

October 11, 2021

Nathan Heussenstamm
C/O Tesla
7866 Via Coscoja
Carlsbad, CA 92009

**RE: PRE-APPLICATION, PA 06-21
Tesla Charging Station**

Mr. Heussenstamm:

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.

Please note that the pre-application process is designed to be informal. Therefore the Town's feedback may or may not include draft conditions of approval. Based upon the plans received to date for this pre-application, a number of issues require clarification and more specific information, and it would be premature for the Town to issue a set of draft set of conditions of approval. The informal process of a pre-application allows dialogue between Town staff and project proponents so that a thorough and complete project understanding has been accomplished.

Based on our preliminary review of the provided plans, below is our understanding of the proposed project:

1. The project site is located at 57220 Twentynine Palms Highway; APN 0595-161-18. The zoning designation for the project site is Commercial Mixed-Use (C-MU). The General Plan designation for the property is Mixed-Use (MU).
2. The project includes sixteen (16) Tesla charging stations within an existing parking lot.

Based on this information, the Town provides the following comments:

1. The proposed project requires a Conditional Use Permit (CUP).
2. A parking study for the shopping center is required to verify that adequate parking for the shopping center is provided after the 16 spaces have been converted to charging stations.

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

3. Environmental review (CEQA) is not anticipated to be required as the parking lot is already developed land and the proposed project is not anticipated to create additional net trips.
4. A grant of easement is required for the portion of the property abutting Twentynine Palms Highway. The required half-width for Twentynine Palms Highway is 67' (134' total right-of-way).
5. A screening device, such as a wall, is required to screen the charging equipment from the view of vehicles passing along the north drive aisle of the proposed project.
6. The standard parking space is 19'x9'. Up to 25% of the spaces may be for compact parking.
7. Please contract San Bernardino County Fire Department for fire protection standards through their Hesperia, California office.

Please review the Town's regulations regarding proposed subdivisions and park and recreation facilities. These regulations may have an impact on project design.

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

Best regards,



JARED JEROME
Associate Planner