

January 8, 2024

Mossen Shadman
54866 Onaga Trail
Yucca Valley, CA 92284

RE: PRE-APPLICATION, PA 09-23
APN: 0585-273-11, LOCATED AT THE CORNER OF SHAFTNER AVENUE AND NAVAJO TRAIL

Mr. Shadman:

Thank you for submitting a Pre-Application for a project to be located on the property located at APN 0585-273-11. Below is a summary of the Town's understanding of the project description:

- The project proposes a single-story structure to serve as a storage building for private, commercial, electric vehicles and solar equipment.
- Driveway access to the development is proposed from Navajo Trail to the structure.
- The proposed project site is approximately 1.03 acres.
- The property is identified as APN 0585-273-11 and is also identified as Parcel 2 within Parcel Map 7849.

Based on the above project understanding, the following processes are anticipated for land use review:

1. The General Plan and Zoning designation for the property is Industrial (I).
<https://www.yucca-valley.org/our-town/departments/community-development/planning/general-plan-update>
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-14954



The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, California 92284

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
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2. The proposed project is consistent with the "contractor storage yard" land use which requires the submittal of a Site Plan Review (SPR) and Environmental Assessment (EA) application. Application materials shall be prepared in accordance with the Site Plan Review (SPR) submittal checklist. Please review the checklist thoroughly.
<https://www.yucca-valley.org/home/showpublisheddocument/7183/638109522666800000>
3. The Town implements a deposit system with 100% cost recovery for all land development applications.
4. Detailed architectural review of the structures is required. The proposed project requires architectural treatments consistent with the guidelines presented in the attached Commercial Design Guidelines. Please refer to the Commercial Design Guidelines and review all guidelines applicable to the proposed development.
5. Prior consultation with California Department of Fish and Wildlife (CDFW) staff is required. The project may require an incidental take permit through the California Department of Fish and Wildlife (CDFW) for Western Joshua Trees and any other biologically sensitive species on or adjacent to the project site. Please utilize the link below to access the California Department of Fish and Wildlife website to initiate the consultation process. Provide Town staff a copy of the California Department of Fish and Wildlife's comments or determination on the project with formal submittal of application.
<https://wildlife.ca.gov/Regions/6>
6. The whole of the action defined as the "project" is subject to CEQA. Plans must show the footprint of all proposed development and improvements incidental to that development as required by the Town of Yucca Valley. The Town contracts for CEQA report preparation and environmental review. The contract costs for CEQA analysis are the responsibility of the project proponent.
7. At a minimum, the following studies may be anticipated. Additional studies may be required based on actual scope of the proposed project:
 - a. Drainage Study
 - b. Hydrology Study
 - c. Geologic Study
 - i. The property is located within an Alquist-Priolo Fault Zone. A detailed geologic study, including required fault trenching studies, shall be prepared by a California registered professional geologist. This report shall be submitted to the Town and sent for review to the County Geologist.
 - d. Preliminary Soils and Geotechnical Report
 - e. Traffic Memorandum
 - f. Biological Study

Below are preliminary standards for the proposed development:

1. The property is located along the portion of Shaftner Avenue and Navajo Trail identified on the Yucca Valley General Plan Roadway Classifications map as a 60' full width (30' half-width), 2 lane local road.
2. Existing roadway dedications are identified on Parcel Map 7849 for a full-width 60' local road abutting the south and west property lines of the subject property.
3. The applicant will be required to provide half-width, improvements to the property frontages of Shaftner Avenue and Navajo Trail per Town of Yucca Valley Development Code, Chapter 9.30 Dedications and Infrastructure Improvements, Section 9.30.040, Table 3-1 Street and Infrastructure Improvements, in conformance with Development Code and Engineering standards.

4. Formation of a Community Facilities District (CFD) is required for on-going maintenance of public improvements. Please contact the Public Works division for more information and estimated fees.
5. Please review Ordinance 233 (attached) for utility undergrounding requirements.
6. Trash enclosure shall be designed to accommodate two bins, plus organics recycling in compliance with CA AB 1826 and shall provide pedestrian/ ADA access.
7. Parking shall comply with Town of Yucca Valley Development Code, Chapter 9.33 Parking and Loading Regulations.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15974
8. Walls and fences shall comply with Town of Yucca Valley Development Code, Chapter 9.10, Table 2-20, and Chapter 9.31, Section 9.31.020, and all applicable Building Code provisions.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-14976#JD_9.10.030
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15737#JD_9.31.020
9. Property setbacks from the ultimate right-of-way shall be provided in accordance with Town of Yucca Valley Development Code, Section 9.10.030, Table 2-19.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-14976#JD_9.10.030
10. Recorded setbacks are identified on Parcel Map No. 7849 which encumbers a 100' wide, central area of the subject property.
11. Maximum building height in the Industrial (I) zoning district is 75 feet.
12. Maximum lot coverage in the Industrial (I) zoning district is 70%.
13. Maximum floor area ratio in the Industrial (I) zoning district is 1.0.
14. Construction documents shall be designed to the 2022 California Building Code and adopted code of the Town of Yucca Valley, or the codes in effect at the time of plan check submittal.
15. All lighting shall be fully shielded to comply with Town of Yucca Valley Municipal Code, Chapter 8.70 Outdoor Lighting, Town of Yucca Valley Development Code, and the Old Town Specific Plan. Fully shielded is defined as any outdoor lighting fixtures shielded or constructed so that light rays are only emitted by the installed fixtures at angles below a horizontal plane passing through the lowest point of the light source and so not to direct light or light trespass onto adjacent property.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-2462
16. Adequate provision shall be made to intercept and conduct the existing tributary drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed.
17. Proposed signage shall conform to applicable Ordinance 156 – Sign Regulations provisions.
<https://www.yucca-valley.org/home/showpublisheddocument/3038/637009655162570000>
18. Pursuant to 9.37.060 drainage facilities shall be designed to retain increment plus ten percent (10%).
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-16365
19. Engineered grading and street improvement plans shall be submitted to the Town of Yucca Valley Engineering Department following Planning Commission approval.
<https://www.yucca-valley.org/our-town/departments/public-works-engineering/engineering>
20. Building plans shall be submitted to the Town of Yucca Valley Building & Safety department following Planning Commission approval. Please contact the Town Building Official, Paul Osterman, at posterman@yucca-valley.org for any Building & Safety questions.
<https://www.yucca-valley.org/our-town/departments/community-development/building-and-safety>

21. Development Impact Fees will be calculated and charged based on adopted Industrial Building Impact Fees.

<https://www.yucca-valley.org/our-town/departments/community-development/planning/planning-fees>

See additional agency information below:

1. Please contact the County of San Bernardino Fire District for their standards, application requirements, and fees.
2. Please contact the Mojave Desert Air Quality Management District (MDAQMD) for permit requirements and fees, if applicable.
3. Please consult the California Department of Fish and Wildlife (CDFW) regarding their requirements and mitigation.
4. Please contact the County of San Bernardino Public Works department for their standards and application requirements for the portion of the street improvements located within the County of San Bernardino.

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

Best regards,



Evan Willoughby
Assistant Planner