

May 27, 2021

Ben Vesper
12661 Aldi Place
Moreno Valley, CA 92555

**RE: Conditional Use Permit, CUP 01-21; Environmental Assessment, EA 01-21
ALDI GROCERY; 57625 TWENTYNINE PALMS HIGHWAY**

Mr. Vesper:

The Town of Yucca Valley Planning Commission has approved your application for Conditional Use Permit (CUP) 01-21 and Environmental Assessment (EA) 01-21 at their May 25, 2021 meeting. Please note that this approval includes the following added conditions to be approval at the staff level:

1. **The three parking spaces located at the northeast corner of the proposed parking lot shall be removed and replaced with landscaping. The parking lot redesign will be subject to staff approval.**
2. **The parapet on the north end of the proposed structure shall be redesigned to enhance the appearance of the structure for eastbound traffic traveling along Twentynine Palms Highway (SR 62).**
3. Applicant shall construct a trash enclosure in compliance with Ordinance 42 of the Town's Development Code. **The trash enclosure shall accommodate two (2) bins for trash and recycling and an additional bin for organics recycling.** Revised trash enclosures are subject to staff approval.
4. Prior to issuance of any building permits, the applicant shall submit a revised Landscape Plan and Lighting Plan to the Planning department for final Planning Commission review and approval. **On-site lighting shall be revised to lower the pole height and reduce the cumulative gross lumens generated on-site.** Revised landscape and lighting is subject to staff approval.

Please note that there is a 10-day appeal period, starting from May 25, 2021, in which the approval may be appealed.

Should you have any questions or require additional information please contact staff at (760) 369-6575.

Best Regards,

Jared Jerome
Associate Planner

Planning (760) 369-6575
Public Works (760) 369-6579
Building and Safety (760) 365-0099
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The Town of
Yucca Valley

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