POINT OF CURVATURE	(#)	NUMBER / QUANTITY
ENG.	ENGINEER	P.C.C.	POINT OF COMPOUND CURVATURE		
ESP.	ESPALIER	P.R.C.	POINT OF REVERSE CURVATURE		
EQ.	EQUAL	PERF.	PERFORATED		
E.W.	EACH WAY	P.O.C.	POINT OF CONNECTION		
E.W.W.M.	ELECTRIC WELDED WIRE MESH	P.L.	PROPERTY LINE		
EX.	EXISTING	P.S.I.	POUNDS PER SQUARE INCH		
EXP.	EXPOSED	P.T.	PRESSURE TREATED		
F.O.C.	FACE OF CURB	P.V.C.	POLY VINYL CHLORIDE		
F.O.B.	FACE OF BUILDING	R.	RADIUS		
F.F.E.	FINISHED FLOOR ELEVATION	R.C.P.	REINFORCED CONCRETE PIPE		
F.G.	FINISH GRADE	REBAR.	REINFORCING BAR		
F.H.	FIRE HYDRANT	REF.	REFERENCE		
FIN.	FINISH	REQ'D.	REQUIRED		
F.L.	FLOW LINE	RET.	RETARDANT		
FLT.	FLAT	RGH.	ROUGH		
F.S.	FINISH SURFACE	R.S.	ROUGH SAWN		
FTG.	FOOTING	R.S.R.	ROUGH SAWN REDWOOD		
FTN.	FOUNTAIN	RWD.	REDWOOD		
GA.	GAUGE	R.W.	RECYCLED WATER		
GALV.	GALVANIZED	SCH.	SCHEDULE		
G.C.	GROUNDCOVER	S.D.	STORM DRAIN		

ABBREVIATION NOTES:

A. ABBREVIATIONS MAY BE SHOWN AS EITHER UPPERCASE AND/OR LOWERCASE ON PLANS, AND WITH OR WITHOUT PERIODS.

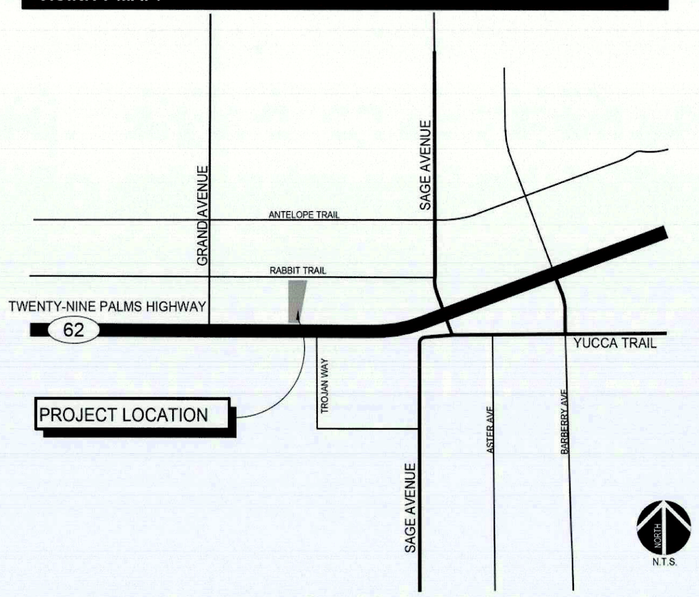
B. TO SHOW QUANTITIES IN THESE DOCUMENTS THE CONVENTION OF SHOWING THE NUMBER IN PARENTHESIS IS USED. EXAMPLE: 'TWO TONS' MAY BE SHOWN AS '(2) TONS'.

SHEET INDEX:

NO.	SHEET	TITLE
1	L-0.0	TITLE SHEET
2	L-1.1	IRRIGATION PLAN
3	L-1.2	IRRIGATION DETAILS
4	L-1.3	IRRIGATION DETAILS & CALCULATIONS
5	L-2.1	PLANTING PLAN
6	L-2.2	PLANTING DETAILS
7	L-2.3	AGRONOMIC SOILS REPORT
8	L-3.1	IRRIGATION SPECIFICATIONS
9	L-3.2	PLANTING SPECIFICATIONS

I AGREE THAT THIS LANDSCAPE DOCUMENTATION PACKAGE COMPLIES WITH THE LANDSCAPING REQUIREMENTS AS OUTLINED BY CHAPTER 9.32 OF THE TOWN OF YUCCA VALLEY DEVELOPMENT CODE; AS WELL AS ANY OTHER REQUIREMENTS AS OUTLINED IN SUPPORTING DOCUMENTATION REGARDING WATER EFFICIENT LANDSCAPING REQUIREMENTS PROVIDED BY THE TOWN OF YUCCA VALLEY.

VICINITY MAP:



N.T.S.

ERRORS AND OMISSIONS:

ARCHITERRA DESIGN GROUP HEREBY CERTIFIES THAT THE DESIGN, DETAILS AND SPECIFICATIONS AS REPRESENTED HEREIN MEET PROFESSIONAL LANDSCAPE ARCHITECTURAL STANDARDS. ARCHITERRA DESIGN GROUP CANNOT GUARANTEE THE QUALITY OF CONSTRUCTION, INSTALLATION OR MAINTENANCE OF IMPROVEMENTS AS DESIGNED AND/OR SPECIFIED HEREIN AND DISCLAIMS ANY FUTURE LIABILITY RESULTING FROM DEVIATIONS. ARCHITERRA DESIGN GROUP IS NOT RESPONSIBLE FOR THE AMOUNT OR FREQUENCY OF IRRIGATION WATER APPLIED TO THE PROJECT DURING CONSTRUCTION OR THEREAFTER.

SUBMITTALS:

FIRST SUBMITTAL: 07/09/24 (CLIENT REVIEW)

SECOND SUBMITTAL: 09/10/24 (TOWN SUBMITTAL)

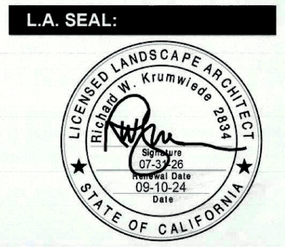
THIRD SUBMITTAL:

FOURTH SUBMITTAL:

REVISIONS:

APPROVALS:

L.A. SEAL:



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JOB NUMBER:

2423

SHEET NUMBER:

L-0.0

1 OF 9 SHEETS

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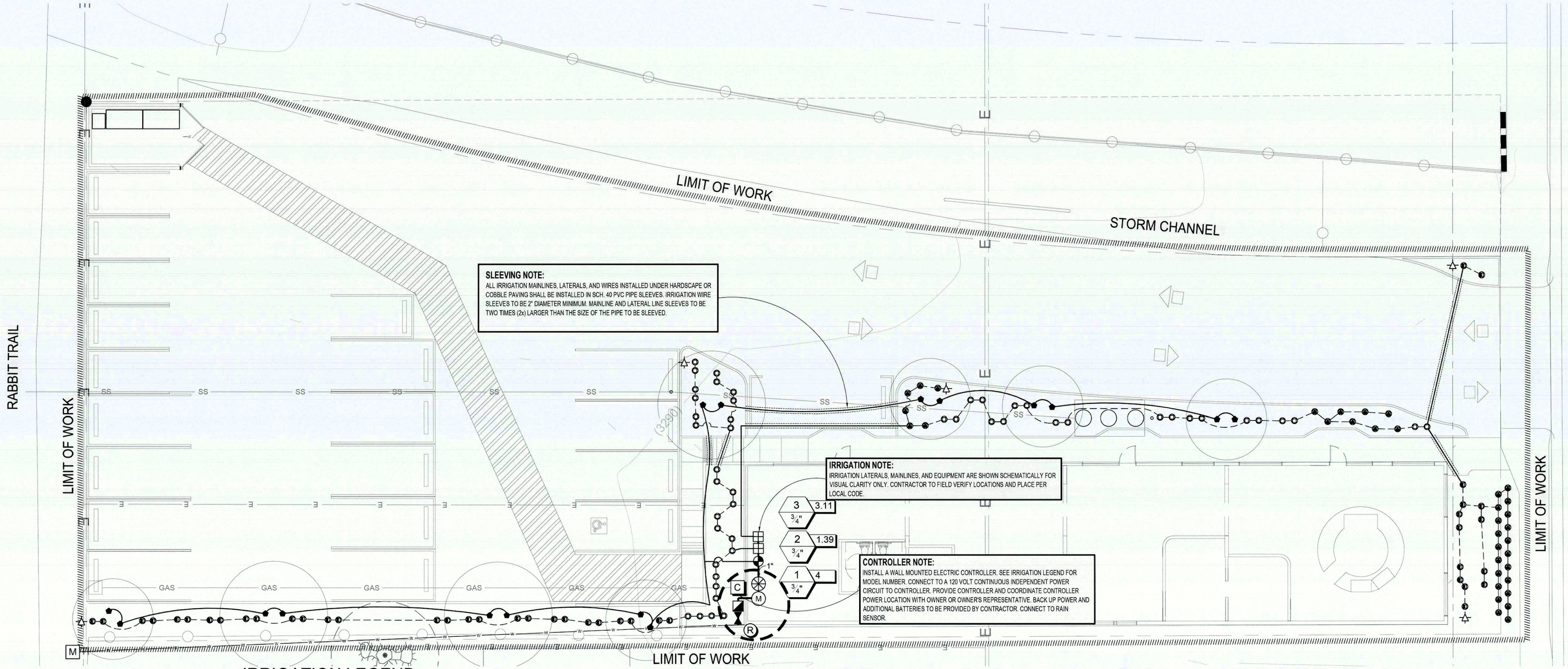

IRRIGATION LEGEND:

DRIP AND EMITTERS:

SYMBOL	MANUF.	MODEL #	DESCRIPTION	GPH	PSI	DETAIL REFERENCE
	HUNTER	HE-10	PRESSURE COMPENSATING BARBED DRIP EMITTER	1.0	30	SEE **DETAIL I, SHEET L-1.2.**
	HUNTER	HE-20	PRESSURE COMPENSATING BARBED DRIP EMITTER	2.0	30	SEE **DETAIL I, SHEET L-1.2.**
	HUNTER	HE-40	PRESSURE COMPENSATING BARBED DRIP EMITTER	4.0	30	SEE **DETAIL I, SHEET L-1.2.**

BUBBLER:

SYMBOL	MANUF.	MODEL #	DESCRIPTION	GPM	PSI	DETAIL REFERENCE
	HUNTER	RZWS-10-25-CV	10" DEEP ROOT BUBBLER	0.25	30	SEE **DETAIL H, SHEET L-1.2.**

EQUIPMENT:

SYMBOL	MANUF.	MODEL #	DESCRIPTION	DETAIL REFERENCE
M			EXISTING 5/8" DOMESTIC WATER METER	
	FEBCO STRONGBOX	825YA SBBC-30SS	3/4" REDUCED PRESSURE BACKFLOW PREVENTER INSTALLED IN A VANDAL RESISTANT ENCLOSURE	SEE **DETAIL L, SHEET L-1.2**
MV	HUNTER	ICV	NORMALLY CLOSED 1" MASTER VALVE IN TAN VALVE BOX.	SEE **DETAIL A, SHEET L-1.2**
	HUNTER	HC-75-FLOW	3/4" IRRIGATION SUB METER AND FLOW SENSOR IN TAN VALVE BOX.	SEE **DETAIL B, SHEET L-1.2**
	NIBCO	T-585-70	LINE SIZED BRONZE BALL VALVE IN TAN VALVE BOX.	SEE **DETAIL C, SHEET L-1.2**
	HUNTER	PSV-101-G	1" GLOBE REMOTE CONTROL VALVE WITH FLOW CONTROL.	SEE **DETAIL D, SHEET L-1.2**
	HUNTER	PCZ-075-40	DRIP CONTROL ZONE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR & FILTER	SEE **DETAIL E, SHEET L-1.2.**
C	HUNTER	HPC-400	HUNTER HPC 4 STATION WIFI ENABLED IRRIGATION CONTROLLER PLASTIC WALL-MOUNT.	**SEE DETAIL J, SHEET L-1.2**
R	HUNTER	WR-CLIK	WIRELESS RAIN SENSOR. INSTALL ON BUILDING EAVE, FREE FROM ANY OVERHEAD OBSTRUCTIONS	**SEE DETAIL K, SHEET L-1.2**
	HUNTER	PLD-BV	MANUAL FLUSH VALVE	**SEE DETAIL G, SHEET L-1.2**
	APPROVED	SCH. 40 PVC	1" MAINLINE , MINIMUM COVER OF 18", POTABLE WATER	SEE **DETAIL F, SHEET L-1.2**
	APPROVED	SCH. 40 PVC	LATERAL LINE SIZED AS SHOWN (MINIMUM OF 3/4"),MINIMUM COVER OF 12"	SEE **DETAIL F, SHEET L-1.2**
	APPROVED	SCH. 40 PVC	LATERAL SLEEVE, SIZED AS REQUIRED, UNLESS OTHERWISE NOTED.	SEE **DETAIL F, SHEET L-1.2**
	HUNTER	HDL-BLNK	BLANK LANDSCAPE DRIPLINE.	SEE **DETAIL A, SHEET L-1.3**
W	EXISTING		EXISTING DOMESTIC WATER SUPPLY LINE	

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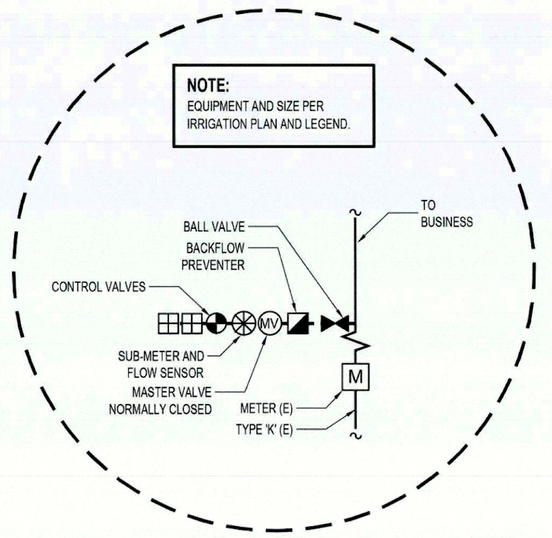


POINT OF CONNECTION ENLARGEMENT

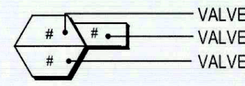
POINT OF CONNECTION NOTE:
MAKE POINT OF CONNECTION DOWNSTREAM OF EXISTING 5/8" DOMESTIC WATER METER . EXTEND NEW TYPE 'K' COPPER PIPE (OR AS REQUIRED PER LOCAL CODE) TO LINE SIZED BALL VALVE AS SHOWN.

STATIC WATER PRESSURE:	65.00 PSI
SYSTEM DESIGNED PRESSURE:	59.80 PSI
MAXIMUM IRRIGATION DEMAND:	4.00 GPM

IRRIGATION NOTES:

1. THIS SYSTEM IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY.
3. SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION WITH MAXIMUM GPM DEMAND SPECIFIED. IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION AND COMMUNICATE TO OWNER'S CONSTRUCTION REPRESENTATIVE.
4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, CURBS, ETC. HE SHALL COORDINATE ALL HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADS, PAVING AND STRUCTURES.
5. MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER, AND BACKFLOW PREVENTER TO BE OF MATERIAL REQUIRED BY CURRENT WATER DISTRICT.
6. FINAL LOCATION OF THE AUTOMATIC CONTROLLER ENCLOSURE AND THE BACKFLOW PREVENTION DEVICE SHALL BE APPROVED BY THE CITY'S AND OWNER'S REPRESENTATIVE, AND/OR LANDSCAPE ARCHITECT, WHERE APPLICABLE.
7. IN ADDITION TO THE SLEEVES SHOWN ON THE PLAN, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS PRIOR TO PAVING UPON APPROVAL OF THE OWNER'S REPRESENTATIVE. IF REQUIRED TO OPERATE SYSTEMS.
8. IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, STREETS, AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE RADIUS TO FIT UNUSUAL SITE CONDITIONS FOR APPROVAL PURPOSES AT NO EXTRA CHARGE. CALL LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR ANY COVERAGE TESTS.
9. QUALITY CONTROL OBSERVATION SEQUENCES ARE FOUND IN THE SPECIFICATIONS.
10. CLEAN-UP ON A DAILY BASIS PER OWNER'S REPRESENTATIVE'S APPROVAL.

VALVE SIZING KEY:



VALVE CALLOUT CHART:

#	TYPE	PLANT	SIZE	GPM	HZ	SF
1	BUBBLER	TREE	3/4"	4	1	200
2	POINT TO POINT	SHRUB	3/4"	2	2	950
3	POINT TO POINT	SHRUB	3/4"	4	2	1,045

PIPE SIZING CHART:
SCHEDULE 40 PVC

3/4"	0-8 GPM
1"	9-12 GPM
1 1/4"	13-22 GPM
1 1/2"	23-30 GPM
2"	31-50 GPM

THIS SYSTEM IS DESIGNED TO USE WATER FROM A POTABLE WATER SOURCE

PLAN CROSS REFERENCES:

FOR NOTES AND LEGENDS, SEE THIS SHEET
FOR IRRIGATION DETAILS, SEE SHEET L-1.2 & 1.3
FOR IRRIGATION CALCULATIONS, SEE SHEET L-1.3
FOR IRRIGATION SPECIFICATIONS, SEE SHEET L-3.1
FOR CORRESPONDING PLANTING PLAN SEE SHEET L-2.1

0' 10' 20' 40'
SCALE: 1" = 10'

NORTH

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L.A. SEAL

LICENSED LANDSCAPE ARCHITECT — RICHARD W. Krumwiede 4884 — Signature 07-31-26 Renewal Date — 09-10-24 Date — STATE OF CALIFORNIA

PROJECT/CLIENT

NICE DREAM ICES
LANDSCAPE IMPROVEMENTS
NICE DREAM ICES
56778 TWENTYNINE PALMS HWY, YUCCA VALLEY, CA

SHEET TITLE

IRRIGATION PLAN

REVISIONS

DRAWN BY
KCK

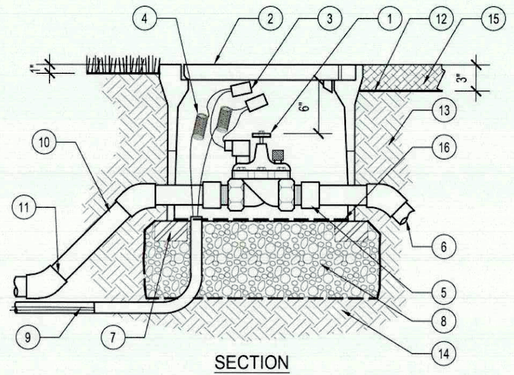
CHECKED BY
GD

DATE
09/10/24

SCALE
1" = 10'-0"

JOB NUMBER
2423

SHEET NUMBER
L-1.1
2 OF 9 SHTS.



SECTION

LEGEND:

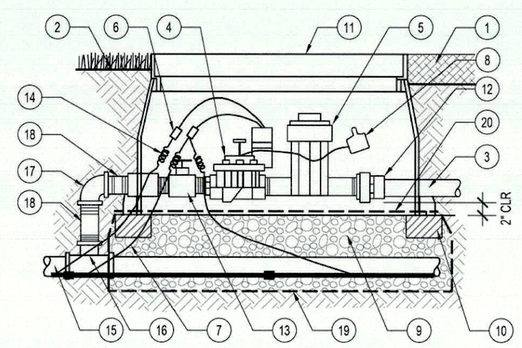
1. MASTER VALVE PER IRRIGATION LEGEND.
2. RECTANGULAR VALVE BOX w/ BOLT-DOWN COVER. HEAT BRAND w/ 'M.V.' ON LID IN 2" TEXT HEIGHT CHARACTERS.
3. WATERPROOF WIRE CONNECTORS.
4. #12 WIRE PER SPECIFICATIONS. 24" LENGTH COILED WIRE REQUIRED.
5. PVC MALE ADAPTOR (TYPICAL).
6. PVC MAINLINE TO REMOTE CONTROL VALVES.
7. COMMON BRICK (4) REQUIRED.
8. 3/4" WASHED GRAVEL ROCK 6" DEEP.
9. MASTER VALVE WIRE AND COMMON WIRE FROM CONTROLLER. PROVIDE PVC CONDUIT FROM CONTROLLER TO MASTER VALVE.
10. PVC MAINLINE PIPE (TYPICAL).
11. PVC SXS 45 1/4 ELL (TYPICAL), SOLVENT WELD OUTLET.
12. FINISH GRADE.
13. SUB-GRADE
14. FILTER FABRIC (MIRAFI 140N)
15. MULCH - SEE PLANTING PLAN
16. 1/4" x 1/4" GALV. WIREMESH

NOTE:

A. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC TO PVC OR METAL TO PVC MALE PIPE THREADS.

A MASTER VALVE

SCALE: 1" = 1'-0"
REFERENCE NUMBER: S-IDW-POC-FS.MS.-04



LEGEND:

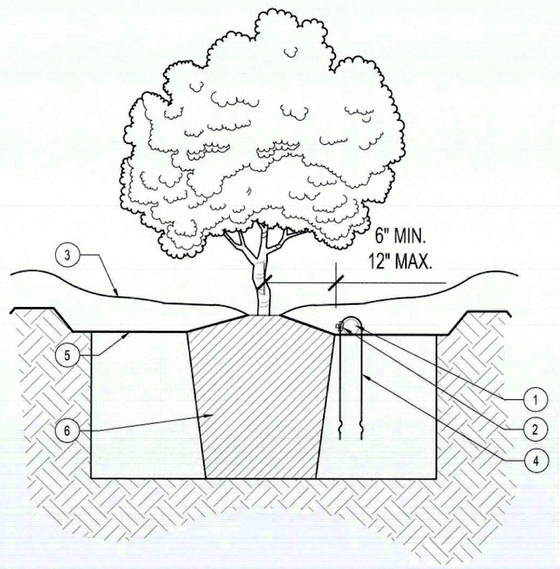
1. MULCH BED.
2. FINISH GRADE.
3. PVC LATERAL LINE, SIZE PER PLAN.
4. AUTOMATIC CONTROL VALVE PER IRRIGATION PLAN.
5. PRESSURE REGULATING, QUICK CHECK BASKET FILTER.
6. WATERPROOF WIRE CONNECTORS PER IRRIGATION SPECIFICATIONS.
7. PILOT WIRE.
8. YELLOW PLASTIC CHRISTY VALVE I.D. TAG.
9. 3/4" WASHED GRAVEL ROCK, 6" MIN. DEEP.
10. BRICK SUPPORT, (4) REQUIRED.
11. RECTANGULAR JUMBO SIZE VALVE BOX w/ BOLT DOWN COVER PER SPECIFICATIONS WITH STATION NUMBER PRINTED ON IT.
12. PVC UNION FOR SERVICING ASSEMBLY.
13. BALL VALVE.
14. CONTROL WIRE EXPANSION LOOP.
15. PRESSURE MAINLINE.
16. PVC SCH. 80 TEE.
17. PVC SCH. 80 ELBOW.
18. PVC SCH. 80 NIPPLE.
19. FILTER FABRIC (MIRAFI 140N)
20. 1/4" X 1/4" WIREMESH.

NOTES:

A. INSTALL VALVES MIN. OF 2' APART, AND A MIN. OF 2' FROM STRUCTURES AND HARDSCAPE IN SHRUB AREAS.
B. PLACE 3/4" CRUSHED GRAVEL PRIOR TO INSTALLATION OF VALVE BOX.
C. PLACE VALVE BOX AT RIGHT ANGLE TO ADJACENT HARDSCAPE OR STRUCTURE.
D. USE NON-HARDENING TEFLON PIPE SEALANT ON ALL THREADED CONNECTIONS.

