

September 19, 2024

Matthew Stephenson  
63177 Golden Street  
Joshua Tree, CA 92252

**RE: PRE-APPLICATION, PA 05-24  
COMMERCIAL RETAIL**

Mr. Stephenson

Thank you for submitting a Pre-Application for a project to be located at the southwest corner of Twentynine Palms Highway and Hanford Avenue (APN 0601-412-08). Below is a summary of the Town's understanding of the project description:

- The project includes a 1,560 retail space with proposed operations as a home goods store including sale of furniture and lighting.
- Access is proposed from the Twentynine Palms Outer-Highway and from Palisade Drive.

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

1. The General Plan designation for the property is Commercial. 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 General Commercial (C-G) 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 *Appliance sales and home goods* require a Site Plan Review 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)

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. Application materials shall be prepared in accordance with the Site Plan Review (SPR) 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. Please see a link to the Site Plan Review 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. Based on site photographs, western joshua trees are present on the site. Town staff recommends that the applicant begin consultation with the California Department of Fish and Wildlife to address potential Incidental Take Permit requirements for protected species on the site. Note that the Incidental Take Permit process may add an additional six (6) months to the project timeline.
5. 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. At this time, a determination has not been made about whether in-lieu fees may be accepted for this requirement. Please note that construction of the off-site improvements or payment of in-lieu fees is the responsibility of the project proponent. 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)
6. 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 an additional 17'. The dedication shall be in fee title. Please note that the dedication may eliminate proposed parking spaces along the highway frontage.
7. The applicant shall provide on-site retention for incremental increase of runoff generated, plus 10%.
8. The applicant shall study the existing wash on the west side of the property to ensure that it does not impact the site and to ensure that stormwater will not be diverted.
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. *Furniture store, appliance store, home improvement* requires 1 parking space per 300 square feet of area.
12. Per Chapter 9.41 of the Development Code, at least one bicycle rack capable of holding three (3) bicycles shall be provided.
13. 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
  - f. Drainage Study
14. Preliminary site plan does not illustrate a trash enclosure. Please ensure method of waste disposal and trash enclosure are clearly illustrated in compliance with Town regulations.
15. Development Impact Fees are required and can be found here. You may enter the project square-footage into the calculator to determine the estimated fee: <https://www.yucca-valley.org/our-town/departments/community-development/planning/planning-fees>
16. If a project is to be developed in approved phases, each subsequent phase shall be exercised within thirty six (36) months from the date that the previous phase was exercised, unless otherwise specified in the permit or authorization, or the permit or authorization shall expire and become void, except where an extension of time is approved. As the lead agency under CEQA, the Town must evaluate the environmental impacts of the "the whole of the action" that may result either directly or indirectly in physical changes to the environment, including all phases of the project.
17. Architectural review is required concurrently with Site Plan 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. MDAQMD comments on the preliminary project details are attached for your convenience.
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



# Pre-Application

Date Received	<u>8/15/24</u>
By	<u>J. Jerome</u>
Fee	<u>1036</u>
Case #	<u>PA 05-24</u>

## General Information

**APPLICANT** Ha Huynh Phone 805-558-5310  
Mailing Address P.O. Box 2 Email ha@jtmodern.com  
City Joshua Tree State CA Zip 92252

**REPRESENTATIVE** Mathew Stephenson Phone 442-205-7932  
Mailing Address 63177 Golden Street Email archer@lamalkal.com  
City Joshua Tree State CA Zip 92252

**PROPERTY OWNER** Wilderhaus LLC Phone 805-558-5310  
Mailing Address P.O. Box 2 Email ha@jtmodern.com  
City Joshua Tree State CA Zip 92252

## Project Information

Project Address not issued

Assessor Parcel Number(s) 0601-412-08-0000

Project Location Yucca Valley

Project Description: Commercial General Application to build a warehouse retail unit to sell home goods.

Please attach any additional information that is pertinent to the application.

