

August 27, 2024

Heather Mahaffey
8265 Balsa Avenue
Yucca Valley, CA 92284

**RE: SITE PLAN REVIEW, SPR 03-24; ENVIRONMENTAL ASSESSMENT 15-24
7344 WAMEGO TRAIL GIFT SHOP
COMPLETENESS REVIEW**

Ms. Mahaffey:

Thank you for submitting the above referenced application which the Town of Yucca Valley received on August 7, 2024. 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.

Completeness Review

The application was deemed incomplete due to the outstanding submittal item listed below:

1. Preliminary Title Report (60 days old or newer)
2. Grant Deed for subject property
3. Preliminary Grading and Drainage Plan
4. Photometric Plan (if exterior lighting is proposed)
5. Exterior Lighting Cutsheets (if exterior lighting is proposed)
6. San Bernardino Fire District review letter

Preliminary Corrections

Below is a list of preliminary corrections 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 may be anticipated based on additional materials provided.

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

1. Site Plan

- a. The list of items required to be included on the site plan and preliminary grading plan are provided on page 12-14 of the Site Plan Review application for your convenience.
- b. 9.33.050(C) requires ADA van accessible spaces to have an eight-foot (8') passenger side loading aisle. Current site plan illustrates a five-foot (5') driver side loading aisle.
- c. 9.33.070(A) requires parking stall dimensions to be a minimum of 19' in depth.
- d. Per 9.33.070(C) requires that parking stalls be double or hairpin striped.
- e. Please illustrate existing and/or proposed on-site retention basin.
- f. Please illustrate width of parking lot drive aisle(s) consistent with 9.33.070(D).
- g. Please illustrate trash enclosure. If providing food services, please illustrate enclosure capable of housing 3-bins (trash, recycling, organics).

2. Floor Plan

- a. It is the Town's understanding that the "bakery" component of the proposed project is to be removed from the proposed project request. Please provide an updated floor plan clarifying the proposed layout without the bakery.

Please submit these items 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