E REMOTE CONTROL DRIP VALVE

SCALE: 1" = 1'-0"
REFERENCE NUMBER:



LEGEND:

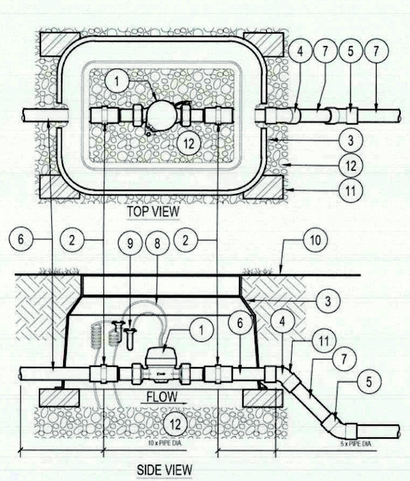
1. DRIPLINE PER PLAN.
2. EMITTER QUANTITY PER LEGEND & DRIP SCHEDULE.
3. MULCH PER PLAN. KEEP CLEAR OF PLANT STEM.
4. TIE-DOWN STAKE.
5. FINISH GRADE.
6. ROOTBALL.

NOTES:

A. CONTRACTOR TO INSTALL STAPLES AT 3' O.C. MAX. TO SECURE DRIPLINE TUBING. COVER W/ A LAYER OF MULCH PER SPECS.

I POINT TO POINT FROM DRIPLINE

SCALE: 1 1/2" = 1'-0"
REFERENCE NUMBER: S-IDW-DRIP-PTP-13



SIDE VIEW

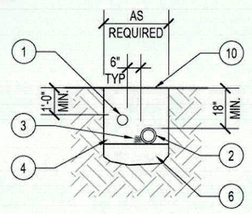
1. HUNTER HC FLOW METER HC-100 WITH UNION CONNECTIONS
2. SCH 80 PVC FEMALE ADAPTER (S X T)
3. RECTANGULAR VALVE BOX PER SPECIFICATIONS
4. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
5. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
6. 1.5" DIA. (40 MM) MAIN LINE AT INLET & OUTLET
7. MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
8. TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 MM^2) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
9. WEATHERPROOF WIRE CONNECTOR
10. FINISH GRADE
11. COMMON BRICK
12. GRAVEL BASE, 6" (15 CM) DEEP

NOTE:

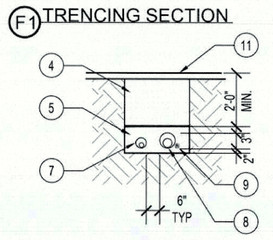
- INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
- OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
- INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

B SUB-METER AND FLOW METER

SCALE: 3/4" = 1'-0"
REFERENCE NUMBER: S-IDW-POC-FS.MS.-15



F1 TRENCHING SECTION



F2 SLEEVING SECTION

TRENCHING NOTES:

A. BELOW PAVED AREAS A MINIMUM OF 6" LAYER OF CLEAN EARTH SHALL BE INSTALLED ABOVE AND BELOW PIPING.
B. PROVIDE MINIMUM COVER OF 24" ON PRESSURE SUPPLY LINES 3" AND LARGER.
C. WHEN USING RECLAIMED WATER, MAINTAIN MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN POTABLE AND RECLAIMED PRESSURE LINES WHERE LINES CROSS, PROVIDE PVC SLEEVE FOR POTABLE LINE MINIMUM 5' EACH SIDE OF RECLAIMED WATER LINE.
D. BUNDLE WIRES WITH TAPE EVERY 10'.

SLEEVING NOTES:

A. ALL SLEEVES TO BE SCH. 40 PVC.
B. EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS.
C. ROUTE SLEEVING ALONG ACCESSIBLE RAMP.
D. PIPING UNDER PAVEMENT SUSCEPTIBLE TO TRAFFIC LOADS REFER TO CITY STD. 24" MIN. TO 36" MAX. DEPTH TO TOP OF PIPE BELOW STRUCTURAL SECTION.

APWA AND CITY STANDARD NOTES:

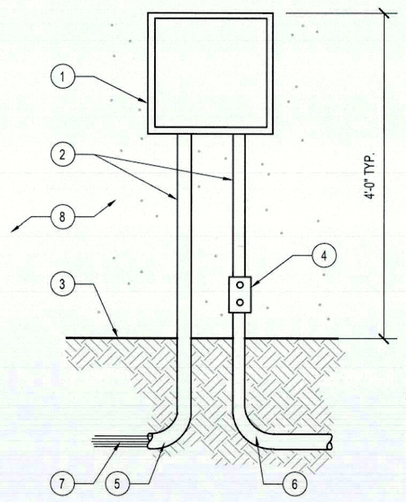
A. IRRIGATION PIPES UNDER ROADWAYS SHALL BE INSTALLED 36" DEEP, SLEEVED, AND IDENTIFIED WITH MARKING TAPE INSTALLED 12" FROM THE SURFACE IDENTIFYING THE TYPE OF LINE WITH APWA STANDARD TAPE.
B. FOR DOMESTIC STATING "CAUTION WATER LINE BURIED BELOW" IN BLUE.
C. FOR RECLAIMED STATING "CAUTION RECYCLED WATER LINE BURIED BELOW" IN PURPLE.
D. SLEEVES SHALL BE SCH. 40 PVC 2X THE DIAMETER OF THE PIPE BEING SLEEVED.

LEGEND:

1. NON-PRESSURE LATERAL LINE.
2. PRESSURE SUPPLY LINE.
3. CONTROL WIRES.
4. CLEAN BACKFILL - 90% COMPACTION REQUIRED.
5. 6" MIN. SAND BEDDING AND SHADDING.
6. 2" MIN. OF CLEAN EARTH.
7. NON-PRESSURE LATERAL LINE SLEEVE - SIZE TWICE DIAMETER OF NON-PRESSURE LATERAL LINE.
8. PRESSURE SUPPLY LINE SLEEVE - SIZE TWICE DIAMETER OF PRESSURE SUPPLY LINE.
9. CONTROL WIRE SLEEVE - SIZE PER PLAN, INSTALL ADJACENT TO PRESSURE SUPPLY LINE.
10. FINISH GRADE.
11. HARDSCAPE PER CONSTRUCTION PLANS.

F TRENCHING AND SLEEVING

SCALE: 1/4" = 1'-0"
REFERENCE NUMBER: S-IDW-POC-TR.SL.-01

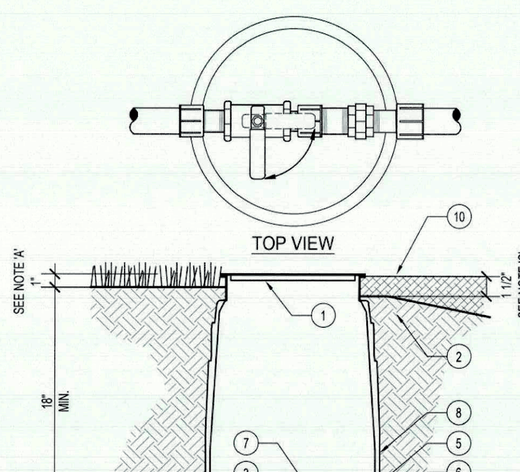


LEGEND:

1. WALL-MOUNTED CONTROLLER PER PLAN. ATTACH TO WALL W/ 1/4" LAG BOLTS & LEAD SHIELDS.
2. PVC SCH. 80 CONTROL WIRE SLEEVE FROM CONTROLLER TO OUTSIDE PLANTING AREA.
3. FINISH GRADE.
4. WEATHER PROOF J-BOX.
5. SWEEP ELL FOR CONTROL WIRES.
6. SWEEP ELL TO 110 VOLT POWER SOURCE. POWER SUPPLY AND CONNECTION TO CONTROLLER PROVIDED BY OWNER.
7. LOW VOLTAGE CONTROL WIRES TO REMOTE CONTROL VALVES.
8. BUILDING OR MASONRY WALL.

J CONTROLLER EXTERIOR WALL MOUNTED

SCALE: 3/4" = 1'-0"
REFERENCE NUMBER: S-IDW-CSYS-CNTRL-01



SECTION VIEW

LEGEND:

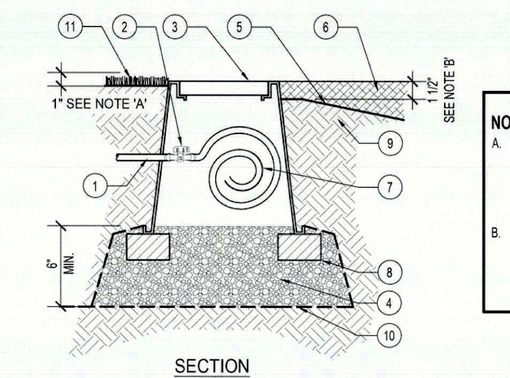
1. 10" ROUND PLASTIC VALVE BOX & COVER MARKED "BV"
2. FINISH GRADE.
3. BALL VALVE.
4. 3/4" WASHED GRAVEL ROCK, 6" MIN. DEEP.
5. SCH. 80 PVC THREADED UNION.
6. SCH. 80 PVC THREADED FEMALE ADAPTORS (2).
7. SCHEDULE 80 PVC THREADED NIPPLE (3 LOCATIONS).
8. 12" SDR GREEN PIPE EXTENSIONS. (LENGTH AS REQUIRED)
9. 8X2X4 COMMON BRICK (3)
10. MULCH - SEE PLANTING PLANS
11. FILTER FABRIC (MIRAFI 140N)

NOTES:

A. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
B. BOX TO BE INSTALLED 1" ABOVE FINISHED GRADE FOR SOD OR ARTIFICIAL TURF AND FLUSH WITH FINISHED GRADE FOR HYDROSEED OR HAND SEED.
C. TOP OF BOX FLUSH WITH MULCH, TAPER FINISH GRADE 1 1/2" AWAY FROM BOX BACK TO STANDARD MULCH DEPTH.

G BALL VALVE 2" SIZE AND SMALLER

SCALE: 1 1/2" = 1'-0"
REFERENCE NUMBER: S-IDW-VAL-BV-01



SECTION

NOTES:

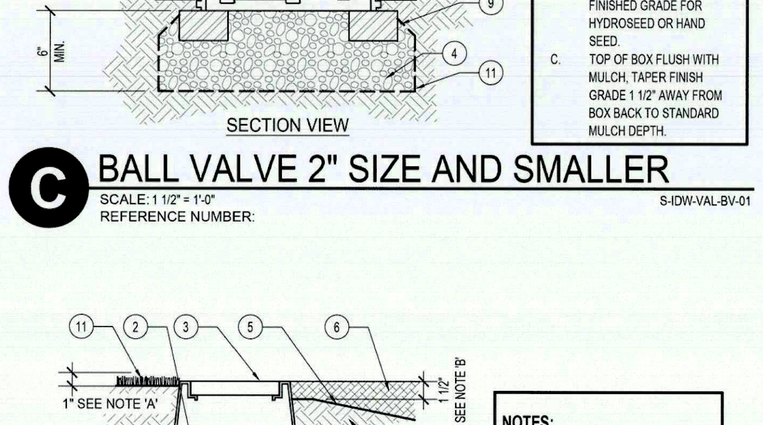
A. BOX TO BE INSTALLED 1" ABOVE FINISHED GRADE FOR SOD OR ARTIFICIAL TURF AND FLUSH WITH FINISHED GRADE FOR HYDROSEED OR HAND SEED.
B. TOP OF BOX FLUSH WITH MULCH, TAPER FINISH GRADE 1 1/2" AWAY FROM BOX BACK TO STANDARD MULCH DEPTH.

LEGEND:

1. 1/2" DIAMETER DRIPLINE.
2. 1/2" MANUAL FLUSH VALVE w/ COMPRESSION CONNECTION.
3. 10" DIAMETER PLASTIC VALVE BOX WITH GREEN LID "FV"
4. 3/4" WASHED GRAVEL ROCK, 6" DEEP.
5. FINISH GRADE.
6. MULCH - SEE PLANTING PLANS
7. 18" LONG FLEX POLY-PIPE TO DIRECT FLUSH.
8. COMMON BRICK (3) REQUIRED
9. SUB-GRADE
10. FILTER FABRIC (MIRAFI 140N)
11. TURF - SEE PLANTING PLAN

G MANUAL FLUSH VALVE

SCALE: 1 1/2" = 1'-0"
REFERENCE NUMBER: S-IDW-VAL-FV-01

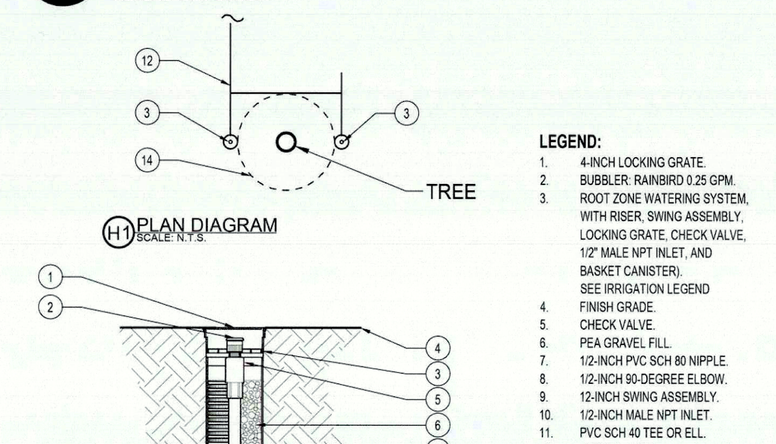


LEGEND:

1. WIRELESS WEATHER SENSOR. LOCATE IN AN AREA WHERE SENSOR IS EXPOSED TO WEATHER CONDITIONS PER MANUFACTURER'S RECOMMENDATIONS.
2. MASONRY WALL, FENCE, OR BUILDING FASCIA. SECURELY MOUNT SENSOR PER MANUFACTURER'S RECOMMENDATIONS.
3. WIRELESS SENSOR WITH RECEIVER AT CONTROLLER. CONNECT TO CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS.
4. IRRIGATION CONTROLLER. REFER TO IRRIGATION PLAN FOR MODEL AND LOCATION. SEE CONTROLLER DETAIL FOR INSTALLATION INFORMATION.
5. FINISH GRADE.
6. 10' MIN / 12' MAX COMMERCIAL AND 6' MIN ON RESIDENTIAL AREAS

K WIRELESS WEATHER SENSOR ATTACHED TO BLDG. OR WALL

SCALE: 1/2" = 1'-0"
REFERENCE NUMBER: S-IDW-CSYS-SNSR-02



SECTION

LEGEND:

1. ELECTRIC CONTROL VALVE.
2. RECTANGULAR PLASTIC VALVE BOX W/ BOLT-DOWN COVER. HEAT BRAND VALVE STATION NO. ON LID IN 2" HIGH CHARACTERS.
3. APPROVED YELLOW PLASTIC CHRISTY VALVE I.D. TAG.
4. FINISH GRADE.
5. PVC UNION FOR SERVICING ASSEMBLY (TYP).
6. PVC LATERAL LINE, SIZE PER PLAN.
7. COMMON BRICK (4) REQUIRED.
8. COMMON WIRE TO OTHER VALVES ON SAME CONTROLLER.
9. 3/4" WASHED GRAVEL ROCK, 6" MIN. DEEP.
10. CONTROL / COMMON WIRES FROM CONTROLLER.
11. PVC SCH 80 NIPPLE.
12. PVC SCH. 80 ELBOW.
13. WIRE CONNECTOR.
14. PVC SCH. 80 TEE.
15. COIL WIRES PER SPECIFICATIONS.
16. FILTER FABRIC (MIRAFI 140N)
17. 1/4" X 1/4" WIREMESH.

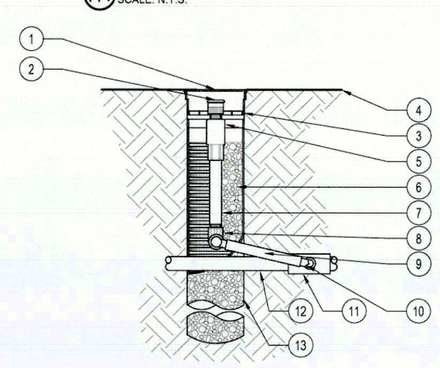
NOTES:

A. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC TO PVC OR METAL TO PVC MALE PIPE THREADS.

D REMOTE CONTROL VALVE

SCALE: 1" = 1'-0"
REFERENCE NUMBER: S-IDW-VAL-CV-05

H1 PLAN DIAGRAM
SCALE: N.T.S.



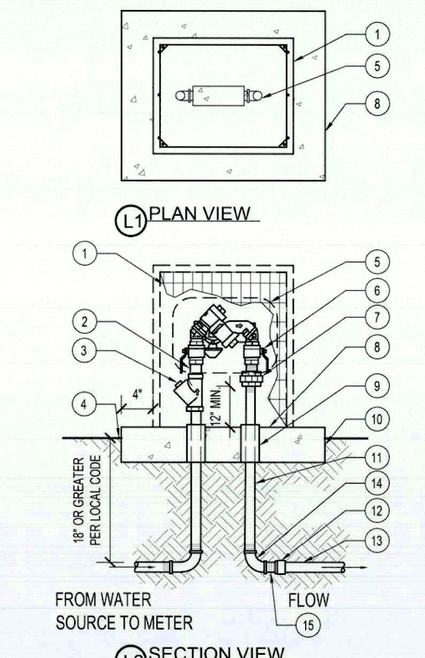
H2 SECTION

LEGEND:

1. 4-INCH LOCKING GRATE.
2. BUBBLER: RAINBIRD 0.25 GPM.
3. ROOT ZONE WATERING SYSTEM, WITH RISER, SWING ASSEMBLY, LOCKING GRATE, CHECK VALVE, 1/2" MALE NPT INLET, AND BASKET CANISTER). SEE IRRIGATION LEGEND
4. FINISH GRADE.
5. CHECK VALVE.
6. PEA GRAVEL FILL.
7. 1/2-INCH PVC SCH 80 NIPPLE.
8. 1/2-INCH 90-DEGREE ELBOW.
9. 12-INCH SWING ASSEMBLY.
10. 1/2-INCH MALE NPT INLET.
11. PVC SCH 40 TEE OR ELL.
12. LATERAL PIPE.
13. 2-INCH BASKET WEAVE CANISTER.
14. ROOTBALL

H DEEP ROOT WATERING SYSTEM

SCALE: 1 1/2" = 1'-0"
REFERENCE NUMBER: S-IDW-BUB-01



L1 PLAN VIEW

L2 SECTION VIEW

LEGEND:

1. VANDAL RESISTANT SS ENCLOSURE. PAINT GREEN PER SPECS. (STRONGBOX SBBC-22SS POF)
2. CLOSE NIPPLE.
3. CAST BRONZE WYE STRAINER WITH 100 MESH MONEL SCREEN.
4. FINISH GRADE.
5. BACKFLOW PREVENTER (LF825YA) ASSEMBLY.
6. BALL VALVE (2) PLACES.
7. BRASS UNION.
8. 6" THICK x 26" WIDE x 31.5" LONG CONCRETE PAD (LENGTH VARIES PER SIZE/MANUFACTURER). SLOPE TO DRAIN AT MINIMUM 2%.
9. PVC SLEEVE REQUIRED FOR PIPE THROUGH CONCRETE PAD.
10. 90% COMPACTION REQUIRED.
11. TYPE K COPPER RISER - TYPICAL (2) PLACES.
12. SCH 80 PVC MALE ADAPTOR (2) PLACES.
13. PVC LINE TO SYSTEM.
14. COPPER ELBOW TYPICAL (2) PLACES.
15. COPPER X FEMALE ADAPTER.

NOTES:

A. INSTALL PER LOCAL CODES.
B. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPING.
C. WHEN UNIT IS NEXT TO A STRUCTURE (I.E. WALL, BUILDING, ETC.) MOUNT TEST COCKS ON OPEN OR NON-STRUCTURE SIDE.
D. ORIENT UNIT PARALLEL TO STREET.
E. SCREEN UNIT WITH SHRUBS WHENEVER POSSIBLE.
F. DIALECTIC FITTINGS ARE REQUIRED FOR CONNECTIONS OF DISSIMILAR METALS.

L BACKFLOW PREVENTER LF825YA

SCALE: 3/4" = 1'-0"
REFERENCE NUMBER: S-IDW-POC-BF-01

ARCHITERRA DESIGN GROUP
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10221-A TRADEMARK ST., RANCHO CUCAMONGA , CALIFORNIA 91730
PH: (909) 484-2800

L.A. SEAL

LICENSED LANDSCAPE ARCHITECT — Richard W. Krumwiede 2967 — Signature 07-31-26 Renewal Date — 09-10-24 Date — STATE OF CALIFORNIA

PROJECT/CLIENT

NICE DREAM ICES
LANDSCAPE IMPROVEMENTS
NICE DREAM ICES
56778 TWENTYNINE PALMS HWY, YUCCA VALLEY, CA

SHEET TITLE

IRRIGATION DETAILS

REVISIONS

DRAWN BY
KCK

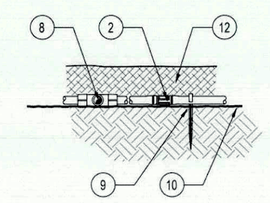
CHECKED BY
GD

DATE
09/10/24

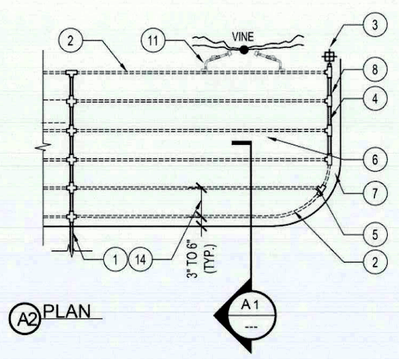
SCALE
AS NOTED

JOB NUMBER
2423

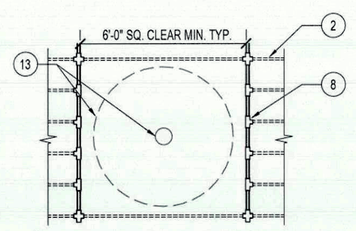
SHEET NUMBER
L-1.2
3 OF 9 SHTS.



A1 SECTION



A2 PLAN



A3 DRIP AT TREE CONDITION

LEGEND:

1. PVC INPUT LATERAL FROM VALVE, SIZE AS NOTED ON IRRIGATION PLAN.
2. DRIPLINE PER IRRIGATION PLAN. EMITTERS AND SPACING BETWEEN LINES AS PER IRRIGATION LEGEND.
3. MANUAL 1/2" FLUSH VALVE, MODEL AS NOTED ON IRRIGATION PLAN. INSTALL IN PLANTER AREA AT LOW END FARTHEST FROM VALVE. SEE FLUSH VALVE DETAIL FOR INSTALLATION.
4. PVC EXHAUST HEADER, SIZE AS REQUIRED (3/4" MINIMUM). CONNECT DRIPLINE TO PVC WITH PVC TEES AND COMPRESSION FITTINGS. GLUE ALL PVC-TO-PVC CONNECTIONS.
5. PVC COMPRESSION FITTINGS FOR ALL DRIPLINE-TO-DRIPLINE CONNECTIONS.
6. PLANTER AREA - SEE PLANTING PLANS.
7. EDGE OF PLANTER AREA.
8. PVC FITTINGS, TYPE AND SIZE AS REQUIRED. GLUE ALL PVC-TO-PVC CONNECTIONS. USE COMPRESSION FITTINGS FOR ALL PVC-TO-DRIPLINE CONNECTIONS.
9. TIE DOWN STAKE, SPACING AT 2' O.C. MAX.
10. FINISH GRADE.
11. INSTALL TWO EMITTERS PER VINE INTO DRIPLINE, EXTEND w/ 1/4" TUBING w/ DIFFUSER BUG CAP. SEE VINE POINT TO POINT DETAIL ON THIS SHEET.
12. MULCH SEE PLANTING PLANS.
13. TREE PER PLANTING PLAN.
14. SEE IRRIGATION LEGEND FOR DRIPLINE SPACING.