**Agreement to Pay All Development Application Fees**

In accordance with Town Council Resolution 24-07 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of the letter, staff may stop processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual time spent processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: \$ \_\_\_\_\_

Applicant's Signature \_\_\_\_\_


Applicants Name  
(Please print) \_\_\_\_\_

Date: \_\_\_\_\_

**Town of Yucca Valley**  
**Community Development Department**  
**Planning Division**  
**58928 Business Center Drive**  
**Yucca Valley, CA 92284**  
**760 369-6575 Fax 760 228-0084**  
[www.yucca-valley.org](http://www.yucca-valley.org)

**Owner/Applicant Authorization**

**Applicant/Representative:** I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Signature: 

Name: Ha Huynh

Date: 8-15-2024

**Property Owner:** I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

\_\_\_\_\_ to act as my agent and is further authorized to sign any and all documents on my behalf.

Signature: 

Name: Ha Huynh

Date: 8-15-2024

**Town of Yucca Valley**  
**Community Development Department**  
**Planning Division**  
58928 Business Center Drive  
Yucca Valley, CA 92284  
760 369-6575 Fax 760 228-0084  
[www.yucca-valley.org](http://www.yucca-valley.org)

## Project Description for Planning Department

### \*\*Project Location:\*\*

The project is located in Yucca Valley, California, off of Twentynine Palms Outerhighway, with the rear of the property situated on Palisade Drive. The property is identified by APN 0601-412-08-0000 and is zoned as Commercial General (CG).

### \*\*Property Description:\*\*

The property is a gently sloping lot, ideally suited for commercial development under its current zoning designation.

### \*\*Project Proposal:\*\*

We propose the construction of a single-story metal structure with a total area of 1,560 square feet. The building is intended for use as a warehouse retail space. The retail operations will focus on the sale of home goods, including furniture and lighting.

The proposed structure will align with the commercial zoning requirements and aims to enhance the retail offerings in the Yucca Valley area, providing a dedicated space for high-quality home goods to meet the needs of local residents and visitors alike. The project design will incorporate aesthetic and functional considerations to complement the surrounding commercial and residential environment.

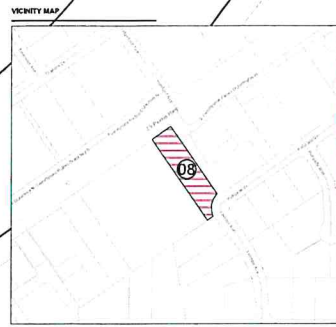
This development is intended to contribute positively to the local economy by offering retail services that are in demand within the community, while adhering to all applicable planning and zoning regulations.

Access from outer highway?  
CEQA Ex Options



29 PALMS HWY

29 PALMS OUTERHIGHWAY



**LEGEND**

JOSHUA TREE  
 JOSHUA TREE  
 r=5

INDICATES PROPERTY BORDER  
 INDICATES EXISTING COUNTOURS

SIDEWALK  
 SIDEWALK

ACCESSIBLE ROUTE  
 ACCESSIBLE ROUTE

0 1 2 4  
 0 15 30 SCALE BAR 1" = 15'

LOT 07 APN 0601-412-17-0000  
 COMMERCIAL  
 MEDICAL OFFICE

**LEGAL**  
 LOT 07 APN 0601-412-08-0000  
 ACCESSOR'S MAP BK. 0601  
 SAN BERNARDINO COUNTY, CA

**EXISTING AND PROPOSED DESIGNATION**  
 C-G

**EXISTING AND PROPOSED GENERAL PLAN DESIGNATION**  
 GENERAL COMMERCIAL

**SPECIFIC PLAN IDENTIFICATION AND LAND USE DESIGNATION**  
 NOT APPLICABLE

**EXISTING LAND USE**  
 0601-412-08-0000: VACANT

**PROPOSED LAND USE**  
 0601-412-08-0000: WAREHOUSE RETAIL

Total gross area: - 1560 SQ. FT.

