

December 18, 2025

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

**RE:    CONDITIONAL USE PERMIT, CUP 06-25; ENVIRONMENTAL ASSESSMENT, EA 17-25;  
      VARIANCE, V 04-25  
      VERTICAL BRIDGE WINDMILL WIRELESS FACILITY  
      30-DAY COMPLETENESS REVIEW**

Samantha Herrmann:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on November 26, 2025. In accordance with Government Code Section 65943, the Town has thirty (30) days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required. The thirty (30) day review period ends on December 26, 2025.

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

1. Color Elevations
2. Preliminary Grading & Drainage Plan
  - a. Grading plan shall show, at a minimum, the grading for the access road and pads within fenced area.
  - b. Proposed driveway shall reference Town Standard Drawing 212, not County standard.
  - c. Grading plan shall include a retention basin for the runoff from impervious areas.
  - d. Please ensure that the grading plan includes information required in Section B of the Conditional Use Permit application.
3. Drainage & Hydrology Report (may be combined)
4. Preliminary Landscape Plan
5. Native Plant Plan (may be combined with Preliminary Landscape Plan)
6. Photometric Plan
7. Exterior Lighting Cutsheet
8. Utility Plan

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



The Town of  
**Yucca Valley**

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

9. Materials Board
10. Applicable Utility Service Availability Letter(s)
11. Shade and Shadow Report
12. General Biological Assessment (may be prepared by CEQA consultant, if preferred)
13. Cultural Resources Assessment (may be prepared by CEQA consultant, if preferred)

### **Preliminary Corrections**

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

1. Site Plan – Please ensure that the site plan includes the following information, as required in Section A of the Conditional Use Permit application.
  - a. Data table
  - b. Name, address, and contact information for the plan preparer (engineer, surveyor, architect, designer, etc.).
  - c. Vicinity map with labeled streets.
  - d. Surrounding information for adjoining properties including zoning and land use.
  - e. The locations, names and existing widths of all highways, streets, or easements within 100 feet of the project boundaries that provide legal access to the property.
  - f. The location of existing wells, cesspools, sewers, culverts, drain pipes, underground structures, or excavated areas within 100 feet of any portion of the project.
  - g. Location of on-site utilities and locations of all existing public utilities including sanitary sewers, water mains, and storm drains.
  - h. Please identify parking stall for site maintenance workers that does not interfere with emergency vehicle access.
2. Elevations – please provide at least 1 copy of color elevations.
  - a. Elevations shall illustrate security fencing that is colored or of a design that blends into the character of the existing environment.
  - b. Illustrate landscape screening of buildings, equipment and the base of the tower from surrounding land uses.

3. Variance


- a. Variance finding #3 does not address question. Please provide response to whether the strict application of zoning regulations deprive subject property of privileges enjoyed by other properties in vicinity.
- b. Variance finding #4 does not cite consistency with any specific General Plan policies. Please provide finding illustrating consistency with specific policies.

In addition to the required submittal items listed above, based on the proposed scope of the project, California Environmental Quality Act (CEQA) analysis and review is required. The contract costs for CEQA analysis are the responsibility of the project proponent. At a minimum, an Initial Study and Mitigated Negative Declaration is anticipated to be required based on the proposed project details. Upon written request, the Biological and Cultural Resource Assessments may be prepared by the CEQA consultant rather than the applicant. When the proposed project submittal materials are substantially complete, a Request for Proposals (RFP) will be issued to the Town's pre-approved CEQA consultant list.

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

Please submit these items at your earliest convenience. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

Best regards,



JARED JEROME  
Senior Planner