NOTES:

A. INSTALL LINES AT BELOW MULCH.
B. PVC FITTINGS, TYPE AND SIZE AS REQUIRED.
C. GLUE ALL PVC-TO-PVC CONNECTIONS.
D. USE COMPRESSION FITTINGS FOR ALL PVC-TO-DRIPLINE CONNECTIONS.
E. USE UVR PVC MATERIAL FOR ALL ON GRADE MATERIAL.
F. INSTALL IN-LINE CHECK VALVES FOR ALL CONDITIONS WHERE SYSTEM ELEV. EXCEED 4 1/2'. NO LOW HEAD DRAINAGE ALLOWED.

S-IDW-DRIP-DRIP-03

A DRIPLINE ON GRADE

SCALE: 1 1/2" = 1'-0"
REFERENCE NUMBER:

WATER EFFICIENT LANDSCAPE WORKSHEET

Non-Residential Landscape Projects

Reference ETo for the area **ETo=** 82.9

Estimated Total Water Use (ETWU):

ETWU is calculated using the following formula: (Eto) (.62) (ETAF) (LA)

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU) Gallons/Yr
Regular Landscape Areas							
HZ1 - Low Trees	0.30	Bubbler	0.81	0.37	200	225	11,565
HZ2 - Low Shrubs	0.20	Drip	0.81	0.25	1,995	493	25,318
				Totals	1,995	493	
				Estimated Total Water Use in gallons per year, ETWU Total			25,318
				Max. Annual Water Allowance in gallons per year, MAWA Total			46,143

MAWA calculation: (Eto) (.62) [(ETAFxLA) + ((1-ETAF) x SLA)] **MAWA - ETWU=** **20,824**

Estimated Acre Feet per Year = 0.08

Pass / Fail = Pass

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	493
Total Area	1,995
Average ETAF	**0.25**

Average ETAF for Regular Landscape Areas must be 0.45 or below for non-residential areas.

B WATER USE CALCULATIONS

CRITICAL ANALYSIS DATE: 7/9/2024

JURISDICTIONAL ENTITY: HI-DESERT WATER DISTRICT
CONTACT PERSON: _____ PH. NO.: _____
MAXIMUM PRESSURE
DEMAND VALVE NO.: 3 IRRIG. TYPE: DRIP EMIT GPM: 4.0

STATIC WATER PRESSURE AT WATER METER: 65.0

SIZE	DESCRIPTION			GPM	LOSS
1"	SERVICE LINE:	125 Length	5.05 PSI loss/100'	4.0 GPM	6.31
5/8"	WATER METER:			4.0	0.60
3/4"	BACKFLOW PREVENTER			4.0	12.00
1"	MASTER VALVE:			4.0	0.75
3/4"	FLOW SENSOR:			4.0	0.40
1"	GATE/BALL VALVE:	1 Quantity		4.0 GPM	0.50
1"	REMOTE CONTROL VALVE:			4.0	4.00
1"	MAINLINE:	15 Length	1.60 PSI loss/100'	4.0 GPM	0.24 Loss
3/4"	LATERAL:	65 Length	1.60 PSI loss/100'	4.0 GPM	1.04 Loss
17 MM	DRIPLINE:	96 Length	1.60 PSI loss/100'	4.0 GPM	1.54 Loss
	TOTAL PVC LATERAL LINE LOSS:				2.82
	PVC LATERAL LINE FITTING LOSS (10%):				0.28
	TOTAL FRICTION LOSS:				27.7
	ELEVATION AT METER:	3287.0	HEAD ELEVATION:	3292.0	
	ELEVATION DIFFERENCE	5.0	x 0.433	2.17	± 2.2
	PSI REQUIRED AT HEAD:				30.0
	TOTAL PSI REQUIRED (SYSTEM DESIGNED PRESSURE):				59.8
	REGULATED PRESSURE AT POC (IF APPLICABLE): PRESSURE REGULATOR OR BOOSTER PUMP				65.0
	RESIDUAL PRESSURE (MUST BE POSITIVE):				5.2

C PRESSURE LOSS CALCULATIONS

CONTROLLER WATER SCHEDULE - PLANT ESTABLISHMENT PERIOD

Valve #	Equipment	I.E.	Plant Material	Water Use	K.l.	Soil Type	Infiltration Rate Inches Per Hour	Sun Amount	Sun Exposure	Exposure Factor	Slope Percent	# of Days	P.R.	AVERAGE RUN TIMES (MINUTES PER DAY) Min. a Day Jan.	Min. a Day Feb.	Min. a Day Mar.	Min. a Day Apr.	Min. a Day May.	Min. a Day June	Min. a Day July	Min. a Day Aug.	Min. a Day Sep.	Min. a Day Oct.	Min. a Day Nov.	Min. a Day Dec.	Valve #	Total Annual Minutes	Valve G.P.M.	Total Annual Gallons	Valve Area Sq. Ft.
1	RWS Bubbler	0.81	Trees	Low	0.30	Sand	0.29	Full Sun	Southwest	1.10	1.0%	12	1.50	7	10	16	21	27	30	30	28	23	16	9	6	1	2,702	4	10,808	200
2	Blank Tube P2P	0.81	Shrubs	Very Low & Low	0.20	Sand	0.29	Full Sun	Southwest	1.10	1.0%	20	0.70	6	8	14	18	24	26	26	24	20	14	8	5	2	3,860	2	7,720	950
3	Blank Tube P2P	0.81	Shrubs	Very Low & Low	0.20	Sand	0.29	Part Sun	Northeast	1.00	1.0%	20	0.70	6	8	12	17	21	24	24	22	18	12	7	5	3	3,509	4	14,036	1,045
													Monthly Evapotranspiration Rate	**2.6**	**3.6**	**5.9**	**7.9**	**10.1**	**11.2**	**11.2**	**10.3**	**8.6**	**5.9**	**3.4**	**2.2**	**Totals**	**10,071**	**10**	**32,563**	**2,195**

Run Time Formula = 2 * (60 * E.T. MONTH) * PLANT FACTOR * EXPOSURE FACTOR / (PRECIPITATION RATE * NO.OF DAYS * IRRIGATION FACTOR)
Infiltration Rate and Slope shown for reference only.

82.9 Annual Evapotranspiration Rate (ETo)

NOTE:

1. The water schedules are provided as guidelines only and are to be modified according to individual plant needs and as the weather or water requirements change.
2. It is based on the monthly evapotranspiration rates for **City of Twenty-Nine Palms, CA.**
3. Contractor to verify run times with actual field conditions, adjust controller as needed, monitor schedule during the maintenance period, and verify controller settings with the manufacturer's representative for this region.
4. This schedule does not account for multiple run or soak cycles within the same day. Contractor to adjust the program as needed to eliminate water run-off.

CONTROLLER WATER SCHEDULE - ESTABLISHED LANDSCAPE

Valve #	Equipment	I.E.	Plant Material	Water Use	K.l.	Soil Type	Infiltration Rate Inches Per Hour	Sun Amount	Sun Exposure	Exposure Factor	Slope Percent	# of Days	P.R.	AVERAGE DAILY RUN TIMES (MINUTES) Min. a Day Jan.	Min. a Day Feb.	Min. a Day Mar.	Min. a Day Apr.	Min. a Day May.	Min. a Day June	Min. a Day July	Min. a Day Aug.	Min. a Day Sep.	Min. a Day Oct.	Min. a Day Nov.	Min. a Day Dec.	Valve #	Total Annual Minutes	Valve G.P.M.	Total Annual Gallons	Valve Area Sq. Ft.
1	RWS Bubbler	0.81	Trees	Low	0.30	Sand	0.29	Full Sun	Southwest	1.10	0.01	12	1.50	4	5	8	11	14	15	15	14	12	8	5	3	1	1,351	4	5,404	200
2	Blank Tube P2P	0.81	Shrubs	Very Low & Low	0.20	Sand	0.29	Full Sun	Southwest	1.10	0.01	20	0.70	3	4	7	9	12	13	13	12	10	7	4	3	2	1,930	2	3,860	950
3	Blank Tube P2P	0.81	Shrubs	Very Low & Low	0.20	Sand	0.29	Part Sun	Northeast	1.00	0.01	20	0.70	3	4	6	8	11	12	12	11	9	6	4	2	3	1,754	4	7,018	1,045
													Monthly Evapotranspiration Rate	**2.6**	**3.6**	**5.9**	**7.9**	**10.1**	**11.2**	**11.2**	**10.3**	**8.6**	**5.9**	**3.4**	**2.2**	**Totals**	**5,035**	**10**	**16,282**	**2,195**

Run Time Formula = (60 * E.T. MONTH) * PLANT FACTOR * EXPOSURE FACTOR / (PRECIPITATION RATE * NO.OF DAYS * IRRIGATION FACTOR)
Infiltration Rate and Slope shown for reference only.

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D CONTROLLER SCHEDULING

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PH: (909) 484-2800

L.A. SEAL

LICENSED LANDSCAPE ARCHITECT — Matthew W. Krumwiede 6384 — Signature 07-31-26 Renewal Date — 09-10-24 Date — STATE OF CALIFORNIA

PROJECT/CLIENT

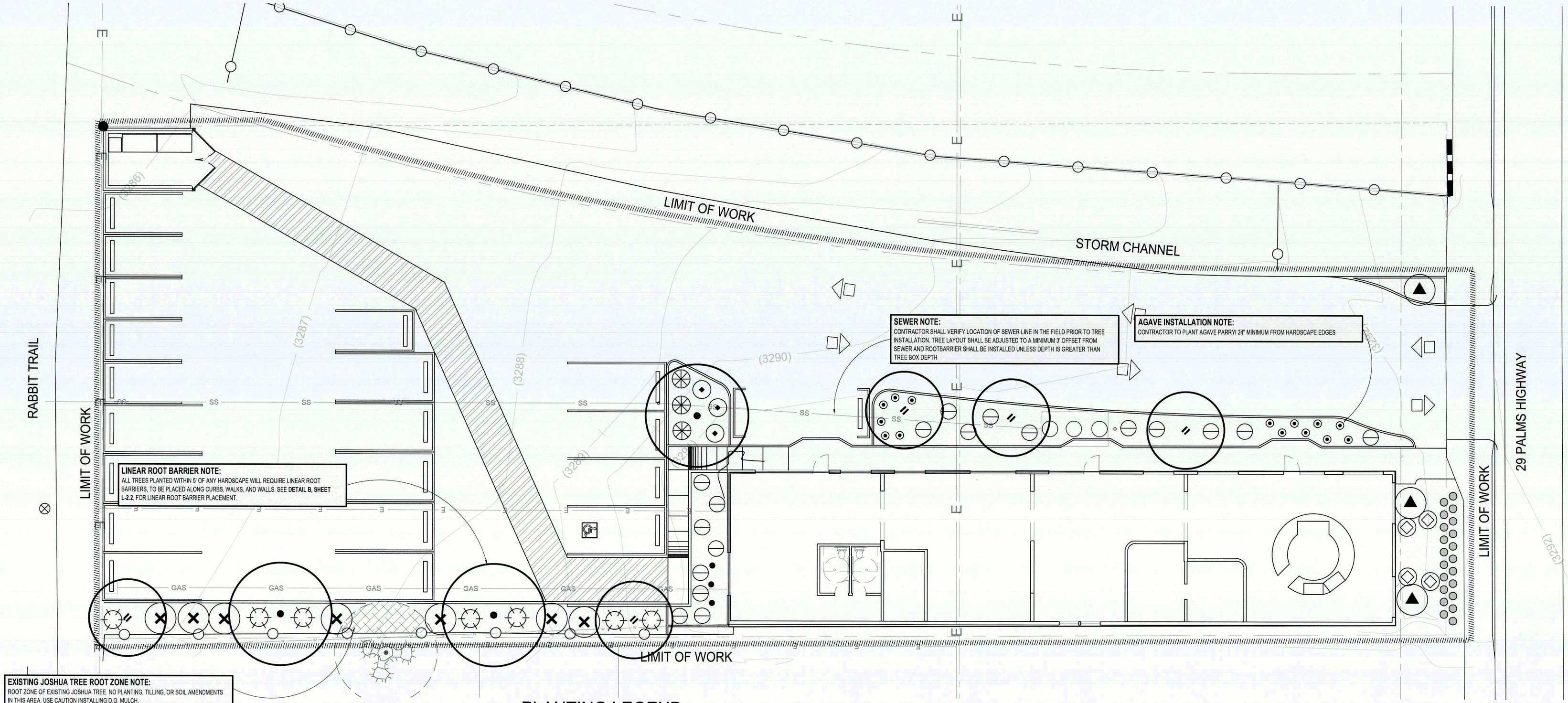
NICE DREAM ICES
LANDSCAPE IMPROVEMENTS
NICE DREAM ICES
56778 TWENTYNINE PALMS HWY., YUCCA VALLEY, CA

SHEET TITLE

IRRIGATION DETAILS & CALCULATIONS

REVISIONS

DRAWN BY KCK
CHECKED BY GD
DATE 09/10/24
SCALE AS NOTED
JOB NUMBER 2423
SHEET NUMBER L-1.3
4 OF 9 SHTS.



LINEAR ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY HARDSCAPE WILL REQUIRE LINEAR ROOT BARRIERS, TO BE PLACED ALONG CURBS, WALKS, AND WALLS. SEE **DETAIL B, SHEET L-2.2**, FOR LINEAR ROOT BARRIER PLACEMENT.

SEWER NOTE:
CONTRACTOR SHALL VERIFY LOCATION OF SEWER LINE IN THE FIELD PRIOR TO TREE INSTALLATION. TREE LAYOUT SHALL BE ADJUSTED TO A MINIMUM 3' OFFSET FROM SEWER AND ROOTBARRIER SHALL BE INSTALLED UNLESS DEPTH IS GREATER THAN TREE BOX DEPTH

AGAVE INSTALLATION NOTE:
CONTRACTOR TO PLANT AGAVE PARRYI 24" MINIMUM FROM HARDSCAPE EDGES

EXISTING JOSHUA TREE ROOT ZONE NOTE:
ROOT ZONE OF EXISTING JOSHUA TREE. NO PLANTING, TILLING, OR SOIL AMENDMENTS IN THIS AREA. USE CAUTION INSTALLING D.G. MULCH.

PLANTING NOTES:

1. SHRUB LAYOUT AS SHOWN ON PLAN INDICATES "SHRUB MASSES." QUANTITIES ARE AS SHOWN ON PLAN, ON-CENTER SPACING AS SHOWN ON LEGEND. CONTRACTOR TO VERIFY QUANTITIES BASED ON SPACING AND ADD ADDITIONAL PLANT MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) REQUIRED TO MAINTAIN DESIGN INTENT DUE TO EXISTING SITE CONDITIONS NOT ANTICIPATED DURING DESIGN. LAYOUT/SPACING WILL EITHER BE TRIANGULAR OR LINEAR AS SHOWN ON PLAN OR LEGEND. LANDSCAPE ARCHITECT TO APPROVE FINAL LAYOUT IN FIELD PRIOR TO INSTALLATION.
2. CONTRACTORS SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
3. CONTRACTOR SHALL BE LIABLE FOR REMOVING AND RE-INSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
4. REFER TO PLANTING SPECIFICATIONS FOR INSPECTION/CERTIFICATION SCHEDULE.
5. IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL PRIOR TO INSTALLATION OF PLANT MATERIALS.
6. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST NO. 1 HAS BEEN APPROVED. (SEE SPECIFICATIONS).
7. PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
8. LANDSCAPE CONTRACTOR SHALL TAKE FOUR (4) SOIL SAMPLES FROM THE SITE AT LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT. THE SAMPLES SHALL BE TAKEN AT A DEPTH OF 12" AFTER ROUGH GRADING AND SUBMITTED TO AN APPROVED SOIL AND PLANT LABORATORY FOR AGRICULTURAL SUITABILITY TESTING. THE COST OF TESTING SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
9. THE RECOMMENDATIONS OF THE SOIL REPORT SHALL SUPERSEDE THE SOIL PREPARATION AND BACKFILL MIX SPECIFICATIONS (SEE SPECIFICATIONS). THE CONTRACTOR SHALL SUBMIT A COPY OF ALL SOILS REPORTS TO THE LANDSCAPE ARCHITECT PRIOR TO MODIFICATION OF THESE SPECIFICATIONS.
10. SHREDDED MULCH INSTALLATION: INSTALL SHREDDED MULCH IN ALL SHRUB AND GROUNDCOVER AREAS PER SPECIFICATIONS UNLESS OTHERWISE INDICATED ON PLANS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, INCLUDING REPAIRING ANY IRRIGATION LINES/SPRINKLER HEADS, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION AND/OR HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATION OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
12. WHEREVER GROUNDCOVER AREAS ARE ADJACENT TO TURF INSTALL CONCRETE MOW STRIP OR HEADER BOARD AS INDICATED ON DRAWINGS.
13. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRADES AND FLOW LINES AS SHOWN ON THE GRADING PLAN. WHERE SOD IS TO BE INSTALLED ON A SWALE,THE FINISH GRADE MUST BE ADJUSTED SO THE SOD DOES NOT RESTRICT THE FLOW.

PLANTING LEGEND:

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	WUCOLS	QTY	DETAIL
TREES										
	PD	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	Per Plan	Standard	L	Zone 5	3	A/L-2.2
	PM	Prosopis glandulosa 'Maverick'	Maverick Thornless Honey Mesquite	24" Box	Per Plan	Standard	L	Zone 5	5	A/L-2.2
SHRUBS										
	AP	Agave parryi	Parry`s Agave	6" Pot	Per Plan	* See Note Below	L	Zone 5	14	C/L-2.2
	AV	Agave victoriae-reginae	Queen Victoria Agave	1 Gal.	Per Plan	---	L	Zone 5	21	C/L-2.2
	BI	Brickellia incana	Woolly Brickelbush	6" Pot	Per Plan	* See Note Below	L	Zone 5	3	C/L-2.2
	DW	Dasylirion wheeleri	Grey Desert Spoon	5 Gal.	Per Plan	---	L	Zone 5	4	C/L-2.2
	EV	Eriogonum fasciculatum polifolium	Eastern Mohave Buckwheat	1 Gal.	Per Plan	* See Note Below	VL	Zone 5	18	C/L-2.2
	HR	Hilaria rigida	Big Galleta	5 Gal.	Per Plan	* See Note Below	L	Zone 5	3	C/L-2.2
	OR	Opuntia robusta	Silver Dollar Prickly Pear	5 Gal.	Per Plan	* See Note Below	L	Zone 5	7	C/L-2.2
	OS	Opuntia santa-rita	Santa Rita Prickly Pear	6" Pot	Per Plan	* See Note Below	L	Zone 5	3	C/L-2.2
	OV	Opuntia vaseyi	Vasey`s Prickly Pear	1 Gal.	Per Plan	* See Note Below	L	Zone 5	7	C/L-2.2

*** PLANT NOTE:**
PLANTS TO BE SUPPLIED BY OWNER. CONTRACTOR TO COORDINATE DELIVERY TO SITE WITH OWNER.

MULCH NOTE:
CONTRACTOR SHALL INSTALL A 3" LAYER OF DECOMPOSED GRANITE MULCH IN ALL SHRUB AREAS. MULCH SHALL BE 'CALIFORNIA GOLD' AS MADE BY GAIL MATERIALS, CORONA, CA. SUBMIT SAMPLE OF ANY ALTERNATIVE MATERIAL PRIOR TO PURCHASE AND/OR PLACEMENT FOR OWNER'S REPRESENTATIVE'S APPROVAL. SEE **DETAIL D, SHEET L-2.2**.

AGRONOMICAL SOILS REPORT NOTE:
CONTRACTOR SHALL BE PROVIDED AN INITIAL SOILS REPORT BY LANDSCAPE ARCHITECT. SEE **SHEET L-2.3.** CONTRACTOR TO PROVIDE NEW PRE-AMENDMENT SOILS REPORT. CONTRACTOR WILL ADD AMENDMENTS TO SOIL BASED ON SOILS REPORT. CONTRACTOR TO THEN TAKE AND PROVIDE A SECOND SOIL TEST AFTER AMENDMENTS ARE ADDED TO VERIFY AMENDMENTS ARE ADEQUATE. FOR LARGE TRACTS ONE SAMPLE PER EVERY SEVEN LOTS OR EVERY PHASE ARE REQUIRED TO BE PROVIDED BY CONTRACTOR.

PHOTO SUBMITTAL NOTE:
ALL PLANT MATERIAL, INCLUDING TREES, SHRUBS, AND VINES, SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT, VIA PHOTO SUBMITTALS, PRIOR TO DELIVERY TO SITE. PHOTO SUBMITTALS SHALL INCLUDE NURSERY SUPPLIER AND DATE OF PHOTOS. ANY MATERIAL DELIVERED TO SITE WITHOUT APPROVAL IS SUBJECT TO REJECTION. PHOTO SUBMITTALS SHALL BE SENT TO LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO SHIPMENT OF MATERIAL. SUBMITTALS SHOULD INCLUDE SOME TYPE OF SCALE REFERENCE IN PHOTO (I.E. PERSON, MEASURING TAPE, ETC.). TREES SHALL BE NOTED WITH HEIGHT (FROM FINISH GRADE IN CONTAINER) AND CANOPY HEAD SIZE. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF SCHEDULED NURSERY DELIVERY TIMES A MINIMUM OF 24 HOURS PRIOR TO SHIPMENT. REFER TO PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS REGARDING QUALITY OF NURSERY STOCK.

SYMBOL LEGEND:

SHRUBS & GROUND COVER MASSING

CALL-OUT SYMBOL — YZ / B — QUANTITY

PLAN CROSS REFERENCES:

FOR NOTES AND LEGENDS, SEE THIS SHEET
FOR PLANTING DETAILS, SEE SHEET L-2.2
FOR AGRONOMICAL SOILS REPORT, SEE SHEET L-2.3
FOR PLANTING SPECIFICATIONS, SEE SHEET L-3.2
FOR CORRESPONDING IRRIGATION PLAN SEE SHEET L-1.1

0' 10' 20' 40'
SCALE: 1" = 10'

NORTH

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ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA , CALIFORNIA 91730
PH: (909) 484-2800

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NICE DREAM ICES
LANDSCAPE IMPROVEMENTS
NICE DREAM ICES
56778 TWENTYNINE PALMS HWY, YUCCA VALLEY, CA

SHEET TITLE

PLANTING PLAN

REVISIONS

DRAWN BY
KCK

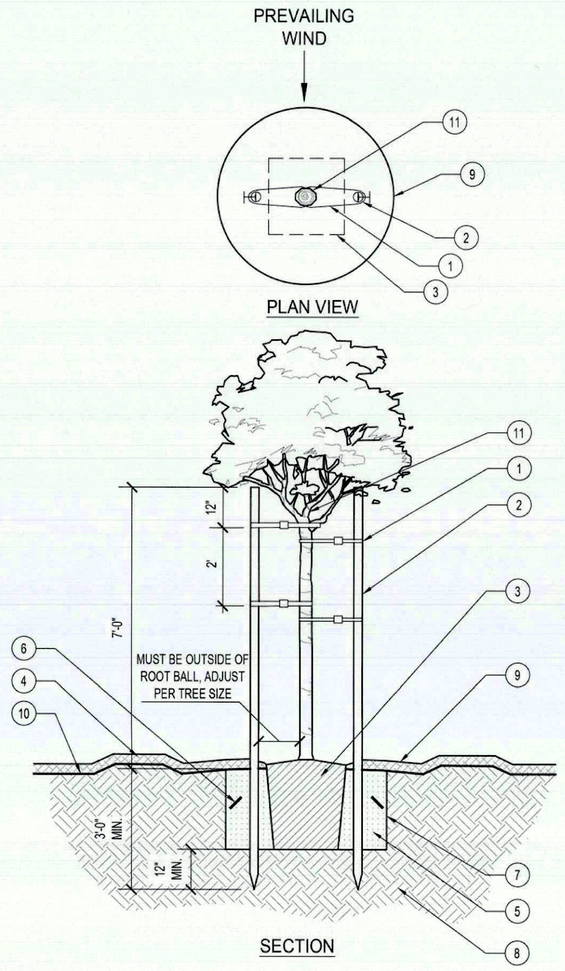
CHECKED BY
GD

DATE
09/10/24

SCALE
1" = 10'-0"

JOB NUMBER
2423

SHEET NUMBER
L-2.1
5 OF 9 SHTS.