**APPROXIMATE EARTHWORK QUANTITIES**  
 Cut:  
 Fill:

**UTILITY PROVIDERS**

**WATER**  
 HIGH DESERT WATER DISTRICT  
 55439 Twentynine Palms Highway, Yucca Valley, CA  
 (760) 365-8333

**ELECTRICITY**  
 SOUTHERN CALIFORNIA EDISON  
 6999 Old Woman Springs Rd, Yucca Valley, CA 92284  
 (800) 655-4555

**TELEPHONE**  
 VERIZON CALIFORNIA  
 295 N Sunnis Way, Palm Springs, CA 92262  
 (760) 778-3610

**TV CABLE**  
 TIME WARNER CABLE  
 73181 Mediterranean Rd, Palm Desert, CA 92211  
 (760) 674-5404

**WASTE DISPOSAL**  
 BURRTEC  
 4878 Newton Ln, Yucca Valley, CA 92284  
 (760) 365-2015

**SEWAGE**  
 SEPTIC SYSTEM OR PACKAGE WASTEWATER  
 TREATMENT PLANT

**PARKING**  
 13 - 9'X19' PARKING SPACES  
 1 - ACCESSIBLE SPACE  
 1 - LOADING SPACE

**PROPERTY OWNER & APPLICANT**  
  
 JTM REALTY  
 61762 29 PALMS HWY, JOSHUA TREE CA 92252  
 (760) 808-4806

**REPRESENTATIVE**  
 MATTHEW ARCHER STEPHENSON  
 63177 GOLDEN ST, JOSHUA TREE, CA 92252  
 (442) 205-7932  
 archer@lamal.kal.com

**DESIGN AND DRAWINGS**  
**LAMAL KAL**  
 MATTHEW ARCHER STEPHENSON  
 63177 GOLDEN ST, JOSHUA TREE, CA 92252  
 (442) 205-7932  
 mstep@lamal.kal.com

LOT 07 APN 0601-412-09-0000  
 COMMERCIAL  
 VACANT LAND

PALISADE DR.

<b>TOWN OF YUCCA VALLEY</b>	
<b>PRELIMINARY SITE PLAN</b> <b>YUCCA OFFICES</b>	<b>SHEET</b> <b>A101</b>



Town of Yucca Valley  
Traffic Scope Approval Form

To be Completed by applicant consultant and approved by Public Works prior to start of study.

Project \_\_\_\_\_  
Name: Project \_\_\_\_\_  
Address: Project \_\_\_\_\_  
Description: \_\_\_\_\_  
Developer's Name: \_\_\_\_\_  
Developer's Address: \_\_\_\_\_  
Telephone No \_\_\_\_\_ Email address: \_\_\_\_\_

**Trip Generation Rates from ITE Latest Edition**

Land Use (1) \_\_\_\_\_  
Development Sq Ft \_\_\_\_\_  
ITE Land Use Code \_\_\_\_\_  
Daily Trips \_\_\_\_\_  
AM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_  
PM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_

Land Use (2) \_\_\_\_\_  
Development Sq Ft \_\_\_\_\_  
ITE Land Use Code \_\_\_\_\_  
Daily Trips \_\_\_\_\_  
AM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_  
PM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_

*(Use Additional Sheet(s), if Necessary)*

Pass-by Trips (%), if applicable: \_\_\_\_\_ %  
Land Use (1) \_\_\_\_\_  
ITE Land Use Code \_\_\_\_\_  
Daily Trips \_\_\_\_\_  
AM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_  
PM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_

Land Use (2) \_\_\_\_\_  
ITE Land Use Code \_\_\_\_\_  
Daily Trips \_\_\_\_\_  
AM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_  
PM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_

**Project Opening Year:** \_\_\_\_\_

**Build-out Year:** \_\_\_\_\_

Study Intersections: 1 \_\_\_\_\_  
2 \_\_\_\_\_  
3 \_\_\_\_\_  
4 \_\_\_\_\_  
5 \_\_\_\_\_

6 \_\_\_\_\_  
7 \_\_\_\_\_  
8 \_\_\_\_\_  
9 \_\_\_\_\_  
10 \_\_\_\_\_

*(Use Additional Sheet(s) and Maps to show project Boundaries & Attach memo for project Description)*



Town of Yucca Valley  
Traffic Scope Approval Form

To be Completed by applicant consultant and approved by Public Works prior to start of study.

