

October 22, 2025

Cherish Delgado
1018 Nancy Lane
Costa Mesa, CA 92627

**RE: SPECIAL LICENSE (SPL) 03-25
RESIDENTIAL TEMPORARY SPECIAL EVENT APPLICATION
58689 OCOTILLO DRIVE**

Cherish Delgado:

Thank you for submitting the above referenced application which the Town of Yucca Valley received on February 19, 2025. On September 28, 2025, the Town received the latest resubmittal of the site plan. Below are required corrections:

Corrections

1. Please clearly illustrate 33' patent easements on site plan.
2. Roadway centerlines are to be located along the property lines. Please illustrate Ocotillo Drive and El Dorado Avenue centerlines along the property lines of the project site.
3. Property line dimensions are illustrated as 330' on each property line. It appears that the north and south property lines are approximately 660'. Please revise property dimensions to ensure accurate measurements of site.
4. Two-way drive aisle is a minimum width of 26' (9.33.070). On-site parking may not encroach into patent easements, measuring 33' in width along the boundaries of the property.
5. Please illustrate one-way drive aisle width for southeast of structure.
6. Site plan has a note that "no grading is required," however, the parking areas to the southeast and northeast of the primary structure appear to have native dirt/vegetation located within some parking stalls including but not limited to Mojave Yucca and Western Joshua Trees. Please clearly illustrate all regulated native plants within 75' of any improvements, including proposed parking areas. Additional comments anticipated based on parking design and native plant locations.
 - a. Town regulated plants are identified in (9.07.130).
 - b. Western Joshua Trees are regulated under the California Endangered Species Act (CESA) and Western Joshua Tree Conservation Act (WJTCA).

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



The Town of
Yucca Valley

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

7. Due to the presence and proximity of sensitive biological resources to project improvements and activities the project may require an incidental take permit through the California Department of Fish and Wildlife (CDFW) for Western Joshua Trees and any other biologically sensitive species on or adjacent to the project site that may be taken as a result. Please contact CDFW regarding Western Joshua Tree requirements and mitigation.
8. The project is subject to California Environmental Quality Act (CEQA) review. The Town contracts for CEQA report preparation and environmental review. The contract costs for CEQA analysis are the responsibility of the project proponent.

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

Best regards,



JARED JEROME
Associate Planner