

January 9, 2024

Jason Galmeister  
20371 Irvine Avenue Ste 100  
Newport Beach, CA 92660

**RE: PRE-APPLICATION, PA 10-23  
55970 YUCCA TRAIL, YUCCA VALLEY, CA 92284**

Mr. Galmeister:

Thank you for submitting a Pre-Application for a commercial self-storage project to be located at APN 0594-081-23. Below is a summary of the Town's understanding of the project description:

- The project proposal is three single-story structures to serve as commercial self-storage units in addition to those existing units at the west, abutting property.
- Access to the new development is proposed to connect from the west, abutting property driveway off Yucca Trail.
- The gross acreage of the project site is approximately 1 acre.

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 Old Town Highway Commercial (OTHC). The State Route 62 Highway Commercial District is envisioned to serve as the primary Eastern and Western Gateways to the Old Town Specific Plan through a highway-oriented commercial development that caters to the local and regional markets. The land use district is intended to provide a wide range of retail sales, business uses, and personal services oriented to the automobile customer. The OTHC District is envisioned as a primary node for serving the general commercial needs of the Town by promoting stable and attractive retail development.  
<https://www.yucca-valley.org/our-town/departments/community-development/planning/development-docs/old-town-specific-plan>
2. The proposed project will require the submittal of a Conditional Use Permit (CUP) and Environmental Assessment (EA) application. Application materials shall be prepared in accordance with the Conditional Use Permit (CUP) submittal checklist. Please review the checklist thoroughly.  
<https://www.yucca-valley.org/home/showpublisheddocument/7181/638109522663370000>

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



3. The Town implements a deposit system with 100% cost recovery for all land development applications.
4. 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.
5. A Program EIR was prepared and adopted for the Old Town Specific Plan area. The Program EIR serves as the basis for future tiered environmental analyses for projects resulting from implementation of the Old Town Specific Plan. The future analyses are developed as more project-specific information is defined and more detailed architectural and engineering plans are prepared. Subsequent activities in the Project must be examined in light of the Program EIR to determine whether additional environmental documents must be prepared.
6. 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. Biological Study
  - d. Soils and Preliminary Geotechnical Report

Below are preliminary standards for the proposed development:

1. The property is located along the portion of Yucca Trail identified on the Yucca Valley General Plan Roadway Classifications map as a 66' full width (33' half-width) collector road, designed per Town of Yucca Valley Public Works Standard Drawing No. 102.
2. The project proponent is required to provide half-width improvements to the property frontage of Yucca 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. The proposed project includes both APN 0594-081-24 and 0594-081-23. Infrastructure improvements conforming to Town standards are required for the whole of the project, including both parcels identified above. The existing improvements for APN 0594-081-24 do not appear to include sidewalks. Sidewalk installation is required.  
[https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley\\_ca/0-0-0-15670](https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15670)
3. The project site is currently comprised of two (2) parcels. A lot merger application is required.  
<https://www.yucca-valley.org/home/showpublisheddocument/3026/637009654890230000>
4. The site is located in Flood Zone A per the FEMA mapping. Development of the site shall comply with the Town's Floodplain Ordinance, Chapter 8.04.  
[https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley\\_ca/0-0-0-2103](https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-2103)
5. The Town of Yucca Valley Development, Chapter 9.14, Section 9.14.060 addresses additional standards for Mini-/Self-Storage Facilities. Please review any applicable Development Code standards.
6. [https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley\\_ca/0-0-0-15148#JD\\_9.14.060](https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15148#JD_9.14.060)
7. Please review the Development Impact Fees applicable to the proposed development.  
<https://www.yucca-valley.org/our-town/departments/community-development/planning/planning-fees>
8. The project is subject to site design guidelines, and architectural design guidelines in the Old Town Specific Plan, Chapter 5.



- <https://www.yucca-valley.org/our-town/departments/community-development/planning/development-docs/old-town-specific-plan>
9. The project is subject to parking standards in the Old Town Specific Plan, Chapter 4, Section 4.7, and the Town of Yucca Valley Development Code, Chapter 9.33.  
<https://www.yucca-valley.org/our-town/departments/community-development/planning/development-docs/old-town-specific-plan>  
[https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley\\_ca/0-0-0-15974](https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15974)
  10. Please review Ordinance 233 (attached) for utility undergrounding requirements.
  11. 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.
  12. Walls and fences shall comply with Old Town Specific Plan, Chapter 4, Section 4.84 Walls and Fences, and all applicable Town of Yucca Valley Development Code and Building Code provisions.  
<https://www.yucca-valley.org/our-town/departments/community-development/planning/development-docs/old-town-specific-plan>
  13. Property setbacks from the ultimate right-of-way shall be provided in accordance with Old Town Specific Plan, Chapter 4, Section 4.5, Table 4.2.  
<https://www.yucca-valley.org/our-town/departments/community-development/planning/development-docs/old-town-specific-plan>
  14. Construction documents shall be designed to the 2022 California Building Code, 2022 Fire Code, San Bernardino County Fire District amendments, and the 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](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 Old Town Specific Plan, Chapter 4, Section 4.9 Signs, Old Town Specific Plan, Chapter 5, Section 5.5 Commercial Signs, and applicable Ordinance 156 – Sign Regulations provisions.  
<https://www.yucca-valley.org/our-town/departments/community-development/planning/development-docs/old-town-specific-plan>  
<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](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](mailto: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>
22. Variance requests are required to conform to Government Code section 65906. The reasons for the variance provided by the applicant do not demonstrate conformance with State mandated variance findings and therefore a variance could not be recommended by staff based on the information provided.

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, if applicable.

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,



1.11.24

Evan Willoughby  
Assistant Planner