

December 16, 2021

Vickie Bridenstine
NV5, Inc.
42-829 Cook Street, #104.
Palm Desert, CA 92211

**RE: Pre-Application, PA 09-21
DePierro Car Wash**

Ms. Bridenstine:

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.

Our understanding of the proposed project description is as follows:

1. The proposed project includes the development of a 2,250 square foot drive through car wash, including a 400 square foot retail building and restroom, a 94 square foot pet wash station, and exterior detailing spaces.
2. Access to the proposed project would be located from Avalon Avenue and a proposed cul-de-sac north of Palisade Drive. The cul-de-sac would provide access to the west side of the proposed project.
3. The right-of-way to the west of the project site is proposed to be vacated in favor of a private driveway providing access to the adjacent medical offices.
4. 17 detailing parking spaces are provided with an additional 5 parking spaces, one of which is ADA compliant.

Based on our understanding of the proposed project, the following comments are provided by Town staff:

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'

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

3. The maximum structure height in C-G is 40' and the maximum lot coverage is 60% for structures and impervious surfaces.
4. Plans submitted shall be prepared in accordance with the Conditional Use Permit submittal checklist. Property lines shall be identified on the site plan.
5. The site plan shall identify full existing improvements at the intersection of Avalon Ave and Palisade Drive.
6. 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.
7. An encroachment permit from Cal-Trans will be required for work performed within Cal-Trans right of way.
8. 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.
9. The applicant shall submit the plans to San Bernardino County Fire for plan review.
10. 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.
11. The proposed project would provide ADA access to nearby pedestrian access and transit.
12. Applicant shall provide on-site retention for incremental increase of runoff generated, plus 10%.
13. The proposed project is located in a Geologic Hazard Overlay. Geological trenching may be required for this property based upon known faults in the vicinity of the project.
14. The Town is currently contracting for CEQA report preparation and environmental review. The contract costs for CEQA analysis are the responsibility of the project proponent. It is anticipated that the proposed project would require CEQA analysis. The report may identify environmental constraints for the proposed project.
15. Western Joshua Tree permits for commercial developments are issued by the California Department of Fish & Wildlife (CDFW). It is recommended that the applicant consult with CDFW as early on in the process as possible.

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

Attached to this letter are draft engineering conditions of approval based on the preliminary review of the proposed project information. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

Best regards,

A handwritten signature in black ink, appearing to read 'Jared Jerome', with a long horizontal flourish extending to the right.

Jared Jerome
Associate Planner