Study Roadway Segments: 1 \_\_\_\_\_ 2 \_\_\_\_\_  
3 \_\_\_\_\_ 4 \_\_\_\_\_  
5 \_\_\_\_\_ 6 \_\_\_\_\_

Proposed Development Use:  Residential  Commercial  Mixed-Use  Other

Software Methodology:  Synchro  HCS

Additional Issues to be considered:  Traffic Calming Measures  Queuing Analysis

Bike/Ped Accommodations  Merge Analysis  Gap Analysis

Actuation/Coordination  Safety Analysis  Sight Distance Analysis

Is the project screened from VMT assessment?  Yes  No

VMT Screening Justification \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ambient Growth Rate: \_\_\_\_\_%

Trip Distribution: East \_\_\_\_\_% West \_\_\_\_\_% North \_\_\_\_\_% South \_\_\_\_\_%

Consultant Preparer's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No. \_\_\_\_\_ PE / TE License # \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Approved By ( Public Works Department)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

**Mojave Desert Air Quality Management District**

*Brad Poiriez, Executive Director*

14306 Park Avenue, Victorville, CA 92392-2310

760.245.1661 • Fax 760.245.2022

[www.MDAQMD.ca.gov](http://www.MDAQMD.ca.gov) • @MDAQMD



September 10, 2024

Jared Jerome, Associate Planner  
Town of Yucca Valley  
Public Works Department  
58928 Business Center Drive,  
Yucca Valley, CA 92284

**Subject: PA 05-24 Huynh Commercial Center**

Dear Mr. Jerome:

The Mojave Desert Air Quality Management District (District) has received the Request for Comments for PA 05-24. The project proposes the construction of a 1560 sq ft retail building for the sale of home goods and furniture.

We have reviewed the project as proposed and based on the information available to us at this time, the District requires that fugitive dust best management practices (including but not limited to applicable provisions of District Rule 403) are implemented on all non-paved transport roads, access points, and parking areas. The District also requires that the proponent obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to internal combustion engines with a manufacturer's maximum continuous rating greater than or equal to 50 brake horsepower.

Thank you for the opportunity to review this planning document. If you have any questions regarding this letter, please contact me at (760) 245-1661, extension 1846, or Bertrand Gaschot at extension 4020.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Anderson', is written over a white background.

**Chris Anderson**  
Planning and Air Monitoring Supervisor

CJA/bg

Yucca Valley PA 05-24 Huynh 2024 09 Sep

## Janet Yochmowitz

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**From:** Jared Jerome  
**Sent:** Wednesday, September 4, 2024 1:11 PM  
**To:** Janet Yochmowitz  
**Subject:** FW: PA 05-24 Huynh Commercial Retail  
**Attachments:** PA 05-24 Huynh Commercial Retail Request for Comments Letter - Yuhaaviatam of San Manuel Nation.pdf

**From:** Eunice Ambriz <Eunice.Ambriz@sanmanuel-nsn.gov>  
**Sent:** Wednesday, September 4, 2024 10:21 AM  
**To:** Jared Jerome <jjerome@YUCCA-VALLEY.ORG>  
**Cc:** Kristen Tuosto <Kristen.Tuosto@sanmanuel-nsn.gov>  
**Subject:** RE: PA 05-24 Huynh Commercial Retail

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jerome,

Thank you for contacting the Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians) concerning the above-mentioned proposed project area. YSMN appreciates the opportunity to review the project documentation received by the Cultural Resources Management Department on August 28, 2024.

Based on our current knowledge, the proposed project site is considered moderately culturally sensitive by the Tribe.

As such, San Manuel will still wish to engage in government-to-government consultation pursuant to AB 52, should this project be subject to CEQA review. In addition, YSMN requests a cultural report, geotechnical report (if required for the project), project plans showing the depth of proposed disturbance, and shape file of the project location if the project is deemed not CEQA exempt.

Thank you again for your correspondence. If you have any additional questions or comments, please reach out to me at your earliest convenience.

