

July 5, 2024

Chris Peto  
1011 Camino Del Mar  
Del Mar, CA 92014

**RE: PRE-APPLICATION, PA 03-24  
DUTCH BROS, COFFEE SHOP WITH DRIVE-THRU**

Mr. Peto

Thank you for submitting a Pre-Application for a project to be located Twentynine Palms Highway and Balsa Avenue (APN 0601-416-05). Below is a summary of the Town's understanding of the project description:

- The project includes a 980 square-foot coffee shop with a two lane drive thru to accommodate twenty-two (22) car stacking, fifteen (15) standard parking stalls, two (2) ADA parking stalls, and one (1) EV stall.
- Access is proposed from Balsa Avenue and Twentynine Palms Highway.

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

1. The General Plan designation for the property Mixed Use. Please see the Land Use Chapter of the Town's General Plan for more information, linked below for your convenience.  
<https://www.yucca-valley.org/our-town/departments/community-development/planning/general-plan-update>
2. The property is in the Commercial, Mixed-Use (C-MU) zoning district. See Chapter 9.09 of the Town's Development Code for permitted uses and permit requirements in commercial zoning districts, linked below for your convenience. The primary use proposed is identified as *Fast food (with drive-through, delivery)* require a Conditional Use Permit for approval.  
[https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley\\_ca/0-0-0-14867](https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-14867)
3. Application materials shall be prepared in accordance with the Conditional Use Permit (CUP) submittal checklist, to include site plan, elevations, preliminary landscape plans, preliminary grading plans, photometric plan, and preliminary street improvement plans. The Town implements a deposit system with 100% cost recovery for all land development applications.

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

Please see a link to the Conditional Use Permit and Environmental Assessment Application, linked below for your convenience.

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

4. The project is subject to CEQA. The Town contracts for CEQA report preparation and environmental review. The contract costs for CEQA analysis are the responsibility of the project proponent. Please note that the level of CEQA review has not yet been determined based on the preliminary project details provided to staff.
5. The project is anticipated to 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 that may be affected. Staff recommends early consultation with CDFW staff.
6. Town of Yucca Valley Development Code, Chapter 9.30 Dedications and Infrastructure Improvements, Section 9.30.040, Table 3-1 Street and Infrastructure Improvements, requires off-site improvement in conformance with Development Code and Engineering standards. Planning and Engineering staff are available to answer any questions about this requirement. Chapter 9.30 is linked below for your convenience.  
[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)
7. Twentynine Palms Highway is a 6 lane (3 lanes in each direction) highway with a full-width of 134' (67' half-width). Please illustrate full right-of-way on plans. The applicant shall dedicate to the ultimate right-of-way. The dedication shall be in fee title.
8. Applicant shall provide on-site retention for incremental increase of runoff generated, plus 10%.
9. Please see Town of Yucca Valley Development Code, Chapter 9.33 Parking and Loading Regulations for information on required parking and parking standards based on the uses proposed, linked below for your convenience.  
[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. A minimum of 26' is required for 2-way drive aisles. The minimum parking dimensions for standard vehicles are 9'x19' and double or hairpin striping is required for parking stalls.
11. Fast food with drive-thru requires 1 parking space per 50 square feet of seating area (including outdoor seating). Drive-thru lanes shall be protected and/or defined by a curbed landscape strip not less than 3 feet wide or the driveway shall be segregated so as to not interfere with pedestrian or vehicle traffic and parking as approved by the Commission.
12. Per Chapter 9.41 of the Development Code, at least one bicycle rack capable of holding three (3) bicycles shall be provided.

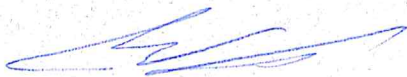
13. Please see Town of Yucca Valley Development Code, Chapter, 9.14, Section 9.14.030 for drive-through establishment requirements, linked below for your convenience.  
[https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley\\_ca/0-0-0-15112](https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15112)
14. The following studies are anticipated to be required at project submittal. Additional studies may be required based on actual scope of the proposed project:
  - a. Traffic Scope Approval Form (to be submitted to the Town in advance of preparation of full traffic study)
  - b. Air Quality and Greenhouse Gas Analysis
  - c. Noise Impact Analysis
  - d. Biological Study
  - e. Cultural Resource Study
15. Preliminary site plan illustrates a 2-bin trash enclosure. Please note that a 3-bin enclosure, to accommodate organic waste, is required.
16. Architectural review is required concurrently with Conditional Use Permit review. 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. Staff does not find metal siding on main facades to be consistent with the Commercial Design Guidelines.  
<https://www.yucca-valley.org/home/showpublisheddocument/7792/638448142235270000>

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,



JARED JEROME  
Associate Planner