

February 2, 2023

Mostafa Ghaffari
Studio DFD
56031 Sunnyslope Drive
Yucca Valley, CA 92284

**RE: Site Plan Review, SPR 01-23 High Desert Times
Completeness Review**

Mr. Ghaffari:

Thank you for submitting the above referenced application which the Town of Yucca Valley received on January 17, 2023. In accordance with Government Code Section 65943, the Town has 30 days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required. The application was deemed incomplete due to the outstanding submittal item listed below.

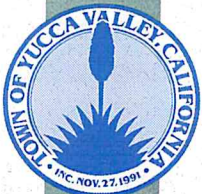
1. Hydrology study addressing compliance with the Town's Flood Control regulations (see Chapter 8.04).
2. FEMA Flood Certificate/Flood Plain Elevation Analysis
3. Detailed project description (all proposed uses, hours of operation, days of operation, number of employees, etc.).
4. Traffic trip generation memorandum (full study not anticipated).
5. Floor Plan.
6. Physical materials board with samples.
7. Fire Letter from San Bernardino County Fire Protection District. Submit to San Bernardino County Fire for review.

Below is a list of preliminary corrections identified as staff performed your completeness review. The corrections are not intended to be comprehensive but are provided as a courtesy during the completeness review. Please note that additional comments are anticipated as corrections to the right-of-way are made and additional comments are received from other departments and other regulatory agencies.

Preliminary Corrections:

1. Grading Plan does not illustrate FEMA flood plain elevation or flood zone.
2. Grading Plan does not illustrate road easements.
3. Site plan does not address Alquist Priolo zone or lack of.
4. Site plan does not illustrate Twentynine Palms Highway improvements, including the following: sidewalk, curb, gutter, travels lanes, and median island.
5. The Town requires that the 15' front setback to be landscaped.

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

6. The Town's Development Code prohibits light trespass onto adjacent properties. Light intensity at the property lines should be 0.3 foot candles or less.
7. Ensure that parking is landscaped consistent with the regulations in chapter 9.33.110(K).
8. EV or EV ready parking spaces may be required per Cal Green Code. Please verify independently.
9. Parking requires double or hairpin striping per chapter 9.33.070(C).
10. Provide ADA path of travel to trash enclosure.
11. Provide ADA Van Accessible parking space.
12. Update notes to reflect 2022 California Building Code.

Please submit these item at your earliest convenience. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

Best regards,



Jared Jerome
Associate Planner