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December 8, 2022

Mr. Jared Jerome  
Associate Planner  
City of Yucca Valley Planning Division  
Monterey Business Center  
58928 Business Center Drive  
Yucca Valley, CA 92284  
(760) 369-6579

Dear Mr. Jerome,

This document serves as the required "Project Information Letter" regarding proposed improvements to the property located at 55688 Yucca Trail, APN: 059404112, zoned Old Town Industrial/commercial (OTIC).

The two acre property located at 55688 Yucca Trail includes an approximately 1,187 sf structure located at the South West corner consisting of a hall, stage, kitchenette, storage rooms and restrooms. My understanding is that the structure was built in 1940 and was originally used as a schoolhouse. In addition, there are several stone planters, a flagpole, monument sign, several mature trees, dirt or gravel yard and a perimeter fence. The property owner, Steven Jerrils Revocable Trust would like to lease to a tenant who intends to sell retail feed, tack, western clothing and equipment. The property owner intends to improvements to accommodate the prospective tenant: update an existing restroom to meet current accessible standards, to provide a new accessible car parking space, provide a new accessible ramp, a new accessible route between the parking space, restroom and the retail showroom, and a new site wall adjacent to the existing structure. No new floor area is proposed and all existing structures are intended to remain.

Included in the pre-application submittal please find the required preliminary site plan, elevations and floor plans. No subdivision is proposed at this time. Please review and contact me with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad J. Dudley', written in a cursive style.

Bradford J. Dudley