LEGEND:

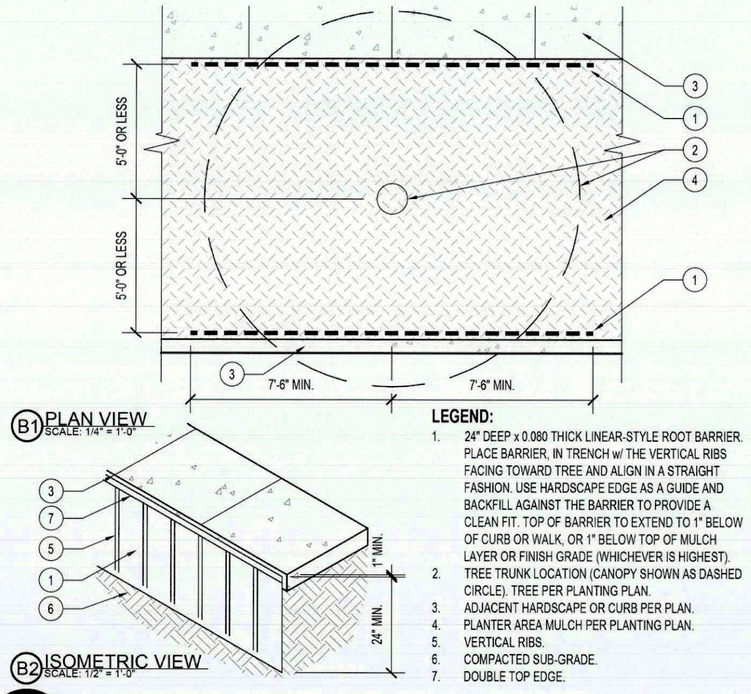
1. 'CINCH TIE' AS MANUFACTURED BY V.I.T. CO. (2) PER POLE. SEE SPECIFICATIONS. NAIL TO TREE STAKE w/ 1" GALV. ROOFING NAIL (4) REQUIRED.
2. 2" DIA. x 10' LODGE POLE PINE TREE STAKE. (2) PER TREE. LOCATE OUTSIDE ROOT BALL.
3. CONTAINER ROOT BALL. SET 2" ABOVE F.G.
4. TEMPORARY 3" BERM TO FORM DEPRESSED WATERING BASIN. ALL SIDES.
5. PREPARED BACKFILL MIX PER SOIL REPORT RECOMMENDATIONS.
6. FERTILIZER TABLETS AND QUANTITY PER PLANTING SPECIFICATIONS.
7. PLANT PIT TO BE TWICE THE ROOT BALL WIDTH AND FLUSH WITH THE BOTTOM OF THE ROOT BALL PER PLANTING SPECIFICATIONS.
8. UNDISTURBED NATIVE SOIL.
9. MULCH LAYER, SEE PLANTING PLAN FOR TYPE AND THICKNESS. USE WOOD MULCH WITH 3'-0" DIA. IN TURF AREAS.
10. FINISH GRADE.
11. TREE PER PLANTING PLAN.

NOTES:

A. UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL w/ WATER FROM HOSE. DO NOT CRACK ROOT BALL.
B. PLACE FERTILIZER TABS IN PLANT PIT PRIOR TO PLANTING FOR OBSERVATION PURPOSES.
C. SET STAKES PERPENDICULAR TO PREVAILING WINDS, DO NOT STAKE THROUGH ROOTBALL.

A DOUBLE STAKE TREE PLANTING FOR 15-GAL. TO 24" BOX SIZE

SCALE: 3/8" = 1'-0" S-PLA-TREE-01

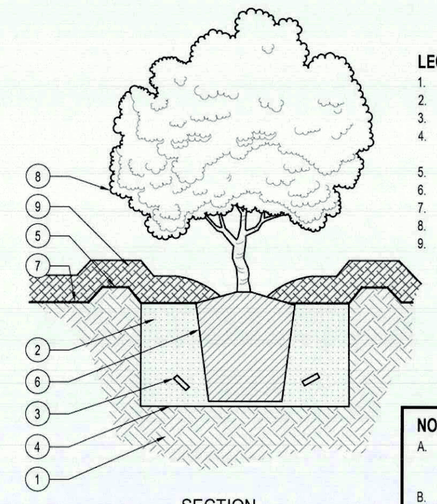


LEGEND:

1. 24" DEEP x 0.080 THICK LINEAR-STYLE ROOT BARRIER. PLACE BARRIER, IN TRENCH w/ THE VERTICAL RIBS FACING TOWARD TREE AND ALIGN IN A STRAIGHT FASHION. USE HARDSCAPE EDGE AS A GUIDE AND BACKFILL AGAINST THE BARRIER TO PROVIDE A CLEAN FIT. TOP OF BARRIER TO EXTEND TO 1" BELOW OF CURB OR WALK, OR 1" BELOW TOP OF MULCH LAYER OR FINISH GRADE (WHICHEVER IS HIGHEST).
2. TREE TRUNK LOCATION (CANOPY SHOWN AS DASHED CIRCLE). TREE PER PLANTING PLAN.
3. ADJACENT HARDSCAPE OR CURB PER PLAN.
4. PLANTER AREA MULCH PER PLANTING PLAN.
5. VERTICAL RIBS.
6. COMPACTED SUB-GRADE.
7. DOUBLE TOP EDGE.

B 24" DEEP TREE ROOT BARRIER

SCALE: 1/4" = 1'-0" S-PLA-TREE-15



LEGEND:

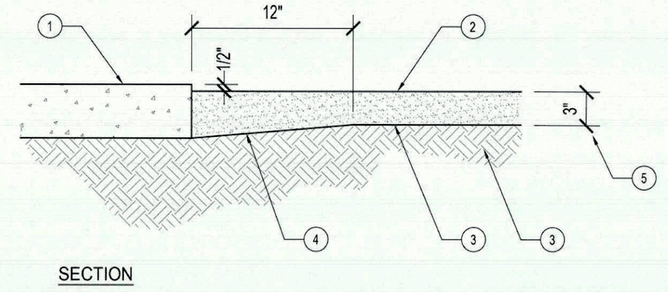
1. UNDISTURBED NATIVE SOIL.
2. BACKFILL MIX PER PLANTING SPECIFICATIONS.
3. FERTILIZER TABLETS PER PLANTING SPECS.
4. PLANT PIT TO BE TWICE ROOT BALL WIDTH AND FLUSH WITH THE BOTTOM OF THE ROOT BALL.
5. 3" BERM TO FORM WATERING BASIN.
6. ROOT BALL.
7. FINISH GRADE.
8. SHRUB PER PLANTING PLAN.
9. MULCH LAYER, SEE PLANTING PLAN FOR TYPE AND THICKNESS.

NOTES:

A. UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL w/ WATER FROM HOSE. DO NOT CRACK BALL OF ROOTS.
B. PLACE FERTILIZER TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR OBSERVATION PURPOSES.

C SHRUB PLANTING

SCALE: 1" = 1'-0" S-PLA-SHRB-01



LEGEND:

1. HARDSCAPE OR HEADER PER CONSTRUCTION PLAN.
2. NON-STABILIZED DECOMPOSED GRANITE MULCH PER PLANTING PLAN.
3. FINISH GRADE.
4. SHOVEL CUT DEEPENED EDGE ADJACENT TO PAVING.
5. MULCH DEPTH PER PLANTING PLAN, 3" MIN. UNLESS OTHERWISE NOTED.
6. NATIVE AMENDED OR IMPORTED SOIL.

NOTES:

A. MULCH UNDER TREES AND SHRUBS, AND BLEND INTO EDGES AT GROUNDCOVER AREAS.
B. GROUNDCOVER WITH TIGHT SPACING & PLUGS TO ONLY GET 1 1/2" THICK MULCH OR AS NOTED PER PLANS.

D DECOMPOSED GRANITE MULCH

SCALE: 1 1/2" = 1'-0" S-PLA-GC-02

WEEKLY ITEMS:

1. MOW GRASS TO HEIGHT OF 2" AT CONSISTENT HEIGHT, DO NOT SCALP.
2. REMOVE LEAF LITTER, WEEDS AND DEBRIS FROM SHRUB BEDS.

MONTHLY ITEMS:

1. PRUNE GROWTH OF SHRUBS & GROUNDCOVER AS NECESSARY TO KEEP NEAT AND COMPACT. PRUNE TO ELIMINATE IRRIGATION APPLICATION INTERFERENCES. EDGE GROUNDCOVER PLANTS TO KEEP WITHIN PLANT ZONES.
2. REPLACE ANY SHRUB OR GROUND COVER THAT HAS DIED OR FAILS TO THRIVE w/ IDENTICAL PLANT MATERIALS OR THOSE WITH SIMILAR WATER FORM, AESTHETIC REQUIREMENTS.
3. FERTILIZE GROUNDCOVER AREAS w/ ORGANIC FERTILIZER, REFER TO SOILS REPORT FOR APPLICATION TYPE AND RATE.
4. REMOVE ALL WEEDS, LITTER, DEBRIS FROM SHRUB, MULCH AND GROUNDCOVER AREAS.
5. INSPECT AND TREAT PLANT MATERIAL FOR DISEASE AND/OR PEST PROBLEMS.

QUARTERLY ITEMS:

1. CHECK TREE GROWTH. PRUNE TREES TO THIN STRUCTURE, SHAPE, REMOVE SUCKERS AND ANY DEAD OR BROKEN BRANCHES.
2. AERATE AND DE-THATCH TURF AREAS.
3. REPLENISH MULCH BEDS AS NEEDED w/ SPECIFIED MULCH TO MAINTAIN ORIGINAL THICKNESS OF 3".

OVERALL:

1. DEAD HEAD ANY SHRUBS / PERENNIALS THAT HAVE FINISHED BLOOMING AND/OR REMOVE DEAD BLOOMS TO ENCOURAGE MORE BUDDING.
2. DO NOT HEDGE PLANTS UNLESS SPECIFIED BY CLIENT.

E PLANT MATERIAL MAINTENANCE NOTES

SCALE: N/A S-PLA-MAIN-01

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2423

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L-2.2
6 OF 9 SHTS.

Waypoint ANALYTICAL

Anaheim Office
Lab No: 24-178-0013
July 9, 2024

Architerra Design Group, Inc.
10221-A Trademark Street
Rancho Cucamonga, CA 91730

Attn: Kay Kite

Project: Nice Dreams Ices - Yucca Valley Job #: 2423

Attached are the results of the analysis performed on a soil sample that was collected from the above-mentioned project site from a 12-inch depth by the client and received by our laboratory on June 26, 2024. This sample was analyzed for nutrient levels, agricultural suitability, and physical characteristics in preparation for a new landscape installation.

Analytical Results and Recommendations

The soil reaction is moderately alkaline at 8.1 on the pH scale, which could cause many plants to show yellowing of foliage beginning with the younger growth and poor vigor. Free lime is favorably low indicating that the pH is weakly buffered in the alkaline range. Incorporation of soil sulfur to a depth of 6 inches will adjust the pH downward to the depth of incorporation. That change will happen slowly and plants that are selected for this project should be tolerant of alkaline soil conditions.

Salinity (ECe), sodium, and boron are safely low. The sodium present is properly balanced by calcium and magnesium with regard to soil structure and water infiltration, as indicated by the safe sodium adsorption ratio (SAR) of 0.8.

In terms of fertility, nitrogen is low. In the minor element group, copper, zinc, manganese, and iron are low.

The texture of the soil represented by this sample is 'gravelly sand' with gravel in the 2-12 mm range comprising 23.2% of the soil by dry weight. This, in combination with a wide distribution of particle sizes in the sand category, indicates that the soil at this site may have a tendency to consolidate and compact. The estimated water infiltration rate, which may vary with the degree of soil compaction, is a moderate 0.29 inches per hour. Organic content is low at 0.96% on a dry weight basis.

Recommendations for General Ornamentals

Surface Soil Preparation for General Ornamental Groundcover and Mass Planting Areas

If feasible, prior to amending the areas where severe compaction exists, the surface soil should be ripped or tilled to a 9-inch depth. Uniformly broadcast and blend the following with existing soil to a 6-inch depth.

Materials	Amount per 1000 sq. ft.
Nitrogen fortified organic amendment (compost* or redwood or fir sawdust)	4 cu. yards
Soil Sulfur	12 lbs.
21-0-0 Ammonium Sulfate	7.5 lbs.

*Rates and fertilizers may have to be adjusted depending on analysis of selected compost.

Tree and Shrub Planting Guidelines For General Ornamentals

1. Excavate planting pits at least twice the diameter of the rootball.
2. The top of the rootball should be at or slightly above final grade.
3. To improve soil chemistry, uniformly blend 1.5 lbs. of iron sulfate per cubic yard of backfill soil. Handle iron sulfate with caution since it will severely stain moist concrete.
4. Organic material is not required in the backfill; however, if you wish, the amended surface soil or a soil blend consisting of no more than 20% by volume organic matter can be placed in the upper 12 inches of backfill only. Soil below this depth should not contain any added organic matter because of the threat of plant disease and/or anaerobic soil conditions developing.
5. Place slow release fertilizer tablets in the upper 12 inches of backfill at manufacturer's recommended rates. If fertilizer amended soil is used as a backfill the addition of slow release fertilizer tablets is not necessary.
6. Do not cover the original rootball with other soil. Ideally, a temporary soil berm is often constructed around the outer edge of the rootball to help channel water into the rootball and then into surrounding soil until roots are established in the backfill and the rootball is no longer the sole source of water for the plant.
7. Ideally, a weed and turf free zone, preferably 2-3 ft. in diameter, should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub; mulch should be kept a minimum 4-6 inches from the trunk.

Maintenance Fertilization for General Ornamentals

For groundcover and mass planting areas, uniformly broadcast sulfur coated urea at a rate of 5 lbs. per 1000 sq. ft.. The first application should occur approximately 45 days after planting, with repeat applications every 60-90 days or as growth and color dictate. In early fall and spring, substitute a complete fertilizer such as 16-6-8, or equal, for the sulfur coated urea at the rate of 6 lbs. per 1000 sq. ft. to ensure continuing supplies of phosphorus and potassium. Tree and shrub plantings can be maintained with the above fertilizers; however, the frequency between applications should be every 120 days, with the first application 90 days after planting. Follow each fertilization with a thorough irrigation. When plants have become well established, fertilizer applications can be less frequent.

Recommendations for California Natives

These types of plants are often installed without the use of fertilizers and amendments, since they are well adapted to low fertility soils. However, nitrogen is low enough that an application a slow release form of that nutrient would be advisable to aid establishment. A good option would be Nitroform (39-0-0,28%, WIN) at the rate of 10 lbs. per 1000 sq. ft., incorporated to a depth of 6 inches. Keep in mind that an application of nitrogen should not be made at the time of planting if these plants will be installed this spring or summer. Nitrogen application at these times can force a flush of top growth that the root systems of the newly installed plants may not be able to support, potentially leading to plant failure.

Organic content can be improved through the incorporation of 2 cu. yards of nitrogen fortified organic amendment per 1000 sq. ft. incorporated to a depth of 6 inches.

Although these plants do have some tolerance for alkaline soil conditions, a downward pH adjustment would improve nutrient availability. If a downward pH adjustment is desired, this can be accomplished by incorporating soil sulfur at a rate of 12 lbs. per 1000 sq. ft., incorporated to a depth of 6 inches.

Tree & Shrub Planting Guidelines for California Natives

1. Excavate planting pits at least twice the diameter of the rootball.
2. The top of the rootball should be at or slightly above final grade.
3. Organic material is not required in the backfill.
4. Do not cover the original rootball with other soil. Ideally, a temporary soil berm is often constructed around the outer edge of the rootball to help channel water into the rootball and then into surrounding soil until roots are established in the backfill and the rootball is no longer the sole source of water for the plant.
5. Ideally, a weed and turf free zone, preferably 2-3 ft. in diameter, should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub; mulch should be kept a minimum 4-6 inches from the trunk.

Maintenance Fertilization for California Natives

Maintenance fertilization for California natives should be based entirely on color and growth performance. When needed, native plants can be maintained by broadcasting sulfur coated urea at the rate of 2.5 lbs. per 1000 sq. ft.

If we can be of any further assistance, please feel free to contact us.

Joe Kiefer, CCA

Architerra Design Group, Inc.
10221-A Trademark Street
Rancho Cucamonga CA 91730

Waypoint ANALYTICAL

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Main 714-282-8777 ° Fax 714-282-8575
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Project : Nice Dreams Ices - Yucca Valley
Job #: 2423

COMPREHENSIVE SOIL ANALYSIS

Report No : **24-178-0013**
Purchase Order : Nice Dream Ices
Date Recd : 06/26/2024
Date Printed : 07/02/2024
Page : 1 of 1

Sample Description - Sample ID	Half Sat %	pH	ECe dS/m	NO_3-N ppm	NH_4-N ppm	PO_4-P ppm	K ppm	Ca ppm	Mg ppm	Cu ppm	Zn ppm	Mn ppm	Fe ppm	Organic % dry wt.	Lab No.
	TEC	Qual Lime		Sufficiency Factors											
Site Soil	12	8.0	0.66	6	4	32	72	492	90	0.1	0.3	0	2	0.96	08647
	32	Low		0.4		2.2	1.0	0.9	1.2	0.2	0.2	0	0.1		

Saturation Extract Values						SAR	Gravel %		Percent of Sample Passing 2 mm Screen					USDA Soil Classification	Lab No.
Ca meq/L	Mg meq/L	Na meq/L	K meq/L	B ppm	SO_4 meq/L		Coarse 5 - 12	Fine 2 - 5	Sand: Very Coarse 1 - 2	Sand: Coarse 0.5 - 1	Sand: Med. to Very Fine 0.05 - 0.5	Silt .002-.05	Clay 0-.002		
5.6	1.28	1.47	0.27	0.17	3.6	0.8	3.0	20.2	37.2	25.4	26.3	8.9	2.1	Gravelly Sand	08647

Sufficiency factor (1.0=sufficient for average crop) below each nutrient value. N factor based on 200 ppm constant feed. SAR = Sodium adsorption ratio. Half Saturation %=approx field moisture capacity. Nitrogen(N), Potassium(K), Calcium(Ca) and Magnesium(Mg) by sodium chloride extraction. Phosphorus(P) by sodium bicarbonate extraction. Copper(Cu), Zinc(Zn), Manganese(Mn) & Iron(Fe) by DTPA extraction. Sat. ext. method for salinity (ECe as dS/m),Boron (B), Sulfate(SO_4), Sodium(Na). Gravel fraction expressed as percent by weight of oven-dried sample passing a 12mm(1/2 inch) sieve. Particle sizes in millimeters. Organic percentage determined by Walkley-Black or Loss on Ignition.
* LOW , SUFFICIENT , HIGH

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LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA , CALIFORNIA 91730
PH: (909) 484-2800

L.A. SEAL

LICENSED LANDSCAPE ARCHITECT
RICHARD W. Krumwiede 2824
Signature 07-31-26 Renewal Date
09-10-24 Date
STATE OF CALIFORNIA

PROJECT/CLIENT

NICE DREAM ICES
LANDSCAPE IMPROVEMENTS
NICE DREAM ICES
56778 TWENTYNINE PALMS HWY., YUCCA VALLEY, CA

SHEET TITLE

AGRONOMIC SOILS REPORT

REVISIONS

DRAWN BY
KCK

CHECKED BY
GD

DATE
09/10/24

SCALE
AS NOTED

JOB NUMBER
2423

SHEET NUMBER
L-2.3
7 OF 9 SHTS.

LANDSCAPE IRRIGATION SYSTEM

PART 1 – GENERAL

Refer to standard contract document for non-technical contractual requirements and conditions.

1.01 SCOPE OF WORK

Furnish labor, materials, equipment, appliances and services necessary for the execution and completion of "Landscape Irrigation" as indicated on the drawings and/or herein specified.

1.02 PERFORMANCE REQUIREMENTS

A. Drawings are diagrammatic and indicative of the work to be installed. Adjustments to meet site conditions are required.
B. The work shall be installed in such a manner as to avoid conflicts between the irrigation system, planting, site, and architectural features.

1.03 PROJECT CONDITIONS

A. Coordinate work with underground utilities and trades responsible for other underground improvements.
B. Provide irrigation at all times to properly maintain existing plants to the sole satisfaction of the Owner's Representative when required.

1.4 MATERIALS AND IDENTIFICATION

A. Labels and signs must be approved by Owner's Representative. Labels shall be installed on all appurtenances in below grade boxes and on all designated facilities such as control panels. Every pipe shall be identified with a pre-printed, embossed or painted label.
B. All potable water piping shall be installed with potable water identification.
C. Where a potable and sewer line cross within one (1) foot vertically, the potable line shall be installed within a Class 200 PVC protective sleeve. The sleeve shall extend five (5) feet either side of the sewer line. The potable line must be installed above the sewer line.

PART 2 - MATERIALS

Materials shall be first quality and of domestic manufacture unless otherwise noted.

2.01 SUBMISSION FOR APPROVAL

Furnish the articles, equipment, materials, or processes specified by name on the drawings and in specifications. No substitutions will be allowed without prior written approval of the Owner's Representative.

A. A complete material list shall be submitted to the Owner's Representative prior to performing any work. Catalog data and full descriptive literature must be submitted. Certificates must be submitted by plastic pipe and fitting manufacturer indicating that material complies with specifications, unless material has been previously approved.
B. The material list shall be submitted using the following layout (double space between each item):
Item No. / Description / Manufacturer / Model #
1. Pressure Supply Lines / Lasco / Schedule 40
2. Lawn Head / Rain Bird / RD-04
3. Etc.
C. Equipment or materials installed or furnished without the prior approval of the Owner's Representative may be rejected and such material removed from the site at no expense to the Owner.
D. Approval of any items, alternates, or substitutes indicates only that product(s) apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
E. Manufacturer's warranties shall not relieve liability under the guarantee. Such warranties shall only supplement the guarantee. The Owner's Representative may, at his option, require a manufacturer's warranty on any product offered for use.

2.02 GENERAL PIPING

A. Pressure supply line pipe from point of connection at water meter through backflow prevention unit shall be Type K Copper. Pressure supply lines downstream of backflow prevention unit shall be Schedule 40 PVC up to 2" in size. 2 1/2" and 3" sizes shall be Class 315 PVC.
B. Non-pressure lines shall be Schedule 40 PVC pipe.
C. Recycled & future recycled pipes to be purple color.

2.03 PLASTIC PIPE AND FITTINGS

A. All pipe shall be extruded of an improved PVC virgin pipe compound featuring high tensile strength, high chemical resistance and high impact strength. In terms of the current ASTM Standard D-1769 or D-2241, this compound shall meet the requirements of cell classification 12454B for pipe and 13454B for fittings. This compound must have a 2,000 psi hydrostatic design stress rating.
B. All pipe must bear the following markings: Manufacturer's name, nominal pipe size, schedule or class, pressure rating in P.S.I. and NSF (National Sanitation Foundation). The manufacturer shall also mark the date of extrusion of the pipe.
C. Solvent cement joints for plastic pipe and fittings shall be made as prescribed by the manufacturer. The high chemical resistance of the pipe and fitting compounds specified in the foregoing sections makes it mandatory that an aggressive primer, which is a true solvent of PVC, be used in conjunction with solvent cement designed for the fit of the pipe and the fittings of each size range specified.
D. Each pipe installer expected to make solvent points shall receive instructions in the proper assembly of such joints from the representative of pipe, cement, or fitting manufacture before starting the job, unless he has been previously instructed on recommended solvent cementing procedures by a competent representative of the manufacturer.
E. All fittings shall be standard weight Schedule 40 PVC. At the purchaser's discretion, contract preference may be given those suppliers able to furnish all types of fittings required under this contract from a single manufacturer, in order that responsibility will not be divided in warranty claim situations.
F. All fittings shall be injected molded of an improved PVC fittings compound featuring high tensile strength, high chemical resistance, and high impact strength. In terms of the current ASTM Standard D-1784-69, the compound must meet the requirements described in cell classification 12454B. Where threads are required in plastic fittings, these shall be injection molded also.
G. Apply primer and solvent on all pipe sizes and fittings. Primer solvent on both female and male ends.
H. All threaded nipples shall be standard weight Schedule 80 PVC, with molded threads.
I. All fittings shall bear the company's name and trademark, material designation, size applicable I.P.S. schedule, and NSF seal of approval.

