



**TOWN OF YUCCA VALLEY
DEVELOPMENT REVIEW COMMITTEE
MEETING APPLICATION**

The Development Review Committee (DRC) meets at 1:30 PM – 2:30 PM., each Thursday at the Town’s office located at 58928 Business Center Drive. Upon your arrival, please check-in at the front counter.

Meeting date you are requesting: 3/28/24

The deadline for application submittal is a minimum of one week in advance of the meeting date. Each application is granted a meeting not exceeding 20 minutes with the Development Review Committee. A maximum of three applications can be scheduled for one meeting date.

Has this project been considered previously by the Development Review Committee? _NA_

Assessor’s Parcel Number: 059709111

Contact person: Mark Samuels Phone: 760 797 5788

Email: mark@slrhonda.com Fax: _____

Description of project: i am looking to be able to store Propane tanks on property and eventually start a propane company in the area. i would also like to get a good understanding of what i can do with this property as i am considering to Purchase.

To assist staff members with the project, it is recommended to provide basic conceptual site plans and project description/narrative.

Development Review Committee Contact List:

Planning	760-369-6579; ext. 317
Building & Safety	760-369-6579; ext. 302
Engineering & Public Works	760-369-6579; ext. 307

Please be aware that, although the Town will make every effort to have all DRC members present at each meeting, at times this is not possible. A property owner or developer considering building in the Town of Yucca Valley is responsible to contact all other applicable agencies to obtain their standards and requirements for construction.

Return this completed application to the Planning Division via email at ewilloughby@yucca-valley.org

From: [Mark Samuels](#)
To: [Evan Willoughby](#)
Subject: Re: Additional Questions - DRC Skyline Ranch Road
Date: Friday, April 5, 2024 10:17:28 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Evan,

Figured I would get this over to you now.

We would plan to put a 30k Holding tank there and store around 40 250gal Tanks. We would plan to use cargo tanks and bobtails for business, once we were ready to go to business. Something like the Americas on site on the other side of 247, but wouldn't be abandoned, and would be kept up.

Ideally would be able to use half this property for this Business and still do Rv style storage on other half. I would be interested in Developing this to a business park / storage Facility in the future. But right now I would want to clean the property up more and fix building up to be more presentable, and clean up entry way on Skyline. We could hide the big tank directly Behind the Building so it's not sticking out like a sore thumb, also put up Privacy Fencing in the back part of the Property for the Tank storage area.

Look forward to talking with you guys next week.

Thanks

On Mar 29, 2024, at 7:51 AM, Evan Willoughby <EWilloughby@YUCCA-VALLEY.ORG> wrote:

Good morning,

In advance of our meeting next Thursday, I have a few questions that will assist staff in providing accurate information.

What size and number of storage tanks are proposed to be installed? Are cargo tanks and bobtails to be used as part of the business for delivery services? Any other details you can provide would be helpful.

Are there any other uses of the property you are considering?

Thank you,

Evan Willoughby

Assistant Planner

Town of Yucca Valley

Community Development Department

58928 Business Center Drive

Yucca Valley, CA 92284

P: (760) 369-6579 ext. 328

F: (760) 228-0084

ewilloughby@yucca-valley.org

April 23, 2024

Mark Samuels
(760)797-5788
mark@slrhonda.com

**RE: DEVELOPMENT REVIEW COMMITTEE; PROPANE & OUTDOOR VEHICLE STORAGE
56776 SKYLINE RANCH ROAD**

Mr. Samuels:

Thank you for taking the time to meet with staff on April 11, 2024, to discuss the proposed propane and outdoor vehicle storage facility to be located at 56776 Skyline Ranch Road (APN 0597-091-11). Below is a summary of the Town's understanding of the project description:

- The proposed project would include a single 30,000 gallon holding tank and forty (40) 250 gallon tanks, and a future phase of the project would include outdoor vehicle storage for recreational vehicles.
- The site is in the Industrial (I) Zoning District and General Plan Designation.
- The site is I in the Rural Mixed Use Policy Area per the General Plan Land Use Map.
- The site is in the hatched area north of Skyline Ranch Road per the General Plan Land Use Element, where additional attention must be given to compatibility between industrial and residential uses, including aesthetic and screening treatment. In this area, enclosed businesses with no outdoor storage are desired
- The site is located within an Alquist Priolo Fault Zone

Based on the above project understanding, the following comments are provided to assist you:

1. Based upon the Town's understanding of the project description, the project is considered a change of use and requires a Conditional Use Permit and Environmental Assessment. For your convenience, the following links are provided:

- a. Conditional Use Permit & Environmental Assessment Application

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

- i. <https://www.yucca-valley.org/home/showpublisheddocument/7181/638109522663370000>
 - b. Conditional Use Permit – Development Code Chapter 9.63
 - i. https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-17763
 - c. Application Process Timeline
 - i. <https://www.yucca-valley.org/home/showpublisheddocument/7788/638441857614430000>
 2. Architectural review is required as part of the Conditional Use Permit process. Additional guidance on aesthetic treatment and screening of uses may be provided in the General Plan and Development Code. For your convenience, the following links are provided:
 - a. Commercial Design Guidelines
 - i. <https://www.yucca-valley.org/home/showpublisheddocument/7792/638448142235270000>
 - b. Yucca Valley General Plan
 - i. <https://www.yucca-valley.org/our-town/departments/community-development/planning/general-plan-update>
 - c. Yucca Valley Development Code
 - i. https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-2622
 3. All lighting shall be shielded to comply with Chapter 8.70 Outdoor Lighting. Planning staff are available to assist you with any questions on this requirement. For your convenience, the following links are provided:
 - a. Chapter 8.70 Outdoor Lighting
 - i. https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-2462
 4. A sign permit is required for proposed signage. Sign permits are typically a separate submittal, following the Conditional Use Permit process.
 - a. Ordinance – 156 – Signs
 - i. <https://www.yucca-valley.org/home/showpublisheddocument/3038/637009655162570000>
 - b. Sign Permit Application
 - i. <https://www.yucca-valley.org/home/showpublisheddocument/3072/637009655234600000>
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5. Construction documents shall be designed to the current California Building Code and adopted code of the Town of Yucca Valley. Building & Safety staff are available to assist you with any construction permit questions.
6. The project is subject to the California Environmental Quality Act (CEQA). The Town contracts for CEQA report preparation and environmental review. The contract costs for CEQA analysis are the responsibility of the project proponent. Technical and environmental studies may be required to support code and CEQA determinations for the project.
7. Liquefied Petroleum Gas Storage must comply with Town of Yucca Valley Development Code, San Bernardino County Fire District Requirements, Mojave Desert Air Quality District Requirements, and all other applicable agency requirements.

Thank you again for your interest in the Town of Yucca Valley. Should you have any questions please feel free to contact staff at your convenience at 760-369-6579.

Best regards,

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

Evan Willoughby
Assistant Planner