

April 18, 2019

Jeff Liederman  
38 Executive Park, Suite 310  
Irvine, CA 92614

**RE: PRE-APPLICATION, PA 02-19  
QUICK QUACK CARWASH**

Mr. Liederman:

Thank you for submitting a Pre-Application to the Town of Yucca Valley. Staff has reviewed the project and provides the following comments based upon the plans submitted.

1. The property is located in the General Commercial (C-G) zoning district and will require the submittal of a Conditional Use Permit application for development of a carwash.
2. The setbacks for the property are:
  - i. 29 Palms Hwy - 15'
  - ii. Avalon Ave – 15'
  - iii. Palisade Ave – 15'
3. The maximum structure height in C-G is 40' and the maximum lot coverage is 60% for structures and impervious surfaces.
4. Required parking is based upon one parking stall per 200 square feet of office/retail area. Based upon, 459 square feet of office/retail area, 2 parking spaces are required. The parking area will need to be striped with parking stalls of 9' x 19' with double or hairpins lines. All parking stalls adjacent to any building, wall or fence shall have wheel stops not less than 6 inches in height and not less than three feet from the building, wall or fence.
5. Plans submitted shall be prepared in accordance with the Conditional Use Permit submittal checklist. Property lines shall be identified on the site plan.
6. The site plan shall identify full existing improvements at the intersection of Avalon Ave and Palisade Drive.
7. ADA parking requirements are based upon one ADA stall for every 25 required spaces. There shall be a minimum of one ADA van accessible stall.
8. Minimum drive aisle widths are 26'.

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

9. Please address the parking lot design based upon the attached ordinance, including the parking design guidelines.
10. The ultimate right of way for 29 Palms Hwy is a 67' half-width. The project will require a dedication of additional right of way to meet this requirement.
11. The project will be conditioned to pay in-lieu fees for future widening of 29 Palms Hwy.
12. A 15' landscaped parkway will be required along the property frontage on 29 Palms Hwy, Avalon Ave, and Palisade Drive.
13. An encroachment permit from Cal-Trans will be required for work performed within Cal-Trans right of way.
14. Please clarify whether right of way on the west side of the property has been vacated.
15. If the project is to take primary access on the west side of the property, the right of way shall be a minimum of 60'.
16. The trash enclosure shall be designed to accommodate two bins, plus organics recycling in compliance with CA AB 1826 and shall provide pedestrian/ ADA access.
17. ADA accessibility path of travel will need to be provided from the structure to the public right of way.
18. The applicant shall submit the plans to San Bernardino County Fire for plan review.
19. The location of fire hydrants must be within 150' driving distance of all points of the building. All existing and proposed fire hydrants will need to be identified on the site plan.
20. Plans for the septic system will need to be approved by San Bernardino County Environmental Health. If waste discharge is in excess of 2,500 gallons per day, approval from California Regional Water Quality Control Board may be required.
21. Development Impact Fees are assessed at a rate of \$1 per square foot for the first 3,000 square feet of commercial construction. Full calculations are available on the Towns webpage.
22. Applicant shall provide on-site retention for incremental increase of runoff generated, plus 10%.
23. Geological trenching may be required for this property based upon known faults in the vicinity of the project.

The following plans are required for the Conditional Use Permit submittal:

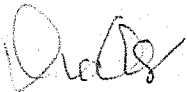
1. Site Plan
2. Elevations
3. Preliminary Grading
4. Preliminary Landscape
5. Photometric Analysis
6. Preliminary Street Improvements

The following studies may be required for the Conditional Use Permit application:

1. Air Quality
2. Greenhouse Gas
3. Archaeological /Historic Resources
4. Biological
5. Geotechnical /Soils
6. Hydrology
7. Noise
8. Traffic

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, x317.

Best regards,

A handwritten signature in black ink, appearing to read "Diane Olsen", written in a cursive style.

Diane Olsen  
Assistant Planner