2.04 PVC CONDUIT/SLEEVING

Pipe that is used for irrigation control wire sleeving shall be PVC conduit Schedule 40: Type 1220. All wires under paving shall be installed in PVC conduit, or sleeves as indicated in details and legend.

2.05 RING-TITE PVC PIPE

A. All ring-tite pipe indicated on the working drawings, 4" size or larger, shall be Class 200 PSI Johns-Manville PVC pipe with ring-tite joints.
B. All ring-tite joints shall be sealed with rubber rings as provided by the manufacturer. All pipe joints shall provide for expansion and contraction.
C. Joint restraint devices shall be provided as required for proper anchorage and durability of the ring-tite pipe. (Refer to Details)

2.06 BRASS PIPE AND FITTINGS (if required)

A. Brass pipe shall be 80% red brass. American National Standard Institute (ANSI), Schedule 40 threaded pipe. Fittings shall be medium brass, screwed 125 pound class.

2.07 BACKFLOW PREVENTION UNIT:

See plan for type, manufacturer and size. Unit shall be lead free.

2.08 QUICK COUPLING VALVES

A. The body of the valve shall be red brass with a wall thickness guaranteed to withstand normal working pressure of 150 PSI without leakage. Valve shall have a 3/4-inch or 1-inch female threaded opening at base. Use 1-inch size with acme threads for recycled water systems.
B. Hinge cover shall be red brass with a rubber-like vinyl cover bonded to it in such a manner that it becomes a permanent-type cover, yellow in color, purple for recycled water. Hinge shall be locking type.
C. Quick couplers shall be installed as indicated on Plan and Details.

2.09 AUTOMATIC CONTROL VALVES, ELECTRICAL

A. Valves shall be per legend.
B. Valves shall be capable of being operated in the field without electricity at the controller, by a bleeding valve.
C. Valves shall be completely serviceable in the field without removing valve body from the line.
D. Valves shall be installed in a shrub area whenever possible and installed according to construction detail.

2.10 BALL VALVES AND GATE VALVES

Approved ball valves shall be Nibco T-585 full port up to 2" size. Gate valves shall be used for 2 1/2" and 3" sizes and shall be Nibco T-113 with bronze turning handles. Gate Valves 4" in size and larger shall use Nibco P-619 RW Push on Gate Valve for ring-tite pipe connection. Install joint restraint devices where required per details. Size and location shall be as indicated on Plan.

2.11 VALVE BOXES

All remote control valves, ball valves, gate valves, and quick coupling valves shall be installed in suitable valve boxes as shown in details, complete with locking covers.

A. All concrete valve boxes shall be 'Christie' or an approved equal.
B. For round plastic valves boxes use 10" x 10 1/4" round box for ball valves,quick coupler, and gate valves: Rain Bird, NDS, or OldCastle-Carson Specification Grade 910-10 with bolt down cover or approved equal. Extension sleeve shall PVC 6-inch minimum size.
C. For rectangular plastic valve boxes use a 14" x 19" rectangular box for all electric control valves: Rain Bird, NDS, or OldCastle-Carson Specification Grade 1419-12B with bolt down cover or approved equal.
D. Install I.D. tags on all valves.
E. Valve box covers shall be green; purple for recycled water.

2.12 AUTOMATIC CONTROLLER

A. The Automatic Sprinkler Controller shall be as noted in the legend.
B. All wiring to and from the controller shall be through color-coded plugs and sockets. The controller shall be locking, weather-proof type, constructed of heavy gauge steel with corrosion resistant enamel finish inside and out.

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2.13 ELECTRICAL, HIGH VOLTAGE

A. Power to the automatic controller shall be provided by the Owner. Make connections per electrical code.
B. All electrical equipment outside of buildings shall be Nema 3 type, waterproof for such installation.
C. All high voltage work shall be installed under this section. Refer to Wiring, Low Voltage for additional information.

2.14 WIRING, LOW VOLTAGE

A. Connections between the controller and remote control valves shall be made with direct burial AWG-UF type wire, installed in accordance with valve manufacturer's specifications. Wire color: black or color coded for control, white for ground.
B. Sizing of wire shall be according to manufacturer recommendations, in no case less than #14 in size.
C. For two-wire systems, use 14-AWG double insulated two-wire cable. Install cable in Schedule 40 PVC conduit, unless noted otherwise. Connect cable to control valve decoders per manufactures instructions and per details.

2.15 SMALL SHRUBBERY SPRINKLER HEADS

See irrigation plan legend for manufacturer and model numbers.

PART 3 – EXECUTION

3.01 GENERAL

A. Materials shall be of first quality and of domestic manufacturer unless otherwise noted.
B. Coordinate the installation of all sprinkler materials, including pipe, with the landscape drawings, to avoid interfering with the trees, shrubs, or other planting.
C. For purposed of legibility, sprinkler lines are essentially diagrammatic. Although size and location of sprinkler equipment are drawn to scale whenever possible, make use of all data in all of the contract documents and verify this information at construction site.
D. All work called for on the drawings by notes shall be furnished and installed whether or not specifically mentioned in the specifications.
E. Do not willfully install the sprinkler system as indicated on the drawings when it is obvious in the field that unknown obstructions or grade differences exist, that might not have been considered in the engineering or if discrepancies in construction details, legend, or specific notes are discovered. All such obstructions or discrepancies should be brought to the attention of the Owner's Representative. In the event this is not done, the Contractor must assume full responsibility for revisions necessary. Before any work commences, confer with the Owner's Representative regarding general details of work of this contract.

3.02 OBSERVATION SCHEDULE

A. Contractor will be responsible for notifying the Landscape Architect and Owner's Representative in advance for the following observations according to the time indicated:
1. Pre-job Conference – 7 days
2. Pressure supply line installation and testing – 36 hours
3. System layout – 36 hours
4. Coverage tests – 36 hours
5. Final Inspection – 48 hours
B. When observations have been conducted by other than the regular Owner's Representative, show evidence of when and by whom these observations were made.
C. No final inspections will commence without as-built drawings being completed.

3.03 WATER SUPPLY

Connections to the existing points of connection shall be at the approximate locations shown on the drawings. Minor changes caused by actual site conditions shall be made without additional cost to the Owner.

3.04 LAYOUT

Layout sprinkler heads and make any minor adjustments required due to differences between site and drawings. Any such deviations in layout shall be within the intent of the original drawings, and without additional cost to the Owner. Layout shall be approved by the Owner's Representative before installation.

3.05 GRADES

Before starting work on the sprinkler system, carefully check all grades to determine that work may safely proceed, keeping within the specified material depth.

3.06 ASSEMBLIES

A. Install the backflow assembly at the height required by local codes, minimum 12" above finish grade.
B. Routing of pressure supply lines as indicated on drawings is diagrammatic. Install lines (and various assemblies) to conform with details on plans.
C. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet. When called for, the pressure relief valve shall be the last assembly.

3.07 LINE CLEARANCE

All lines shall have a minimum clearance of 4 inches from each other, and 6 inches from lines of other trades. Parallel lines shall not be installed directly over one another.

3.08 TRENCHING

A. Dig trench and support pipe continuously on bottom of ditch. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted. Where lines occur under paved area, these dimensions shall be considered below subgrade.
B. Provide minimum cover of 18 inches on all pressure supply lines.
C. Provide minimum cover of 18 inches for all control wires.
D. Provide minimum cover of 12 inches for non-pressure lines.
E. Provide minimum cover of 24 inches for all lines under paving.
F. Provide minimum of 10' horizontal separation of recycled water lines from domestic water lines.
G. Provide minimum of 1' sleeved vertical separation w/ recycled water lines under domestic water lines.

3.09 BACKFILLING

A. Initial backfill on all lines shall be of a fine granular material with no rocks or foreign matter larger that 1/2-inch in size. Backfill material shall be approved on-site soil or imported sand.
B. Backfill material shall be tamped in 4-inch layers, under the pipe and uniformly on both sides for the full width of the trench and the full length of the pipe. Materials shall be sufficiently damp to permit thorough compaction under and on each side of pipe, to provide support free of voids. Backfill for trenching shall be compacted to dry density equal to the adjacent undisturbed soil, and shall conform to adjacent grades without dips, sunken areas, humps, or other irregularities. Under no circumstances shall truck wheels be used for compacting soil.
C. Provide sand backfill a minimum of 6 inches over and under all piping under paved areas.

3.10 PVC PIPE

A. PVC pipe shall be snaked in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer.
B. All plastic to metal joints shall be made with plastic male adaptors, unless otherwise shown in details.
C. The joints shall be allowed to set at least twenty-four (24) hours before pressure is applied to the PVC pipe system.
D. Main lines shall be tested in place before backfilling for a period of not less than four (4) hours and shall show no leakage or loss of pressure. During the test period, minimum test pressure, at the highest point of the section being tested, shall be 150 pounds per square inch. Center filling of pipe lengths is allowed.
E. After all new sprinkler piping and risers are in place and connected, all necessary work has been completed and prior to the installation of sprinkler heads, control valves shall opened and a full head of water used to flush out the system for a minimum of five (5) minutes.
F. At the conclusion of a system flushing, the heads shall be installed and tested for operation in accordance with design requirements under normal operating pressure. Contractor shall verify head pressures with pitot tube and adjust valve to correspond with design pressure.

3.11 INSTALLATION OF RING-TITE PVC PIPE

A. Except as may be noted in other parts of the Specifications or on the drawings, installation of Ring-Tite pipe and connecting fittings shall be outlined in manual as furnished by pipe manufacturer, or as set forth by the Johns-Manaville Company Manual #772-62A. This shall include, but not be limited to, the installation of the pipe at the proper depth and the correct location of concrete thrust blocks of adequate sizes or restraint devices. Contractor shall make available the services of the manufacturer's representative at the start of the installation and during construction.
B. Each line shall be tested at a pressure 50 PSI greater than the manufacturer's recommended working pressure for a period of four (4) hours, with the couplings and connections exposed and with the center of pipe section sufficiently supported and filled to hold pipe in place.

3.12 SPRINKLERS

A. All nozzles on sprinklers shall be tightened after installation. All sprinklers having an adjustment stem shall be adjusted on a lateral line for the proper direction, radius, diameter and/or gallonage per approval of the Owner's Representative.
B. Sprinkler heads and risers shall be installed according to details for final approval.
C. Spacing of heads shall not exceed the maximum indicated on the drawings. in no case shall the spacing exceed the maximum recommendation by the manufacturer.
D. If necessary, adjust or replace sprinkler nozzles to achieve full head to head coverage.

3.13 VALVES

A. Control Valves and Quick coupling valves shall be set approximately 12" from walks, curbs, header boards, or paved areas where designed. Refer to installation detail. Place valves in valve boxes.
B. Remote control valves shall be adjusted in order that a uniform distribution of water is applied by the sprinkler heads to the planting areas for each individual valve system.

3.14 VALVE BOXES

A. Valve boxes shall be set one inch (1") above the designated finish grade in lawn areas and three inches (3") above finish grade in ground cover areas.
B. Valve boxes installed near walks, curbs, header boards, and paving shall not abut those items. Top surfaces shall be flush with, and perpendicular to, items listed above.
C. Valve boxes shall be installed in shrub planters, not in turf areas whenever possible, unless otherwise approved.

3.15 AUTOMATIC CONTROLLER LOCATION AND INSTALLATION

A. The automatic controller shall be installed at the approximate location shown on the Plan, unless otherwise instructed by the Owner's Representative.
B. All local and other applicable codes shall take precedence in connecting the 120 volt electrical service to the controller. Owner shall provide power to controller. Irrigation Contractor shall complete hook-up to controller.
C. There shall be adequate coverage of earth (18" minimum) over the 24-volt control wire. Bundle and tape wires at 15' O.C. and install adjacent to mainline.
D. Pedestal controller shall be installed on a concrete or plastic pad.

3.16 CONTROL WIRE

A. All electrical equipment and wiring shall comply with local and state codes and be installed by those skilled and licensed in the trade.
B. Connecting and splicing of wire at the valves or in the field shall be made using 3M DBRY-6 direct bury splice kit connectors. Connect to decoders for 2-wire systems.
C. Three (3') feet long Pig-Tail field wire splices shall be allowed only at 1500 ft. intervals. The wire splices shall be enclosed in an RCV Box with cover stenciled 'E8' in yellow.

3.17 BACKFLOW PREVENTION UNITS

A. The backflow prevention units shall be installed as shown on Plans and Details. Backflow prevention units shall be installed per local codes.
B. Provide certification from a certified testing company for reduced pressure backflow assemblies.

3.18 FLUSHING THE SYSTEM

A. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system for a minimum of 5 minutes. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner's Representative.

3.19 ADJUSTING THE SYSTEM

A. Adjust the valves and alignment and coverage of all sprinkler heads. If it is determined that adjustments in the irrigation equipment or nozzle changes will provide proper and more adequate coverage, make all necessary changes or make arrangements with the manufacturer to have adjustments made, prior to any planting. These changes or adjustments shall be made without additional cost to the Owner.
B. The entire system shall be operating properly before any planting operations commence.

3.20 COVERAGE TEST

A. When the sprinkler system is completed, perform a coverage test in the presence of the Owner's Representative to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans, or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Owner's Representative. This test shall be accomplished before planting begins.

3.21 HYDROSTATIC TEST

A. All Hydrostatic tests shall be made only in the presence of the Owner's Representative, or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested, and approved in writing. Pressure supply lines shall be tested under a hydrostatic pressure of 150 pounds per square inch for a period of four hours.

3.22 COMPLETION

A. Upon completion of the work, make ground surface level, remove excess materials, rubbish, debris, etc., and remove construction and installation equipment from the premises.
B. Supply as part of this contract the following tools:
- Two wrenches and tools for disassembling and adjusting each type of sprinkler head supplied.
- Two keys for each automatic controller.
- Four quick coupler keys with attached hose swivels.
- Four (4) of each of all types of sprinkler heads and nozzles.
- Two keys for enclosure lock.
- Two cover lifting tools for valve boxes.
C. The above equipment shall be turned over to the Owner at the conclusion of the project. Before final acceptance can occur, evidence that the Owner has received materials must be shown to the Owner's Representative.

PART 4 – RECORD DRAWINGS, CHARTS AND MANUALS

4.01 RECORD DRAWINGS

A. Record accurately on one set of black and white prints of the drawings, all changes in the work constituting departures from the original contract drawings, including changes in both pressure and non-pressure lines.
B. Upon completion of each increment of work, transfer all such information and dimensions to the prints. The changes and dimensions shall be recorded in a legible and workmanlike manner to the satisfaction of the Owner's Representative. When the drawings are approved, the transfer of all information to a set of reproducible drawings will be done at cost by the Owner's Representative.
C. Dimensions from two permanent points of reference (buildings, monuments, sidewalks, curbs, pavement, etc.). Locations shown on as-built drawings shall be kept day to day as the project is being installed. All dimensions noted on drawings shall be 1/8-inch in size.
D. Show locations and of the following items:
•Point of connection and equipment.
•Routing of sprinkler pressure lines (dimension maximum 100 feet along routing).
•Sprinkler control valves (buried only).
•Routing of control valves.
•Other related equipment (as may be directed by the Owner's Representative).
•Quick coupling valves.
E. Maintain as-built drawings on site at all times.

4.02 CONTROLLER CHARTS

A. As-built drawings must be approved by the Owner's Representative before charts are prepared.
B. Provide one controller chart for each controller supplied, of the maximum size the controller door will allow, showing the area covered by the automatic controller. The chart is to be a reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced. The chart shall be a black line print and a different color shall be used to show the area of coverage for each station.
C. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils. thick. The chart shall be mounted using Velcro or approved equal type of tape inside controller cabinet.
D. These charts must be completed and approved prior to final inspection of the irrigation system.

4.03 OPERATION AND MAINTENANCE MANUAL

A. Prepare and deliver to the Owner's Representative within ten days by calendar prior to completion of construction, a maintenance manual with all required and necessary descriptive material in complete detail and sufficient quantity, properly prepared in individual bound copies of the operation and maintenance manual. The manual shall describe the material installed and shall be in sufficient detail to permit the operating personnel to understand, operate, and maintain all equipment. Spare parts lists and related manufacturer information shall be included for each equipment item installed. Each complete, bound manual shall include the following information:

1. Index sheet stating Contractor's address and telephone number, duration of guarantee period, list of equipment with names and addresses of local manufacturers.

2. Complete operating and maintenance instructions on all major equipment.

B. In addition to the above maintenance manual, provide the maintenance personnel with instructions for major equipment and show written evidence to the Owner's Representative at the conclusion of the project that this service has been rendered.

PART 5 - GUARANTEES

A. The entire sprinkler system shall be unconditionally guaranteed by Contractor as to material and workmanship, including settling of backfilled areas below grade for a period of one (1) year following the date of final acceptance of the work. Owner may exercise option to withhold part of final payment until the one year product/workmanship guarantee has elapsed from date of final acceptance.
B. If within one year from the date of completion, settlement occurs, and adjustments in pipes, valves and sprinkler heads or paving is necessary to bring the system or paving to the proper level of the permanent grades, contractor, as part of the work under his contract, shall make all adjustments without extra cost to Owner, including the restoration of all damaged planting, paving or other improvements of any kind. Should any difficulties develop within the specified guarantee period which Owner feels may be due to inferior material and/or workmanship, these difficulties shall be immediately corrected by Contractor to the satisfaction of Owner at no additional cost to Owner, within 48 hours of written notice, including any and all other damage caused by such defects. Failure of Contractor to respond in a timely manner to repair damaged conditions, shall prompt owner to repair same and deduct costs of labor, material and equipment used from Contractor's final payment.
C. The Owner reserves the privilege of making any emergency repair without relieving Contractor's warranty obligations.
D. Written guarantee shall be supplied in the completion of the project, showing date of completion

END OF SECTION

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PH: (909) 484-2800

L.A. SEAL

LICENSED LANDSCAPE ARCHITECT
Richard W. Krumwiede 2624
Signature 07-31-26 Renewal Date
09-10-24 Date
STATE OF CALIFORNIA

PROJECT/CLIENT

NICE DREAM ICES
LANDSCAPE IMPROVEMENTS
NICE DREAM ICES
56778 TWENTYNINE PALMS HWY, YUCCA VALLEY, CA

SHEET TITLE

IRRIGATION SPECIFICATIONS

REVISIONS

DRAWN BY
STAFF

CHECKED BY
GD

DATE
09/10/24

SCALE
NONE USED

JOB NUMBER
2423

SHEET NUMBER
L-3.1
8 OF 9 SHTS.

LANDSCAPE PLANTING

PART 1 – GENERAL

Refer to standard contract document for non-technical contractual requirements and conditions.

1.01 SCOPE OF WORK

A. Work Included: All labor and materials, appliances, tools, equipment, facilities, transportation, and services necessary for and incidental to performing all operations in connection with furnishing, delivery, and installation of "Landscape Planting", complete, as shown on the drawings and/or specified herein. Work includes, but is not limited to the following:
   1. Provide the fine grading in all areas to be planted.
   2. Furnish and apply weed control to all planting areas.
   3. Preparation of soil in all planting areas per soils analysis.
   4. Furnish and install all plants and installation materials.
   5. Stake trees.
   6. Furnish and install sodded lawn.
   7. Furnish and install header boards.
   8. Furnish and apply mulch.
   9. Pruning of nursery stock as directed.
   10. Maintenance of all plantings until end of maintenance period and acceptance by Owner.
   11. Guarantee of material and workmanship.
B. Related work specified under other contracts (copies available from the Owner).
   1. Concrete sidewalks, curbs, and mow strips.
   2. Asphalt paving.
   3. Rough grading and drainage.
   4. Electrical work.
C. Verification of Plant Quantities: Quantities given for plant materials are shown on drawings for convenience only. The Contractor shall provide all plants shown on the plans.

PART 2 - MATERIALS

2.01 MATERIALS

If requested, samples of soil additives and plants shall be submitted for inspection and stored on the site until furnishing of materials is completed. Delivery may begin upon approval of samples, or as directed by the Owner's Representative. Substitutions in any material will not be permitted unless specifically approved in writing by the Owner's Representative.

A. Soils
   1. After rough grading has been completed and prior to operations, on-site soils shall be tested for agronomic suitability and amending requirements. Testing services shall be organized and paid for by the contractor. In projects with multiple landscape installations (i.e. production home developments) a soil sampling rate of 1 in 7 lots will satisfy this requirement.
   2. Contractor shall make all adjustments to comply with final soils analysis recommendations as directed by the soils report.
   3. Soil-Testing Laboratory Qualifications:
      a. Wallace Laboratories, 365 Coral Circle, El Segundo, CA. 90245, Tel: (310) 615-1116, Fax: (310) 640-6863
      b. Waypoint Analytical, 4741 East Hunter Ave, Suite A, Anaheim, CA. 92807, Tel: (714) 282-8777
      c. Sunland Analytical, 11419 Sunrise Gold Circle, #10 Rancho Cordova, CA. 95742, Tel: (916) 852-8557
   4. Topsoil Analysis: Soil analysis shall include the following:
      a. Physical soil properties.
      b. Hydraulic Conductivity and rate of water percolation.
      c. Chemical Analysis.
      d. Recommendations for organic materials, fertilizers, and other materials found necessary to amend base soils for optimum plant growth.
      e. Recommendations for specific backfill mix to be utilized in planting pits.
B. Soil Amendments shall be as recommended by soil testing laboratory and the following:
   1. Fertilizer for soil conditioning and maintenance shall bear the manufacturer's guaranteed analysis, and shall be as recommended in the required soils laboratory report.
   2. Fertilizer plant tablets shall be Gro-Power 20-10-5, 7 gram or Agriform 20-10-5, 21 gram to be applied per Manufacturer's Specifications.
   3. Application rates:

      Option 1: Apply 21 gram Agriform tablets at the following rates per plant by size:
      Small Groundcover and Flats:
      Apply one 10 gram Agriform tablet per rooted groundcover cutting and flats. Refer to Manufacturer's Specification for installation procedure.

      Groundcover, and Shrubs:
      • 1 gal. shrub – 1 tablets
      • 5 gal. shrub – 2 tablets
      • 15 gal. shrub - 7 tablets

      Trees:
      • 24" box tree – 15 tablets
      • 36" box tree – 18 tablets
      • 48" box tree – 20 tablets
      • 60" box tree – 24 tablets

      Option 2: Apply 7 grams Gro-Power tablets at the following rates per plant by size:
      Groundcover and Flats:
      Apply one 7 gram Gro-Power tablet per rooted groundcover cutting and flats. Refer to Manufacturer's Specification for installation procedure.

      Groundcover, and Shrubs:
      • 1 gal. shrub – 2 tablets
      • 5 gal. shrub – 6 tablets
      • 15 gal. shrub – 12 tablets

      Trees:
      • 24" box tree – 14 tablets
      • 36" box tree – 18 tablets
      • 48" box tree – 22 tablets
      • 60" box tree – 32 tablets

   4. Organic amendments shall be nitrolized redwood sawdust (.5% actual nitrogen), or Fir Bark 1% nitrogen). It shall be fine textured, having minimum 80% passing #5 screen and minimum 95% passing #4 mesh screen. Salinity shall be no higher than 3.5 millohms per centimeter at 25 Centigrade as measured by saturation Pine shall not be used as an organic amendment.

