

Project Description/Existing Conditions Letter

Applicant: Evoque Modern

Project Location: Lot 07, APN 0594-041-22-0000, San Bernardino County, Yucca Valley, CA

Date: 5/8/2024

Project Description:

The proposed development involves the construction of a new storage facility on a currently vacant parcel located in Yucca Valley, California. The planned facility will include 606 self-storage units of varying sizes, catering to both personal and business storage needs. Additionally, the development will feature 5 warehouse units designed to support local commercial storage requirements.

Site Description:

The subject property is designated as Lot 07 with APN 0594-041-22-0000, as per the Accessors Map Book 0594. The parcel has a gross area of 281,787 square feet and a net area of 275,230 square feet. The site is currently undeveloped and classified under an industrial/commercial general plan designation.

Existing Conditions:

The site is bordered by a mobile home park to the east, car repair shops to the west, and vacant land owned by Yucca Trail 11 LLC to the south. These surrounding developments provide a diverse context, with residential, commercial, and undeveloped lands encompassing the proposed project site.

Proposed Use:

The primary intent is to develop the site into a storage facility that includes:

- 606 Self-Storage Units: These units will be built to accommodate a wide range of storage needs, offering various sizes.
- 5 Warehouse Units: Dedicated to servicing the storage needs of local businesses.

The facility is designed to meet the growing demand for storage solutions in Yucca Valley and surrounding areas.

Staffing and Operations:

The facility will be staffed by one supervising attendant, with operating hours from 9 AM to 5 PM daily. The development plan includes adequate parking with a provision for one parking space, ensuring minimal impact on traffic and the surrounding infrastructure.

Conclusion:

This project aims to enhance the local infrastructure by providing essential storage services, thereby supporting both the residential and commercial sectors in the region. The development is aligned with the current zoning and land use designations, making it a suitable addition to the community's landscape.