C. Plants
   1. Quality and size of all plants shall conform to the California Standard Grading Code of nursery stock and shall be No. 1 grade. Plants shall be vigorous, or normal growth, free from disease, insects, insect eggs and larvae. All plants shall equal or exceed any measurements specified and shall be supplied from the source indicated when a source is specified.
   2. Container stock shall have grown in containers for at least one year, but not over two years. Samples shall be shown to prove that no root bound conditions prevail. No container plants that have cracked or broken balls of earth, when taken from container, shall be planted except on special approval from the Owner's Representative.
   3. Nomenclature conforms to customary nursery usage: For clarification, the term "multi-trunk" defines a plant having a minimum of three trunks and a maximum of five trunks of nearly equal diameter.
   4. Inspections: All plant materials must have been previously inspected at the nursery by a State or County Horticultural Department, and shall be subject to the inspection and approval of the Landscape Architect before planting.
      a. Inspection of Plant Material: Inspection of plant materials required by City, County, State, or Federal authorities shall be the responsibility of the Contractor and where necessary he shall have secured permits or certificates prior to delivery of plants to the site.
      b. Plants shall be subject to inspection and approval or rejection at place of growth and on the project site at any time before and during progress of work or during the maintenance period. Poor condition, latent defects, injuries, and improper size, variety, and shape shall be cause for rejection. Rejected plants shall be removed from the project site immediately.
   5. Substitutions for the indicated plant materials will be permitted provided the substitute materials are approved in advance by the Landscape Architect and the substitutions are made at no additional cost to Owner. Except for authorized variations, all substitute plant materials shall conform to the requirements of these specifications. If the accepted substitute materials are of a less value than those indicated or specified, the Contract price will be adjusted in accordance with the provisions of the Contract.
B. Tree support materials:
   1. Stakes for tree support shall be lodge pole pine free from knots, rot, cross grain or other defects that would impair strength. Stakes shall be pressure treated with pentachlorophenol, and a minimum of 2' diameter by 8'-0" long and pointed at one end.
   2. Ties for holding trees shall be "cinch-tie" or approved equal. "Cinch-tie" manuf. by V.I.T. Products, 15561 Product Lane, D-4, Huntington Beach, CA 92649.
   3. Tree guying materials shall be as follows:
      a. Ground anchors for guying shall be redwood per detail.
      b. Guying wire shall be 12 gauge annealed galvanized steel.
      c. Guying cable shall be a minimum of two strands, making a 3/16" diameter steel cable.
      d. Hose chafing guards shall be new or used 2-ply, one half inch (1/2") reinforced rubber or plastic hose and shall be all the same color on the project. Length shall be one and one-half times the circumference of the plant at its base.
      e. Guying cable shall be covered with 3/8" dia. x 3" long white PVC tubing.
      f. Turnbuckles shall be galvanized or cadmium-plated steel and have a 3" minimum lengthwise opening fitted with screw eyes.
      g. Duckbill 88-OTS earth anchor may be used as an alternate to the guying materials specified above manuf. by Foresight Products, Inc. North Glen, Colorado, (1-800) 325-5360.
D. Mulching: Mulch shall consist of processed wood fiber material equal to or supplied by Earthworks. Riverside, CA, (951) 782-0280. Submit sample of any alternative material prior to purchase and/or placement for Owner's Representative's approval.
E. Lawn from Sod: Marathon II Hybrid Fescue as available from Southland Sod Farms or equal. Submittal for type and grower required for Architect's approval.
F. Header board / Mowstrip: See details.
G. Herbicides:
   1. Herbicides used must comply with all applicable State and Federal laws and be registered with the U.S. Environmental Protection Agency Herbicide control shall be:
      a. Pre-emergency application of "Treflan 5% Granules" or equivalent, applied according to manufacturer's recommendations and incorporated into soil as specified.
      b. Post - emergence application of "Round-up" or equivalent, applied as specified by manufacturer. Spray with extreme care to avoid contact with desirable landscape plantings.

PART 3 – EXECUTION

3.01 GENERAL PREPARATION

A. Commence work as directed by the Owner's Representative and conduct operations continually to completion unless weather conditions are unfavorable. All work shall conform to high standards of practice within the trade.
B. Clean up and remove from planting areas all existing plant material not removed under the general site construction contract, including roots and any accumulated debris and rubbish before commencing work. Legally dispose of such materials off the site.
C. Underground Obstructions to Planting:
   1. If underground utilities, construction or solid rock ledges are encountered, other locations for planting may be selected by the Owner's Representative. Damage to utility lines shall be repaired at the Contractor's expense at no additional cost to the Owner or Tenant.
D. Protection of Existing Vegetation:
   1. If lawns have been established prior to planting operations, the surrounding turf shall be covered in a manner that will protect turf areas before excavations begin.
E. Storage: Store plants and materials on the project site, and ensure that they are protected from damage by sun, rain, wind, theft, vandalism, and construction work. Water plants regularly.

3.02 INSPECTION OF WORK IN PROGRESS

A. Installations and operations in progress must be approved at various stages by the Owner's authorized Representative.
B. In no event shall the Contractor proceed from one state to another of the work, without prior approval of the Owner's authorized Representative.
C. The Contractor must notify the Owner's authorized Representative for inspections of the following stages of work:
   1. When all grading within planting areas has been completed.
   2. When all plants are ready to be delivered at the nursery or when plants have been delivered to the site and prior to any planting.
   3. When all trees and shrubs have been spotted on the site where shown on the drawings.
   4. When all tree and shrub pits have been excavated after water has leached out of the pits.
   5. When weed germination and removal is complete, and seedbed is prepared but prior to installation of seed.

3.03 FINE GRADING

A. The Contractor shall import soil when required. The Contractor's bid shall indicate the total in-place cost of required import soil. No additional charges will be allowed.
B. The soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form, or clods not readily break up.
C. The Contractor shall be responsible for dust control in areas within the scope of this contract.
D. Rip in two directions to the depth of 12" on all areas upon which fill will be placed.
E. Rough grade requirements shall allow for soil amendments. Coordinate with General Contractor.
F. Bring to the attention of the Owner's authorized Representative all soil in planting areas that contain any deleterious substances such as oil, plaster, concrete, gasoline, paints, solvents, etc. Upon the approval of the Owner's authorized Representative, remove and dispose of all above mentioned items and soil to the level of dryness in the affected areas. The affected soil shall be replaced with native soil. If the Contractor fails to notify Owner's authorized Representative of the above-mentioned soil, the Contractor shall be responsible for any damage to installed plants caused by such substances.
G. If an area to be landscaped is not acceptable to the Contractor, he shall notify the Owner's Representative.
H. Finish grade all planting areas to a smooth and even conditions, making certain that no water pockets or irregularities remain. Remove and dispose of all foreign materials, clods and rocks over one inch in diameter within six inches of the surface so that, after soil conditioning and planting, the finish grade in shrub and in groundcover areas is 3" below the top of all curbs and 1" below the top of all walks.
I. Omit roto-tilling on slopes 2 to 1 or greater in ratio. instead, lightly hand scarify the soil. Refer to Drawings for sloped areas, if any.
J. Patch all areas having damage from erosion and so related earth moving to create a smooth and regular surface for planting. Final grade to be approved by Owner's Representative.

3.04 SOIL CONDITIONING (see also Fine Grading Section)

A. Broadcast the recommended soil additives per 1,000 square feet and cultivate to a depth of 6" based upon recommendations from soils laboratory report. It is the Contractor's responsibility to obtain soils tests. Copies of the report shall be sent to the Owner's Representatives.
B. For bidding purposes when no soils report is available, in all planting areas the following application shall be made per 1,000 square feet of area and shall be thoroughly cultivated in two directions into the top 6" of soil, and the area watered down:
   - 2 CU. YDS. Nitrolized wood shavings
   - 20 LBS. iron sulfate
C. Planting pits shall be excavated two times the diameter and 2" shallower than the root ball depth for trees, twice as wide and 6" deeper than the root ball for shrubs. (Refer to planting details).
D. For plants, backfill plant pits with soil excavated from pit with amendments per soils report.
E. Backfill mix for Palms shall be plaster or nursery sand. (Refer to details)
F. The prepared soil mix shall be uniformly blended in an area adjacent to the planting work and shall be accurately proportioned using a suitable measuring container. Unused excavated soil shall be removed from site. Protect the mix from water until it has been placed in backfill around plants.

3.05 WEED CONTROL/ABATEMENT

A. Weed abatement: after earthwork, installation of irrigation system, soil preparation, and fine grading, but prior to planting, perform weed abatement program to all planting areas as follows:
   1. Hydroseeded or hand seeded planting areas:
      a. Apply sulfate of ammonia at the rate of 5 Lbs. per 1,000 Sq. Ft. to all areas be planted.
      b. Keep area moist by regular irrigations for a period of two (2) weeds to germinate existing weed seeds.
      c. At the end of two weeks, apply "Round-Up" or equal systemic herbicide. Do not irrigate within six (6) hours after application. Herbicide shall be applied by an individual with appropriate license, refer to MFG specifications for period of time required from time of application to time of implementing planting. After complete weed kill, remove all weed residue and top growth and dispose of in a legal manner.
   2. Shrub and hand planted ground cover areas:
      a. Apply pre-emergent weed control chemicals to hand planted groundcover areas. Do not apply to areas to be seeded.
      b. Proceed with installation of shrubs and groundcover after removal of any weeds by cultivation.
B. The Contractor shall be responsible for control of weeks in all landscape areas through the final acceptance of the work. Any selective week control spray or physical week removal shall be the Contactor's responsibly and the Contractor shall repair any damage resulting form week control activity.
C. All herbicides shall be applied only by a licensed herbicide application agency or no herbicides shall be applied without first obtaining written approval from the city inspector.

3.06 PLANTING SHALL BE DONE AS FOLLOWS:

A. Planting of Trees
   1. Position plants in plant locations indicated on drawings and secure approval before excavating pits, making necessary adjustments as required.
   2. All pits for trees shall be dug square with bottom level, the length of sides equal to two times the width and 2" less than the depth of the tree root ball. Compacted soils at sides and bottoms shall be loosened by scarifying or other approved method. Once the tree is positioned in the pit, the pit shall be filled with soil as per specs, thoroughly settled by water application. (Refer to planting details, spacing details, and tree irrigation details.)
   3. Prepare depressed water basin as wide as plant root-balls at each plant. Water thoroughly, backfilling any voids with additional soil.
B. Planting Vines, Shrubs and Groundcover
   1. Vine and shrubs shall be planted in pits at least two times greater than the diameter of the root ball and 6" below the bottom of the ball. Compacted soil at bottom of pit shall be loosened and the pit filled with "native soil" to the bottom of the ball. When the plant has been properly set, the pit shall be filled to the required grade with amended soil and thoroughly settled by tamping and watering. All vines shall be removed from stakes, untied, and securely fastened in an approved manner to the wall, fence or other surface next to which they are planted. (Refer to planting details)
   2. Prepare a depressed water basin as wide as plant root balls at each plant. Water thoroughly, backfilling any voids with additional prepared planting mix.
   3. Groundcover
      a. Pits for flat sized plants to be at least 4" x 4" x 4". Ground cover areas shall be moistened prior to planting. No flatted liner, or potted plants shall be planted in dry soil.
      b. Set plants in center of pits so that crown of plant will be level with finished grade after settling of soil, then backfill, and water. (Refer to spacing detail)
      c. Flatted plants shall be well rooted with runners at least 4" but not more than 6" in length.
C. Trees and Vines Occurring in Lawn
   1. Trees and vines occurring in lawn shall be planted before final preparation of those areas.
   2. All trees shall be installed with bark protection devices at their crowns. (Refer to planting detail)
   3. Lawn around trees shall be installed no closer to the tree trunk than the width of the root ball, and shall be maintained at this distance with mulch between tree trunk and grass.

3.07 TURF GRASS SOD

A. Roll sub grade when soil is reasonably dry, using a 125-pound water ballast roller. If rolling will not firm the sod bed underneath, it shall be permitted to settle until the Owner's Representative determines a satisfactory condition has developed. Re-rake or scarify all irregularities and cut or fill as required to establish uniform grade. Roll area again to obtain a uniform grade. Areas to be planted to lawn, shall be finished smooth, satisfactory to the Owner's Representative before any sod is placed. Apply starter fertilizer to soil surface per sod manufacturer recommendations.
B. Sod is to be freshly cut and placed in sections not smaller than one square foot. Stagger the joints between rolls. Sift soil (use soil waste that has fallen off sod) into all joints to fill any voids created. Roll sod with lightly weighted roller after completion of all sodding operations.
C. The lawn edges shall be maintained in a neat condition until acceptance of the work.
D. Sufficient measures shall be taken to the Contractor to ensure the lawns against damage resulting from pedestrian traffic. If any type of barrier is used, it must meet with the approval of the Owner's Representative. Any damage to the lawns shall be repaired by the Contractor before acceptance will be made.
E. Repair. When any portion of the sod area becomes discolored, waterlogged, or otherwise damaged or unhealthy following sodding within the period of Contractor's responsibility, the affected portion shall be repaired to re-establish the condition and grade of the soil prior to installation and shall then be replanted as originally specified at no cost to the Owner.

3.08 TREE STAKING (See Staking Details)

A. Stakes shall be driven into the ground in such a way as to minimize damage to the ball of the tree, and shall be placed so that the tree will blow away from the stakes, except where such placement will cause damage by parked cars.
B. Form loops around trunk with ties, and securely attach to stake(s) with nails or screws. Attach loose enough so that tree can sway slightly in the wind.(Refer to Detail)

3.09 PRUNING

Pruning of nursery stock shall not be done prior to delivery. Plants and trees shall only be pruned for health or structural reasons, including the need to eliminate diseased, damaged, or structurally unsound growth. Pruning shall be performed according to ANSI A-300 or International Society of Arboriculture standards under supervision of a qualified arborist approved by the Landscape Architect. LEAVE OPEN WOUNDS TO AIR-DRY - DO NOT USE ANY FORM OF "TREE PAINT" OR WOUND SEALER.

3.10 MULCHING

A. All planting areas (except turf areas and as noted) shall be mulched (top dressed) with a minimum of 3" depth layer of wood fiber material. Remove mulch falling on hard-surface areas.

3.11 CLEAN-UP

A. During the course of the work and at its conclusion, remove surface material from the site and leave the premises in a neat and clean condition.
B. Remove all tags, labels, nursery stakes and ties from all plants.

3.12 PROTECTION

Contractor shall carefully and continuously protect all areas included in the Contract, including plant materials, fences, supports, public safety, etc., until final acceptance of the work by the Owner's Representative.

3.13 MAINTENANCE

A. Maintenance operations shall begin immediately after each plant is planted and shall be continued satisfactorily for a period of 90 calendar days after the time all items of work have been completed as specified herein and to the satisfaction of the Owner's Representative.
B. During the maintenance period specified in paragraph A. above, all plants and planted areas shall be kept watered at all times; weeds shall be removed and disposed of; basins and depressions shall be maintained and cultivated and kept well formed around trees and shrubs; paper and debris shall be regularly removed from planters; and water system shall be maintained and repaired; rodents shall be controlled; and the entire project shall be so cared for that a neat and clean condition is presented at all times. Keep walks and curbs swept clean. Legally dispose of excess materials including paper and debris in planted areas.
C. Maintain a sufficient number of men and adequate equipment to perform the maintenance work herein specified from the time of planting until completion of the maintenance period and acceptance by the Owner.
D. An application of maintenance fertilizer shall be made to all landscape areas just prior to the completion of the maintenance period according to the recommendations for the required soils laboratory report. If no recommendation is provided, apply 16-6-8 commercial fertilizer to all areas per manufacturer specifications.
E. A written notice requesting a pre-maintenance inspection shall be received by the Owner's Representative at least 5 days prior to completion of the project.
F. A written notice requesting final inspection shall be received by the Owner's Representative at least 5 days prior to completion of maintenance period.
G. The Contractor shall make a periodic inspection of plant materials until the end of the guarantee plant period. If unfavorable conditions exist which might be harmful to the guaranteed plant, the Contractor shall notify the Owner in writing of the condition, or he may be held responsible under the guarantee.
H. Pre-maintenance inspection and final inspections are to be held with the understanding that the project has been reviewed by the principals of the responsible Contractor in advance of the review by the Owner's Representative and/or Owner. Discrepancies noted during this advance review are to be corrected before the project receives these official inspections.
I. The Landscape Contractor shall refer to the Landscape Maintenance Manual for further maintenance requirements (if applicable).

PART 4 – GUARANTEES

4.01 GUARANTEE

All shrubs and groundcover plants shall be guaranteed by Contractor as to growth and health for period of ninety (90) calendar days after completion of the specified maintenance period, and/or final acceptance by the Owner's Representative. All trees up to 24: box size shall be guaranteed by Contractor to live and grow in an acceptable upright position for a period of twelve (12) months after completion of the specified maintenance period, and/or final acceptance by the Owner's representative.Trees in 24" boxes or larger, and all field grown specimens shall be guaranteed by Contractor to live and grow in an acceptable upright manner for a period of one (1) year after completion of the specified maintenance period, and/or final acceptance by the Owner's representative.

4.02 REPLACEMENT STOCK

All replacement stock shall be subject to the same warranty requirements as the original stock. Any damage due to replacement operations shall be repaired by the Landscape Contractor. At the end of the warranty period, inspections shall be made jointly by the Tenant's Construction Representative, Developer, Tenant and Landscape Contractor. All plants and lawn areas not in a healthy growing condition shall be removed and replaced with plants and grasses of a like kind and size before the close of the next planting season.

END OF SECTION

811 Know what's below. Call before you dig.

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA , CALIFORNIA 91730
PH: (909) 484-2800

L.A. SEAL

LICENSED LANDSCAPE ARCHITECT
No. 6264
Michael W. Krumwiede
Signature
07-31-26
Renewal Date
09-10-24
Date
STATE OF CALIFORNIA

PROJECT/CLIENT

NICE DREAM ICES
LANDSCAPE IMPROVEMENTS
NICE DREAM ICES
56778 TWENTYNINE PALMS HWY., YUCCA VALLEY, CA

SHEET TITLE

PLANTING SPECIFICATIONS

REVISIONS

DRAWN BY
STAFF

CHECKED BY
GD

DATE
09/10/24

SCALE
NONE USED

JOB NUMBER
2423

SHEET NUMBER
L-3.2
9 OF 9 SHTS.

GRADING PLAN GENERAL NOTES

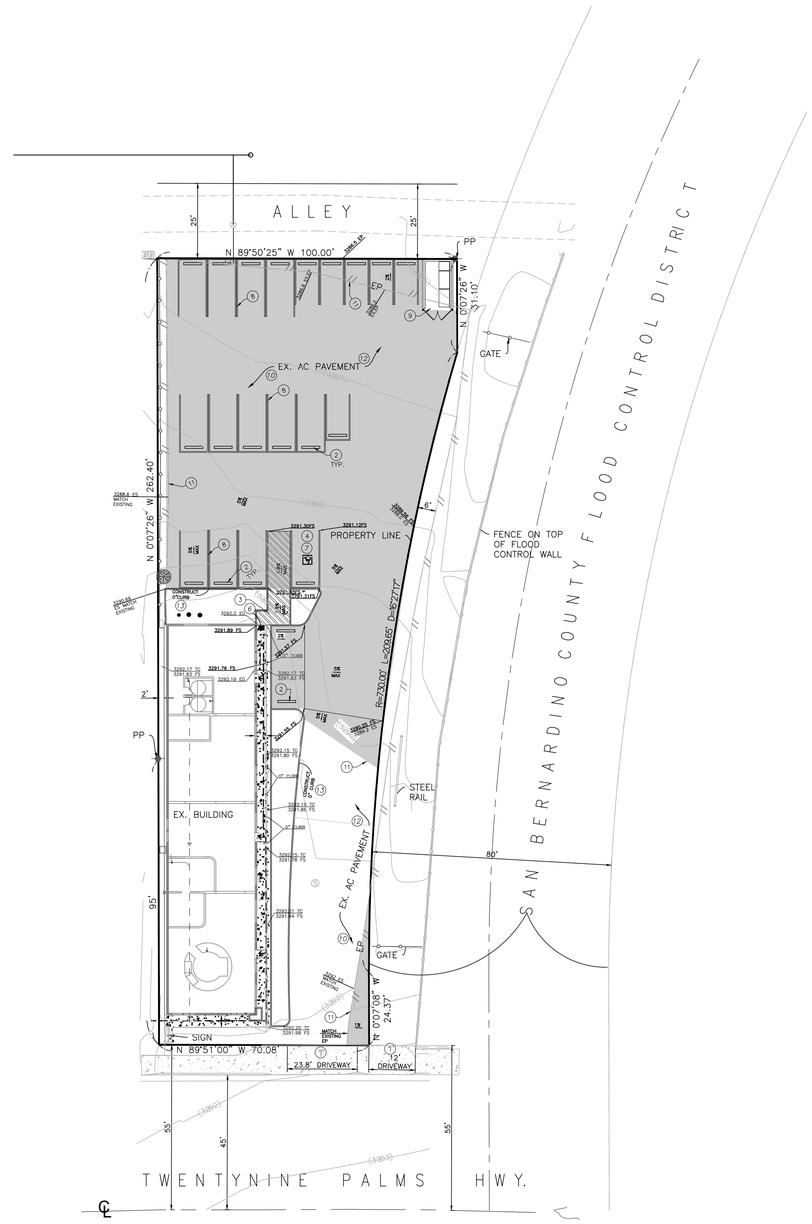
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD PLANS OF THE TOWN OF YUCCA VALLEY AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), LATEST EDITION, AND THE PROJECT'S CONDITIONS OF APPROVAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EFFECTIVE MEANS OF DUST CONTROL WHICH SHALL INCLUDE PROVISIONS FOR ADEQUATE WATERING DURING THE GRADING PROCESS AND PROVISIONS FOR CONTINUANCE OF DUST CONTROL UNTIL THE GRADE SURFACE PRESENTS SUFFICIENT COVER AGAINST WIND OR WATER EROSION THAT SPECIAL DUST CONTROL MEASURES ARE NO LONGER NECESSARY.
3. CONTRACTOR SHALL OBTAIN ALL PERMITS AS REQUIRED BY THE TOWN OF YUCCA VALLEY DEVELOPMENT CODE.
4. ALL GRADING SHALL COMPLY WITH APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE, LATEST EDITION.
5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. SUBJECT TO THE PROVISIONS OF SECTION 4215 OF THE CALIFORNIA GOVERNMENT CODE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 TWO WORKING DAYS PRIOR TO ANY EXCAVATION.
6. DIMENSIONING TO CURBS SHALL BE TO FACE OF CURB.
7. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS OFF-SITE AT A LEGALLY APPROVED DISPOSAL SITE.
8. CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITY FACILITIES AND SHOW LIMITS OF REMOVALS OF THE RECORD DRAWING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT OR RELOCATION OF ALL REGULATORY, WARNING AND GUIDE SIGNS.
10. THE ASPHALT DESIGN MUST MEET THE CALTRANS STANDARD SPECIFICATIONS, 2015, SECTION 39, FOR TYPE B ASPHALT, 3/4" MAXIMUM MEDIUM AND 1/2" MAXIMUM MEDIUM THE OIL SHALL BE PG 70-10.
11. THE AGGREGATE BASE SHALL BE CLASS II, FOR 3/4" MAXIMUM ACCORDING TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, SECTION 26, DATED 2015.
12. A 'RECORD DRAWING' (FORMERLY CALLED "AS-BUILT" DRAWING) OF THIS PLAN MUST BE SUBMITTED TO AND APPROVED BY THE TOWN ENGINEER BY THE PROJECT ENGINEER OF RECORD PRIOR TO ACCEPTANCE OF THE PROJECT.
13. CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE PROVIDED ON ALL PROJECTS AS REQUIRED BY TOWN STANDARDS OR AS DIRECTED BY THE TOWN ENGINEER AS A MINIMUM, ALL CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE IN ACCORDANCE WITH STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" DATE 1991, OR SUBSEQUENT EDITIONS IN FORCE AT THE TIME OF CONSTRUCTION.
14. THE FLOW LINES OF ALL CURB AND GUTTERS AND CROSS GUTTERS SHALL BE WATER TESTED BEFORE ACCEPTANCE OF THE PROJECT.
15. PARKING STALLS SHALL BE CLEARLY DELINEATED WITH A 4 TO 6 INCH STRIPE "HAIRPIN" OR ELONGATED "U" DESIGN OR OTHER APPROVED STRIPING OR STALL DELINEATION.
16. FINAL SITE GRADING AND DRAINAGE FLOW LINES SHALL BE CERTIFIED, IN WRITING, BY THE ENGINEER OF RECORD TO BE IN CONFORMANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL INSPECTION.
17. NPDES PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT FOR PARCELS 1 ACRES OR GREATER.
18. THE LOCATION OF BLOCK WALLS, RETAINING WALLS, AND OTHER STRUCTURES SHALL BE CLEARLY DEFINED ON THE PLANS. CONSTRUCTION AND STRUCTURAL DETAILS SHALL NOT BE SHOWN ON THE GRADING PLAN.
19. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY SLADDEN ENGINEERING DATED NOV 20, 2018 SHALL BE COMPLIED WITH.
20. THIS PLAN IS FOR GRADING PURPOSES ONLY. APPROVAL DOES NOT CONSTITUTE APPROVAL OF BUILDING LOCATIONS, OFF-SITE DRAINAGE FACILITIES, DRIVEWAY LOCATIONS OR SIZES, PARKING LOT LAYOUT, ETC. OR OTHER ITEMS NOT RELATED TO BASIC GRADING OPERATIONS. NO STRUCTURAL CALCULATIONS HAVE BEEN MAD FOR ANY STRUCTURES ON THIS PLAN DURING PLAN CHECK, THEREFORE, THE PLAN CHECK ENGINEER TAKES NO RESPONSIBILITY FOR THE INTEGRITY OF SUCH STRUCTURES.
21. UPON ISSUANCE OF GRADING PERMIT BY THE TOWN OF YUCCA VALLEY ALL GRADING SHALL BE UNDERTAKEN AND COMPLETED IN COMPLIANCE WITH TOWN OF YUCCA VALLEY ORDINANCE NO 133, IN PARTICULAR, SECTION 4, 4 APPENDIX, VOLUME 1, CHAPTER 33, EXCAVATION AND GRADING, A SECTION 3309 3 GRADING DESIGNATION, B SECTION 3316, EROSION CONTROL AND 5, SECTION 3320 ENGINEERING REPORTS AND THE PROJECT ENGINEER OF RECORD SHALL CERTIFY THAT ALL GRADING COMPLIES WITH SAID ORDINANCE PRIOR TO ACCEPTANCE OF ISSUANCE OF ANY PERMITS BY THE TOWN OF YUCCA VALLEY.
22. THESE PLANS SHALL EXPIRE OF CONSTRUCTION HAS NOT STARTED WITHIN TWELVE (12) MONTHS FROM THE DATE OF APPROVAL BY THE TOWN.

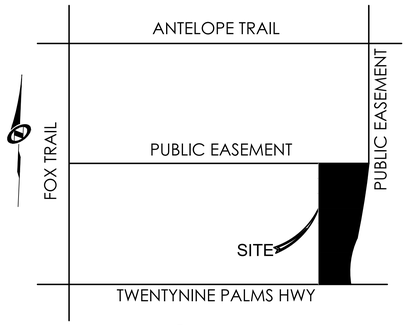
CONSTRUCTION NOTES

1. PROTECT EXISITNG DRIVEWAY APPROACH
2. INSTALL 6" WHEEL STOP PER CALIFORNIA GENERAL INDUSTRY SAFETY ORDERS – 4974. STOPS.
3. CONSTRUCT ADA ACCESS PATH OF TRAVEL PER CITY STANDARDS. IF ADA SLOPES MORE THAN 5% RUNNING SLOPE OR MORE THAN 1% CROSS SLOPE, CONTRACTOR IS RESPONSIBLE TO REMOVE EXISTING SURFACE TO MAINTAIN SLOPES ARE LESS THAN ALLOWED.
4. CONSTRUCT CONCRETE ADA HANDICAP PARKING PER CITY STANDARDS. IF ADA SLOPES MORE THAN 1% RUNNING SLOPE OR MORE THAN 1% CROSS SLOPE, CONTRACTOR IS RESPONSIBLE TO REMOVE EXISTING SURFACE TO MAINTAIN SLOPES ARE LESS THAN ALLOWED.
5. CONSTRUCT 6" PORTLAND CEMENT CONCRETE CLASS "B" DRIVEWAY WITH EXPANSION JOINTS PER STD DWG NO. 230
6. DETECTABLE WARNING TILE
7. ISA SYMBOL
8. WHITE COLOR 4" STRIPING
9. CONSTRUCT SB COUNTY 12'X17'-4" ENCLOSURE PER A2 AND SO
10. REMOVE ALL WEEDS AND DEBRIS FROM CRACKS IN ASPHALT PAVEMENT. REPAIR EXISTING ASPHALT CRACKS WITH PG 64-16.
11. SAW CUT 1' FROM THE EXISTING PAVEMENT AND CONSTRUCT 3" A.C. OVER 5" CLASS II BASE
12. SEALCOAT EXISTING ASPHALT PAVEMENT
13. TC ELEV. MATCH EXISTING SURFACE + 1"

LEGEND

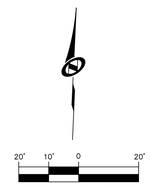
XX	EX. ELEVATION
	EX. BUILDING
	EXIST CONTOUR LINE
	DRAINAGE DIRECTIONS
// //	EX. EDGE OF PAVEMENT
	ACCESSIBLE PARKING SIGN
OU	OVER HEAD UTILITIES
	FENCE
	SAW CUT REMOVE EXISTING PAVEMENT IN THE PROPOSED PLANTER AREA
	PROPOSED PAVEMENT





VICINITY MAP

NTS



PROJECT

NICE DREAM ICE CREAM
56778 TWENTYNINE PALMS HWY.
YUCCA VALLEY, CA 92284

BUILT HOSPITALITY DESIGN
9105 SUNSET BLVD.
WEST HOLLYWOOD, CA
T: 323 857 0409
www.builtnc.com

LDE CONSULTING, INC.
25692 MOORE LANE
STEVENSON RANCH, CALIFORNIA 91381
TELE: (661) 644-1543
JAAFAR S. SLEIMAN R.C.E. 67294
ENGINEERING DIRECTOR

REGISTERED PROFESSIONAL ENGINEER
JAAFAR SALEEM SLEIMAN
No. 67294
Exp.09/30/23
CIVIL
STATE OF CALIFORNIA

CHECKED BY: WF

DRAWN BY: RAW

PRELIMINARY GRADING PLAN
NICE DREAM ICE CREAM
56778 TWENTYNINE PALMS HWY.
YUCCA VALLEY, CA 92284

ISSUE DATE	NOTE

SHEET TITLE
PRE GRADING PLAN

SHEET NUMBER
C.1

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Evan Willoughby, Assistant Planner

Date: January 8, 2026

Meeting Date: January 13, 2026

Subject: Temporary Short Term Vacation Rental Inventory 2026

Recommendation:
That the Planning Commission adopts the Resolution, setting the annual maximum number of Temporary Short-Term Vacation Rental permits for the calendar year 2026 at 791.

Prior Review:
On March 1, 2022, The Town Council adopted Ordinance 300, which established the requirement that the Town establish an official inventory number of detached single-family dwelling units within the Town and that at no time shall the number of Temporary Short-Term Vacation Rental (TSTVR) permits exceed ten percent (10%) of the official inventory.

On September 13, 2022 the Planning Commission established the maximum number of TSTVR permits at 771.

On January 24, 2023, the Planning Commission established the maximum number of TSTVR permits at 774.

On January 9, 2024, the Planning Commission established the maximum number of TSTVR permits at 782.

On January 28, 2025, the Planning Commission established the maximum number of TSTVR permits at 788.

Discussion:
Section 5.40.090 of the Town's Municipal Code requires that TSTVR permits shall not exceed 10% of the Town's official inventory of detached single-family residential dwelling units. The official inventory shall be adopted in January of each calendar year.

As of January 2026, the California Department of Finance estimates that there are 7,883 single

detached housing units in the Town. The California Department of Finance has not updated their housing data since early 2025 and does not include the latest housing construction data from calendar year 2025. The Town of Yucca Valley Building & Safety Division completed final inspections on 28 new single detached units in 2025. These units bring the total number of single detached units to approximately 7,911. As such, the maximum number of TSTVR permits for the year 2026 is recommended to be set at 791, which is 10% of 7,911.

Alternatives

N/A

Fiscal Impact:

N/A

Attachments

1. RES PC 26-01
2. 25-01 PC
3. ORD 312 TSTVR

RESOLUTION NO PC 26-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF YUCCA VALLEY ESTABLISHING THE MAXIMUM NUMBER OF TEMPORARY SHORT-TERM VACATION RENTAL PERMITS FOR CALENDAR YEAR 2026.

WHEREAS, at no time shall the number of Temporary Short-Term Vacation Rental permits issued exceed 10% of the Town's official inventory of detached single-family residential dwelling units; and

WHEREAS, the Temporary Short-Term Vacation Rental regulations require that the official inventory number of detached single-family residential dwelling units within the Town is established annually in January of each year; and

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF YUCCA VALLEY AS FOLLOWS:

THAT THE PLANNING COMMISSION established a maximum number of 791 Temporary Short-Term Vacation Rental permits for calendar year 2026.

APPROVED AND ADOPTED by the Planning Commission on the 13th day of January 2026.

_____
Alejandro Vasconselos, Chairman

ATTEST:

_____
Janet Yochmowitz
Planning Commissioner Secretary

RESOLUTION NO PC 25-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF YUCCA VALLEY ESTABLISHING THE MAXIMUM NUMBER OF TEMPORARY SHORT-TERM VACATION RENTAL PERMITS FOR CALENDAR YEAR 2025.

WHEREAS, at no time shall the number of Temporary Short-Term Vacation Rental permits issued exceed 10% of the Town's official inventory of detached single-family residential dwelling units; and

WHEREAS, the Temporary Short-Term Vacation Rental regulations require that the official inventory number of detached single-family residential dwelling units within the Town is established annually in January of each year; and

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF YUCCA VALLEY AS FOLLOWS:

THAT THE PLANNING COMMISSION established a maximum number of 788 Temporary Short-Term Vacation Rental permits for calendar year 2025.

APPROVED AND ADOPTED by the Planning Commission on the 28th day of January, 2025.

Gerard Noonan, Chairman

ATTEST:

Janet Yochmowitz
Planning Commissioner Secretary

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

TOWN OF YUCCA VALLEY

I, Janet Yochmowitz, Commission Secretary of the Town of Yucca Valley, California hereby certify that the foregoing Resolution No. PC-25-01 as duly and regularly adopted at a meeting of the Planning Commission of the Town of Yucca Valley, California at a meeting held on the 28th day of January 2025 by the following vote:

Ayes:	Commissioners Henderson, Stoker, Thomas, Vasconcelos and Chair Noonan
Noes:	None
Abstain:	None
Absent:	None

Janet Yochmowitz
Commission Secretary

ORDINANCE NO. 312

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, REPEALING AND RESTATING IN ITS ENTIRETY CHAPTER 5.40, TEMPORARY SHORT TERM VACATION RENTAL PERMIT

WHEREAS, from time to time it is necessary for the Town Council to adopt and amend regulations for various activities within the Town; and

WHEREAS, the Town Council has established regulations for Temporary Short Term Vacation Rentals and the associated permits for those Rentals; and

WHEREAS, the Town Council desires to amend those regulations based upon changing conditions within the Town.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, ORDAINS AS FOLLOWS.

SECTION 1: Chapter 5.40, Temporary Short Term Vacation Rental Permit is repealed and restated in its entirety as follows.

TEMPORARY SHORT-TERM VACATION RENTAL PERMIT

SECTION:

5.40.010: Purpose
5.40.020: Definitions
5.40.030: Authorized Agent or Representative
5.40.040: Temporary Short-Term Vacation Rental Permit - Required
5.40.050: Temporary Short-Term Vacation Rental Permit - Application
5.40.060: Operational Requirements and Standard Conditions
5.40.070: Additional Development Standards
5.40.080: Nuisance Response Plans
5.40.090: Maximum Number of Temporary Short-Term Vacation Rental Permits
5.40.100 Recordkeeping Duties
5.40.110 Permit Administration, Amendments, Revocations and Violations
5.40.120 Verified Short-Term Vacation Rental Permit Operational Violations
5.40.130 Director's Meetings
5.40.140 Expiration of Permits
5.40.150 Abandonment
5.40.160 Application Waiting List Procedure
5.40.170 Transferability

5.40.010: **PURPOSE:**

The purpose of this chapter is to establish regulations for the temporary use of privately owned single-family residential dwellings that are used as short-term vacation rentals and to ensure the collection and payment of transient occupancy taxes as provided in Chapter 3.24 of the Town Code and minimize the negative secondary effects of such use on surrounding residential properties and residents. The permitting process, standards, and regulations contained herein are intended and designed to ensure the public health, welfare and safety, and tranquility, peace, quiet, preservation of the dark night sky, and low-density desert characteristics of Yucca Valley neighborhoods are not altered, affected, or minimized in any manner or form by the operation of Temporary Short-Term Vacation Rentals.

This chapter is not intended to provide any owner of residential property with the right or privilege to violate any private conditions, covenants, and restrictions applicable to the owner's property that may prohibit the use of such owner's residential property for short-term vacation rental purposes as defined in this Chapter.

5.40.020: **DEFINITIONS:**

For purposes of this chapter, the following words and phrases shall have the meaning respectively ascribed to them by this section:

APPLICABLE LAWS, RULES AND REGULATIONS:	Any laws, rules, regulations, and codes (whether local, state, or federal) pertaining to the use and occupancy of a privately owned dwelling unit as a short-term vacation rental, and includes all rules, standards, regulations, and laws as established by the Yucca Valley Town Code in its entirety.
APPLICANT:	The owner of the short-term vacation rental unit or the owner's authorized agent or representative.
AUTHORIZED AGENT OR REPRESENTATIVE:	The designated agent or representative who, in addition to the property owner, is responsible for compliance with this chapter with respect to the short-term vacation rental.
BEDROOM:	Bedroom means a private room in the short-term vacation rental unit for sleeping, separated from other rooms and with no less than 70 square feet of floor area. Kitchens, bathrooms, toilet rooms, living rooms, dens, dining areas, halls, closets, storage or utility spaces, and similar areas are not considered

	bedrooms.
DIRECTOR:	That person acting in the capacity of the Director of Community Development Department or his or her designee.
DIRECTOR'S MEETINGS:	Meetings held by the Director with vacation rental unit owners, property owners, residents, neighborhood residents, regarding the permitting and operations of vacation rentals, the adherence of vacation rentals to adopted standards, regulations and conditions of approval, for the purpose of collecting facts, evidence and information regarding potential violations of regulations and conditions of approval and for preparing recommendations to the Town Manager for potential permit actions.
GUEST:	Any individual visiting the Short-Term Vacation Rental Unit who is not an occupant.
GOOD NEIGHBOR BROCHURE:	A document prepared by the Town that summarizes the general rules of conduct, consideration, and respect, including without limitation, provisions of the Town of Yucca Valley Code and other applicable laws, rules or regulations pertaining to the use and occupancy of short-term vacation rental units.
LOCAL CONTACT PERSON:	The person(s) designated by the owner or the owner's authorized agent or representative who shall be available twenty-four hours per day, seven days per week for the purpose of: (1) responding within fifteen (15) minutes by telephone or text and within or less than thirty (30) minutes to be on-site, to complaints regarding the condition, operation, or conduct of occupants of the short-term vacation rental unit; and (2) taking remedial action to resolve any such complaints.
NUISANCE RESPONSE PLAN:	A plan containing the required information identified in this chapter and addresses how the owner will respond to nuisances, including, but not limited to, noise, parties, excessive guests and cars,

	light trespass, excessive and windblown trash, trash cans out before or after trash collection day, loud music, bands, and all other similar nuisances.
OCCUPANT:	Any individual two (2) years in age or older, that occupied or intends to occupy a short-term vacation rental unit overnight.
OWNER:	The person(s) or entity(ies) that hold(s) legal and/or equitable title to the subject short-term vacation rental unit.
PROPERTY:	A residential legal lot of record on which a short-term vacation rental unit is located.
RESPONSIBLE PERSON:	An occupant of a short-term vacation rental unit who is at least twenty-one years of age and who is legally responsible for ensuring that all occupants of the short-term vacation rental unit and/or their guests comply with all applicable laws, rules and regulations pertaining to the use and occupancy of the subject short-term vacation rental unit.
REVOCATION HEARING:	A hearing to consider revocation of a Temporary Short-Term Vacation Rental permit.
SHORT-TERM VACATION RENTAL (STVR):	A short-term vacation rental is a detached single-family residential unit constructed and permitted for residential dwelling purposes and may include residential accessory structures containing habitable space that were constructed pursuant to the Building Codes in effect at the time of their construction. A short-term vacation rental does not include a duplex, condominium, tent, recreation vehicle, teepee, or any other type of structure, vehicle, or facility which was not constructed and permitted as a detached, habitable, single-family residential unit or as a habitable residential accessory structure.
TEMPORARY SHORT-TERM VACATION RENTAL PERMIT (TSTVRP):	A temporary permit, not exceeding four (4) years in length, issued to the owner of the property, that authorizes the temporary use of a privately owned, habitable, residential dwelling or habitable

	residential accessory structure as a short-term vacation rental unit pursuant to the provisions of this Chapter, and which incorporates by consolidation a transient occupancy permit and a business license otherwise required by Chapters 3.24 (Transient Occupancy Tax) and 5.20 (Business Registration) of the Yucca Valley Town Code.
TOWN MANAGER	The Town Manager of the Town of Yucca Valley, or his or her designee.
SHORT-TERM VACATION RENTAL UNIT:	A privately owned detached, habitable, single-family residential dwelling or habitable single-family residential accessory structure, rented for occupancy for dwelling, lodging, or sleeping purposes for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days; except any private dwelling house or other individually owned habitable residential dwelling unit or habitable single-family residential accessory structure rented only once in a calendar year.
TRANSIENT:	For purposes of this chapter means any person who seeks to rent or who does rent a short-term vacation rental unit.

5.40.030: **AUTHORIZED AGENT OR REPRESENTATIVE:**

A. An owner may authorize an agent or a representative to comply with the requirements of this chapter on behalf of the owner.

B. Notwithstanding subsection A, the owner shall not be relieved from any personal responsibility and personal liability for noncompliance with any applicable law, rule or regulation pertaining to the use and occupancy of the subject short-term vacation rental unit, regardless of whether such noncompliance was committed by the owner's authorized agent or representative or the occupants of the owner's short-term vacation rental unit or their guests.

5.40.040: **TEMPORARY SHORT-TERM VACATION RENTAL PERMIT – REQUIRED:**

A. The owner or the owner's authorized agent or representative shall obtain a temporary

short-term vacation rental permit, a business registration certification, and transient occupancy tax certificate from the Town before renting or advertising the availability of a short-term vacation rental unit.

B. A temporary short-term vacation rental permit is valid for a maximum four (4) year period. Permit renewal application for a temporary short-term vacation rental shall be applied for and evaluated by the Town consistent with this Chapter. Temporary short-term vacation rental permits are particular to the property owner, are not transferable unless transferred in accordance with section 5.40.170, and do not run with the land.

5.40.050: **TEMPORARY SHORT-TERM VACATION RENTAL PERMIT – APPLICATION:**

A. The owner shall submit the following information on a temporary short-term vacation rental permit application form provided by the Town, in addition to any additional information deemed necessary by the Director.

1. The name, address, telephone number, and email addresses, and address of the owner of the subject short-term vacation rental unit.

2. The name, address, telephone number and email address, of the owner's authorized agent or representative, if any.

3. The name, address, email address, and twenty-four (24) hour telephone number of the local contact person.

4. The address and assessor parcel number of the proposed short-term vacation rental unit, internet listing sites and listing numbers.

5. Contact name and phone number of the homeowners association, if applicable.

6. The number of bedrooms and the applicable overnight and daytime occupancy limit of the proposed short-term vacation rental unit.

7. Acknowledgement of receipt and inspection of a copy of the good neighbor brochure.

8. The approximate square footage of the TSTVR and the square footage of all bedrooms within the TSTVR.

9. Notarized acknowledgement that the structure meets all building and safety and zoning codes of the Town of Yucca Valley at the time of construction.

10. A diagram and/or photographs of the premises showing and indicating the location and designated on-site parking spaces, and the maximum number of vehicles allowed for overnight occupants.

11. The location of pools, hot tubs, spas, or similar elements installed and/or constructed on the property.

12. Acknowledgment that the owner, agent, and local contact individuals have read all regulations pertaining to the operation of a short-term vacation rental and acknowledgement of their responsibility to assist in enforcement of operating rules and in the payment of transient occupancy taxes.

13. Copy of the business registration/application filed with the Town of Yucca Valley for the rental unit.

13. Copy of the Transient Occupancy Tax (TOT) permit application filed with the Town.

14. Documentation of insurance coverage for the structure as a STVR.

15. Nuisance response plan. Failure to submit a nuisance response plan in accordance with this Chapter shall result in the denial of the permit application, and the applicant is required to reinitiate the application process.

16. Such other information as the Director deems reasonably necessary to administer this Chapter.

B. The temporary short-term vacation rental permit application shall be accompanied by an application fee as established by resolution of the Town Council.

C. A temporary short-term vacation rental permit application may be denied if the applicant has had a prior temporary short-term vacation rental permit for the same unit revoked within the past twelve (12) calendar months.

D. Within fourteen (14) days of a change of owner's agent or representative, or any other change in material facts pertaining to the information contained in the STVR permit application, the owner or owner's authorized agent or representative shall submit an application and requisite application fee for a new temporary short-term vacation rental permit, which shall be obtained prior to continuing to rent the subject unit as a short-term vacation rental. In the event of a change of ownership for a property that previously obtained a temporary short term vacation rental permit, the permit holder shall notify the Town within fourteen (14) days of the change of ownership. The temporary short term vacation rental permit shall immediately expire upon the change of ownership.

E. All applications shall be filed in person by the property owner or the authorized agent or representative of the property owner. Appointments with the Director or the Director's representative are required and shall be scheduled no less than thirty (30) days in advance of application submittal. No application shall be accepted via mail, email, or in person submitted by any individual who is not the property owner or the authorized agent or representative of the property owner.

F: All applications shall be complete at the time of submittal. No incomplete application can be accepted by Town staff.

5.40.060: **OPERATIONAL REQUIREMENTS AND STANDARD CONDITIONS:**

A. The owner and/or owner's authorized agent or representative shall use reasonably prudent business practices to ensure that the short-term vacation rental unit is used in a manner that complies with all applicable laws, rules and regulations pertaining to the use and occupancy of the subject short-term vacation rental unit.

B. In accordance with the table below, only those occupants to whom the short-term vacation rental has been leased, and their guests, are authorized to be on the premises. No other individual is allowed on the property during the leased period. Kitchens, bathrooms, toilet rooms, living rooms, dens, dining areas, halls, closets, storage or utility spaces, and similar areas are not considered bedrooms and shall not be used in the calculation for determining the maximum number of occupants, guests, and vehicles. The number of occupants, guests, and vehicles in any given short-term vacation rental unit shall be limited as follows.

1. The total daytime numbers provided in the table below may only be temporarily exceeded when in conformance with the Special Event Regulations contained in Section 9.38.020 of the Chapter 9.38 of the Yucca Valley Development Code for guests of a permitted special event. The total overnight numbers provided in the table below may not be exceeded.

Number of Bedrooms	Total of Overnight* Occupants and Vehicles	Total Daytime* * Occupants (Including Number of Overnight Occupants) and Vehicles
0 - Studio	2	8
1	4	8
2	6	8

3	8	12
4	10	16
5	12	18
6	14	20
7	14	20

*Overnight (10:00 P.M. – 7:00 A.M.) **Daytime (7:00 A.M. – 10:00 P.M.)

C. While a short-term vacation rental unit is rented, the owner, the owner's authorized agent or representative and/or the owner's designated local contact person shall be available twenty-four (24) hours per day, seven (7) days per week for the purpose of responding, including being physically on site within thirty (30) minutes to complaints and concerns, and responding to all complaints and concerns within fifteen (15) minutes via telephone or text message, regarding the condition, operation, or conduct of occupants of the short-term vacation rental unit or their guests.

D. The owner, the owner's authorized agent or representative, and/or the owner's designated local contact person shall use reasonably prudent business practices to ensure that the occupants and/or guests of the short-term vacation rental unit do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate any applicable law, rule, or regulation pertaining to the use and occupancy of the subject short-term vacation rental unit.

E. Noise: No radio receiver, musical instrument, phonograph, compact disk player, loudspeaker, karaoke machine, sound amplifier, or any machine, device or equipment that produces or reproduces any sound shall be used outside or be audible from the outside of any short-term vacation rental unit between the hours of 10:00 P.M. and 7:00 A.M.

1. It is unlawful for any owner, renter, occupant, or guest located at a short-term vacation rental unit to make, cause to be made, or allow to be made any loud, excessive, impulsive, or intrusive noise that disturbs the peace or quiet or that causes discomfort or annoyance to any reasonable person of normal sensitivities in the area. Such types of noises or actions causing noises include, but are not limited to, yelling, shouting, hooting, whistling, singing, playing a musical instrument, emitting, or transmitting any loud music or noise from any mechanical or electrical sound making or sound amplifying device, and the habitual barking, howling, or crowing of animals.

2. The standard for enforcement of this subsection is the "reasonable person" standard. The inquiry is whether the noise would disturb the peace or quiet or cause discomfort or

annoyance to a reasonable person under the same or similar circumstances.

3. Factors that may be considered in determining whether a violation of this subsection has been committed include, but are not limited to the following: the level of noise; the level and intensity of the background (ambient noise), if any; the proximity of the noise to the residential unit in question; the time of day or night the noise occurs; the duration of the noise; whether the noise is constant, recurrent or intermittent; and whether the noise is produced by a mechanical or electronical device.

4. The owner or owner's authorized agent or representative shall install Noise Aware hardware and software, or its equivalent or better, prior to operations. The data collected by the hardware and software shall be made available to the Town immediately upon request. The noise monitoring equipment should be installed as near to abutting property lines as possible. The short-term vacation rental owner may desire to have additional noise and video monitors on the site beyond this requirement.

F. Prior to occupancy of a short-term vacation rental unit, the owner or the owner's authorized agent or representative shall:

1. Obtain the contact information of the responsible person.

2. Provide a copy of the good neighbor brochure to the responsible person.

3. Require such responsible person to execute a formal acknowledgement that he or she is legally responsible for compliance by all occupants of the short-term vacation rental unit and their guests with all applicable laws, rules, and regulations pertaining to the use and occupancy of the short-term vacation rental unit and shall require the responsible person to sign a copy of the Town's regulations for short-term vacation rentals. This information shall be maintained by the owner or the owner's authorized agent or representative for a period of three (3) years and be made readily available upon request of any officer of the Town responsible for the enforcement of any provision of the Town Code or any other applicable law, rule, or regulation pertaining to the use and occupancy of the short-term vacation rental unit.

4. The owner, the owner's authorized agent or representative and/or the owner's designated local contact person shall greet the responsible person or communicate electronically prior to occupancy of the STVR by the responsible person. The responsible person shall be provided a verbal briefing in person or via electronic means on the Town's rules, regulations, and standards for STVRs, and shall sign copies, which must be retained by the owner for a period of three (3) years.

G. The owner, the owner's authorized agent or representative and/or the owner's designated local contact person shall, upon notification that the responsible person and/or any occupant and/or guest of the short-term vacation rental unit has created

unreasonable noise or disturbances, engaged in disorderly conduct, or committed violations of any applicable law, rule, or regulation pertaining to the use and occupancy of the subject short-term vacation rental unit, promptly respond in a timely and appropriate manner to immediately halt or prevent a recurrence of such conduct by the responsible person and/or any occupants and/or guests. Failure of the owner, the owner's authorized agent or representative and/or the owner's designated local contact person to respond to calls or complaints regarding the condition, operation, or conduct of occupants and/or guests of the short-term vacation rental unit in a timely and appropriate manner shall be subject to all administrative, legal, and equitable remedies available to the Town.

H. The owner, the owner's authorized agent or representative and/or the owner's designated local contact person shall report to the Director the name, violation, date, and time of disturbance of each person involved in two or more disorderly conduct activities, disturbances or other violations of any applicable law, rule, or regulation pertaining to the use and occupancy of the subject short-term vacation rental unit, within five (5) business days of the second occurrence.

I. Trash and refuse shall not be left stored within public view, except in proper containers for the purpose of collection by the Town's authorized waste hauler on scheduled trash collection days. The owner, the owner's authorized agent or representative shall use reasonably prudent business practices to ensure compliance with all the provisions of Chapter 6.02 (Solid Waste Handling and Recycling Services) of the Town Code.

J. No sign, as that term is defined in Ordinance 156 (Signs), shall be posted on the premises to advertise the availability of the short-term vacation rental unit. Off-site directional signs are prohibited. There shall be no displays, sale, or advertising signs on the premises. There shall be no signs other than one unlighted identification sign containing the name and address of the property attached to the building not exceeding two (2) square feet in area per street frontage.

K. Parking shall be allowed on site only and shall not exceed the maximum number of vehicles as identified in the Table of Section 5.40.060.B. Parking shall be dustproof material including pavement, slag, gravel, or similar material.

L. The owner, the owner's authorized agent or representative and/or the owner's designated local contact person shall post a copy of the short-term vacation rental permit and a copy of the good neighbor brochure in a conspicuous place within the short-term vacation rental unit, and a copy of the good neighbor brochure shall be provided to the responsible person of the subject short-term vacation rental unit.

M. Unless otherwise provided in this Chapter, the owner and/or the owner's authorized agent or representative shall comply with all provisions of Chapter 3.24 of the Town Code concerning transient occupancy taxes, including, but not limited to, submission of

returns in accordance with Section 3.24.080 of the Town Code, which shall be filed even if the short-term vacation rental unit was not rented during each such month.

N. The Director shall have the authority to impose additional conditions on the use of any given short-term vacation rental unit to ensure that any potential secondary effects unique to the subject short-term vacation rental unit are avoided or adequately mitigated.

O. The standard conditions set forth herein may be modified by the Director upon request of the owner or the owner's authorized agent or representative based on site-specific circumstances for the purpose of allowing reasonable accommodation of a short-term vacation rental. All requests must be in writing and shall identify how the strict application of the standard conditions creates an unreasonable hardship to a property such that, if the requirement is not modified, reasonable use of the property for a short-term vacation rental would not be allowed. Any hardships identified must relate to physical constraints to the subject site and shall not be self-induced or economic. Any modifications of the standard conditions shall not further exacerbate an already existing problem.

P. The owner and/or the owner's authorized agent or representative shall post, in a place or location deemed acceptable by the Director, the current short-term vacation rental permit number on or in any advertisement appearing in any newspaper, magazine, brochure, television trade paper, Internet website, etc., that promotes the availability or existence of a short-term vacation rental unit. In the instance of audio-only advertising of the same, the short-term vacation rental permit number shall be read as part of the advertising.

Q. All outdoor lighting shall be fully shielded so that all light goes below a horizontal plane, and shall not result in light trespass onto any abutting property. Certification shall be provided by the owner prior to permit approval.

R. Posted Notice within Unit: Each short-term vacation rental unit shall have a clearly visible and legible notice posted within the unit, on or adjacent to the front door, containing the following information:

1. The name of the managing agency, agent, property manager, or owner of the unit, and a telephone number at which that party may be immediately reached on a twenty-four (24) hour basis.

2. The maximum number of occupants.

3. The maximum number of vehicles allowed to be parked on the property.

4. Notification of the arrangements that the owner has made to allow the renter to

properly store and dispose of trash or refuse in accordance with the terms of the Town Code.

5. Notification that failure to comply with the requirements of this Chapter, including parking and occupancy standards, as well as public and private nuisance standards, is a violation of the Town Code, and that such violation may result in enforcement actions to address the violation. These may include actions to abate the nonconformity, the institution of criminal, civil, or administrative actions, or, under certain circumstances, the calling of law enforcement for the removal of guest occupants and their vehicles from the property to the extent authorized by law. The notification shall state in a prominent format that users of the unit are prohibited from disturbing the peace of the surrounding neighborhood and that doing so is a violation of this Chapter.

6. Location of utility emergency shut off valves (including how to access valves and, if necessary, tools needed for such purposes).

7. Phone numbers of local emergency medical and law enforcement services.

8. Property boundary map for the purpose of exterior property recreational activities and parking to deter trespassing on other privately owned properties.

9. Notice that noise monitoring equipment has been installed on the property.

5.40.070: **ADDITIONAL DEVELOPMENT STANDARDS:**

The following are additional development standards, in addition to those zoning standards established for single family residential structures as contained in Article 2, Zoning Districts and Development Standards, and Article 3, Development Standards, of Title 9, Development Code, of the Yucca Valley Town Code.

A. Zoning Districts: STVRs shall be allowed in all Zoning Districts as established on the Yucca Valley Zoning Map. Nonconforming single-family residences with a TSTVR license located in Commercial or Industrial zoning districts shall not register complaints against existing Commercial or Industrial uses for regular Commercial or Industrial operations.

B. Number of Units Per Parcel: Multiple, eligible, habitable, single-family residential structures may be rented under not more than one temporary short-term rental permit.

C. Notice:

1. Following any action to approve a permit application for a short-term vacation rental, the Director shall cause notice to be provided to all property owners and tenants within three hundred (300) feet of the proposed short-term vacation rental site, indicating the approval granted.

2. The notice of approval to surrounding property owners shall also provide name, email address, and phone number of the "local contact person" designated for the short-term vacation rental unit.

D. Eligibility:

A legal conforming or nonconforming single family residential dwelling unit or habitable, residential accessory structure for purpose of establishing a temporary short-term vacation rental shall be located on a parcel containing a primary use or shall be located contiguous to a parcel under common ownership that contains a primary use, and shall not be permitted more than one temporary short-term vacation rental permit regardless of the number of parcels.

5.40.080: **NUISANCE RESPONSE PLANS:**

A. Each nuisance response plan accompanying an application for a permit required by this Chapter shall contain the following information and otherwise be in a form required by the Director. The nuisance response plan shall address potential violations of the Yucca Valley Town Code including windblown trash, trash cans placed out before or after trash collection day, excessively loud music, night sky and other lighting violations, parties, loud noises, excessive vehicles, excessive guests, loud parties, and trespassing onto adjoining or surrounding properties. Nuisance response plans that do not adequately address how violations shall be addressed by management operations with the renters in accordance with this Chapter or that do not contain the required information as established by this Chapter or the Director shall result in denial of the temporary short-term vacation rental permit. No application for the same property may be resubmitted to the Town within a twelve (12) month period. Nuisance response plans shall include the following:

1. The name, mailing address, email address and telephone number of the owner or owners of the residential dwelling unit or units to be used as a short-term vacation rental pursuant to the permit.

2. The name, address, email address, and telephone number of the person or persons who will be available by telephone, and who will be responsible for promptly responding to or causing a prompt response to a nuisance complaint arising out of the occupancy or use of the short-term vacation rental unit(s) by occupants, their visitors and/or their guests. For the purposes of this Chapter, a return telephone call to a complainant, and the ability to be on-site, within thirty (30) minutes of the initial complaint shall be deemed "prompt." Documentation shall be provided with the application that clearly illustrates the ability for any responding individual to be on-site within the thirty (30) minute time frame.

3. The manner of responding to or causing a response to a nuisance complaint, including, but not limited to, the manner in which the complainant or complainants will be notified of the response and the method of documenting prompt responses and timely corrective action.

4. The manner of assuring timely corrective action to remedy the conditions that caused the nuisance complaint. For the purposes of this Chapter, "timely corrective action" shall include, at a minimum, a telephone call or text message to the primary adult occupant of the short-term vacation rental within fifteen (15) minutes of the initial nuisance complaint. Timely corrective action shall also include being on-site within thirty (30) minutes of the initial nuisance complaint.

5. The proposed maximum number of overnight occupants, with supporting documentation identifying unusual size, interior layout, parking, or other physical characteristics, if any, that support a request for occupancy greater than two (2) persons per bedroom.

6. The number of off-street parking spaces and number of bedrooms available at the short-term vacation rental unit.

7. Any other information deemed necessary by the Director.

B. At any time, the owner or owners of a short-term vacation rental unit may change the content of the nuisance response plan approved incidental to the issuance of the permit by filing an amended response plan with the permit administrator. Such amended response plan shall contain all the information and be in the form required by this Section and shall be accompanied by an amended response plan fee in an amount established by the Council by resolution.

5.40.090: **MAXIMUM NUMBER OF TEMPORARY SHORT-TERM VACATION RENTAL PERMITS**

A. At no time shall the number of Temporary Short-Term Vacation Rental Permits issued exceed ten percent (10%) of the Town's official inventory of detached single-family residential dwelling units. The Director shall annually, in January of each calendar year, adopt the official inventory number of detached single-family residential dwelling units within the Town. The official inventory shall only be adjusted once each calendar year.

B. After the maximum number of issued Temporary Short-Term Vacation Rental Permits is reached, completed applications shall be placed on a waiting list in the order received.

C. No additional TSTVRP shall be issued until an existing TSTVRP has expired, been

revoked, or is no longer operational. Upon a TSTVRP expiring, being revoked or no longer in operation, the Director shall cause the next complete application on the waiting list to be processed in accordance with this Chapter.

5.40.100: **RECORDKEEPING DUTIES:**

The owner or the owner's authorized agent or representative shall maintain, for a period of three (3) years, records in such form as may be required by the tax administrator (as defined in Chapter 3.24) to determine the amount of transient occupancy tax owed to the Town. The tax administrator shall have the right to inspect such records at all reasonable times, which may be subject to the subpoena by the tax administrator pursuant to Chapter 3.24 (Transient Occupancy Tax) of the Town Code.

5.40.110: **PERMIT ADMINISTRATION, AMENDMENTS, REVOCATIONS AND VIOLATIONS:**

A. Additional Conditions: A violation of any provision of this Chapter by any of the occupants, responsible party(ies), owner(s) or the owner's authorized agent(s) or representative(s) shall authorize the Director to impose additional conditions on the use of any active short-term vacation rental unit to ensure that any future violations are avoided. The Director shall provide ten (10) days' notice prior to the imposition of additional conditions. The owner may appeal the imposition of additional conditions by submitting a notice of appeal to the Director within 10 days of receiving the notice from the Director. The notice of appeal shall set forth the reasons and evidence that support the owner's position that additional conditions are not necessary to avoid future violations. The notice of appeal shall be accompanied by an appeal fee, as set by the Town Council by resolution. The appeal shall be heard in accordance with subsection (b) of this section.

B. Appeal of Additional Permit Conditions: Any appeal of additional conditions imposed by the Director in accordance with this section shall be heard by the Town Manager. The appeal hearing shall be set no more than 30 days from the Town's receipt of the notice of appeal. Imposition of the additional condition shall be stayed until the conclusion of the appeal. At the appeal hearing, the Town Manager shall hear and consider all relevant evidence and receive testimony. The hearing shall not be conducted in accordance with the California Evidence Code. Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence, but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions in courts of competent jurisdiction in this state. Any relevant evidence shall be considered if it is the type of evidence on which reasonable persons are accustomed to rely in the conduct of similar affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this state. The hearing may be continued by the Town Manager from time to time. Within ten (10) days of the

conclusion of the hearing, the Town Manager shall issue a decision as to whether the additional conditions are necessary to avoid future violations at the STVR property in question. The Town Manager shall have the authority to affirm, modify, or reject the conditions imposed by the Director. The decision of the Town Manager shall be final.

C. Permit Suspension or Revocation: Any request for a permit suspension or revocation by the Director based on violations of this Chapter shall be conducted in accordance with the terms and provisions of this subsection (c). The owner of a STVR unit subject to a permit suspension or revocation hearing shall be provided with not less than 20 days' notice prior to the day of the hearing. The hearing shall be conducted by the Town Manager. The Town Manager shall hear and consider all relevant evidence and receive testimony. The hearing shall not be conducted in accordance with the California Evidence Code. Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence, but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions in courts of competent jurisdiction in this state. Any relevant evidence shall be considered if it is the type of evidence on which reasonable persons are accustomed to rely in the conduct of similar affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this state. The hearing may be continued by the Town Manager from time to time. Within ten (10) days of the conclusion of the hearing, the Town Manager shall issue a decision regarding the suspension or revocation of the permit for the STVR property in question. The Town Manager shall have the authority to approve the permit suspension or revocation, modify the existing conditions of the permit, or reject the permit suspension or revocation request. The decision of the Town Manager shall be final.

D. Enforcement and Violations: A violation of any provision of this Chapter by any of the occupant(s), responsible party(ies), owner(s) or the owner's authorized agent(s) or representative(s) shall constitute grounds for modification, suspension and/or revocation of the short-term vacation rental permit and/or any affiliated licenses or permits, in addition to public nuisance violation procedures of the Town Code as defined and established in the Town Code.

E. The owner shall agree to the conditions of approval and permit requirements, in additional to all other standards and conditions as implemented under Chapter 5.40, as follows.

1. As the owner, I fully understand that the permit authorizes short-term vacation rental activity in a residential neighborhood in the Town of Yucca Valley. Yucca Valley residents value the tranquility, peace, quiet, night sky, and low-density desert characteristics of their neighborhoods. Activities associated with the operation of the short-term vacation rental that disturbs, disrupts, and impedes the general enjoyment of the desert character and qualities that Yucca Valley residents value may result in the issuance of

operational penalties, infraction citations, misdemeanor citations and other court actions, up to and including the revocation of the permit, in accordance with Chapter 5.40, these conditions of approval and the Town of Yucca Valley Town Code.

2. As the owner, I fully understand that these Conditions of Approval are for Temporary Short-Term Vacation Rental Permit, TSTVRP XX-XX. The residential structure is located at (address) and is also identified as APN: XXX-XXX-XX. The approved permit is subject to compliance with these conditions of approval. Pursuant to Chapter 5.40 of the Town of Yucca Valley Development Code, effective December 1, 2017, a Temporary Short-Term Vacation Rental Permit is a temporary permit and approval is valid for a twenty-four (24) month period. The Town is not obligated or required to renew the permit or to extend the permit beyond the twenty-four (24) month approval period. The Town Council may conclude and close the short-term vacation rental program at any time. This permit is issued to the owner, this permit does not run with the land or structure, and this permit is not transferrable.

3. As the owner, I fully understand that verified trespass by guest occupants onto any adjoining, adjacent or property in the vicinity of the short- term vacation rental unit may result in revocation or suspension of the temporary short-term vacation rental permit. The permit suspension or revocation hearing shall be administered by the Town Manager, and the decision of the Town Manager shall be final.

5.40.120: **VERIFIED SHORT-TERM VACATION RENTAL PERMIT OPERATIONAL VIOLATIONS:**

Verified operational violations of Chapter 5.40 and of any and/or all conditions of approval, at a minimum, shall result in the following.

A. $1,500.00 fine paid to the Town of Yucca Valley for the first verified operational violation.

B. $3,500.00 fine paid to the Town of Yucca Valley for the second verified operational violation within twelve (12) months.

C. $5,000.00 fine paid to the Town of Yucca Valley for the third verified operational violation within twelve (12) months.

In addition to the fines set forth in this section, in the event of a violation, the Director may seek to add conditions, suspend, or revoke the permit in accordance with Section 5.40.140.

5.40.130: **DIRECTOR'S MEETINGS:**

When verifiable complaints are received, the Director may schedule a review of the Temporary Short-Term Vacation Rental Permit. The Director shall notify the owner and all property owners

within three hundred (300) feet of the short-term vacation rental unit no less than twenty (20) days in advance of the Director's meeting.

Attendance by the property owner or owner representative or authorized agent is mandatory. Failure of the owner to attend shall result in a suspension or revocation hearing in accordance with this Chapter.

5.40.140: **EXPIRATION OF PERMITS:**

Permits expire on the date of expiration listed on the permit. No renewal application can be processed if it has expired prior to the permit renewal application being filed with the Town.

5.40.150: **ABANDONMENT:**

Applications which do not include all required information shall be deemed incomplete within thirty (30) calendar days from application submittal. After applicant's notice of incomplete application is sent, the application must be complete within forty-five (45) calendar days or application will be deemed abandoned.

5.40.160 **APPLICATION WAITING LIST PROCEDURE:**

As detailed in 5.40.090, after the maximum number of issued Temporary Short-Term Vacation Rental Permits is reached, completed applications shall be placed on a waiting list in the order received. The temporary short-term vacation rental permit application shall be accompanied by a waitlist fee as established by resolution of the Town Council. When a TSTVR permit becomes available, application(s) on the waiting list will be processed in the order received.

5.40.170 **TRANSFERABILITY:**

A TSTVR license may be transferred if the following conditions have been met:

A. The TSTVR license has not expired.

B. No verifiable complaints have been made against the TSTVR.

C. The TSTVR purchaser has paid all TSTVR license fees and submitted all application materials.

D. The TSTVR seller and the TSTVR purchaser have submitted a notarized acknowledgement of the sale of the TSTVR and the transfer of the TSTVR license.

SECTION 2. SEVERABILITY

The Town Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Ordinance as hereby adopted shall remain in full force and effect.

SECTION 3. CEQA

This Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines, as it is not a "project" and has no potential to result in a direct or reasonably foreseeable indirect physical change to the environment because it places a moratorium on the issuance of permits. 14 Cal. Code Regs. § 15378. The Ordinance is also exempt from CEQA because it is an organizational or administrative activity of governments that will not result in direct or indirect physical change in the environment. 14 Cal. Code Regs. § 15378(b)(5). The Town Clerk shall cause a Notice of Exemption to be filed as authorized by CEQA and the State CEQA Guidelines.

SECTION 4. EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days from its adoption by the Town Council of the Town of Yucca Valley.

SECTION 5. PUBLICATION

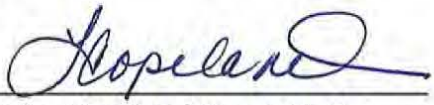
The Town Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the Town in accordance with Government Code Section 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and posting procedure authorized under Government Code Section 39633(c).

SECTION 6. CERTIFICATION

The foregoing Ordinance was approved and adopted at a meeting of the Town Council held on the 5th day of March, 2024

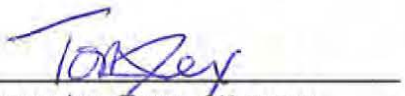
Robert Lombardo, Mayor

ATTEST:



Lesley Copeland, Town Clerk

APPROVED AS TO FORM:



Thomas Jex, Town Attorney

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

TOWN OF YUCCA VALLEY

I, Lesley R. Copeland, Town Clerk of the Town of Yucca Valley, California hereby certify that the foregoing Ordinance No. 312 as duly and regularly introduced at a meeting of the Town Council on the 6th day of February 2024 and that thereafter the said ordinance was duly and regularly adopted at a meeting of the Town Council on the 5th day of March 2024 by the following vote, to wit:

Ayes:	Council Members Denison, Schooler and Mayor Lombardo
Noes:	None
Recused:	Council Members Abel, and Drozd
Absent:	None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Town of Yucca Valley, California, this 20th day of February 2024.

Town Clerk of the Town of
Yucca Valley

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Jared Jerome, Associate Planner, Evan Willoughby, Assistant Planner

Date: December 10, 2025

Meeting Date: January 13, 2026

Subject: Land Development Update.

Recommendation:
That the Planning Commission receives and files the report.

Prior Review:
There has been no prior review of this item. The purpose of this report is to update the Planning Commission on private land development and capital project activity.

Discussion:
Town staff will provide the Planning Commission with an update on current private land development and capital projects and anticipated schedules.

Alternatives
None.

Fiscal Impact:
None.

Attachments
None