Regards,  
Eunice

## Janet Yochmowitz

---

**From:** Jennifer Saliccioli <jsaliccioli@burrtecdesert.com>  
**Sent:** Tuesday, September 3, 2024 4:46 PM  
**To:** Janet Yochmowitz  
**Subject:** Re: PA 05-24 Huynh Commercial Retail

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Janet,

Thank you for including Burrtec Waste & Recycling in the email below for the Huynh Retail proposal.

Comment: Burrtec is requesting the proposed location and specifications for the waste enclosure. It needs to be accessible for the service truck and large enough to accommodate commercial trash and recycle bins.

Thank you,  
Jennifer

*Jennifer Saliccioli  
District Enviro Coord*

*Burrtec Waste & Recycling Services  
Burrtec Environmental  
58925 Sunnyslope Dr, Yucca Valley CA 92284  
Office: 760/365.2015, Cell: 760/275-4448*

This communication (including any attachments) may contain privileged or confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this communication and/or shred the materials and any attachments and are hereby notified that any disclosure, copying, or distribution of this communication, or the taking of any action based on it, is strictly prohibited. It is recommended that you run a virus check on all email sent to you from all sources. Burrtec and its related companies will not accept any responsibility for any loss, disruption or damage to your data or your computer system as a result of opening this email.

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**From:** Janet Yochmowitz <JYochmowitz@yucca-valley.org>  
**Sent:** Wednesday, August 28, 2024 5:39 AM  
**To:** Jennifer Saliccioli <jsaliccioli@burrtecdesert.com>  
**Subject:** PA 05-24 Huynh Commercial Retail

**CAUTION:** This is an external email from outside the organization. Please take care when clicking links or opening attachments. When in doubt, contact the IT Department.

Good morning, Ms. Saliccioli,

The Town of Yucca Valley has received a Pre-Application, PA 05-24, for Huynh Commercial Retail. A Request for Comments letter (attached above), site plan, project description, and application of the project are located at <https://www.yucca-valley.org/our-town/departments/community-development/planning/land-development/pa-05-24-huynh-commercial-warehouse-retail>

If you have any questions regarding the Request for Comments, please contact Planning at 760.369.1265 extension 310.

## Janet Yochmowitz

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**From:** Saguan, Ivy <Ivy.Saguan@dph.sbcounty.gov>  
**Sent:** Tuesday, September 3, 2024 12:19 PM  
**To:** Janet Yochmowitz  
**Cc:** Flores, Ashley M.  
**Subject:** RE: PA 05-24 Huynh Commercial Retail

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Janet,

I have reviewed the proposed project, and Environmental Health Services (EHS) have no comments or requirements at this time.

Thank you for the opportunity to review the project.

Please take a moment to complete our 1 Minute Satisfaction Survey [Customer Service Survey](#)

Thank you,

**Ivy F. Saguan, REHS**

Supervising Environmental Health Specialist  
*Land Use Protection Program*  
*Department of Public Health*  
*Division of Environmental Health Services*  
385 N. Arrowhead Ave., 2<sup>nd</sup> floor  
San Bernardino, CA 92415  
Phone: 800.442.2283 Fax: 909.387.4323



*Our job is to create a county in which those who reside and invest can prosper and achieve well-being.*  
[www.SBCounty.gov](http://www.SBCounty.gov)



County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.

**From:** Janet Yochmowitz <JYochmowitz@yucca-valley.org>  
**Sent:** Wednesday, August 28, 2024 5:50 AM  
**To:** Saguan, Ivy <Ivy.Saguan@dph.sbcounty.gov>  
**Subject:** PA 05-24 Huynh Commercial Retail

## Janet Yochmowitz

---

**From:** Markloff, Curtis <CMarkloff@SBCFire.org>  
**Sent:** Wednesday, August 28, 2024 6:45 AM  
**To:** Janet Yochmowitz  
**Cc:** Sprinkle, Michelle  
**Subject:** FW: PA 05-24 Huynh Commercial Retail  
**Attachments:** PA 05-24 Huynh Commercial Retail Request for Comments Letter - SBC Fire - Markloff.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Janet, we will reach out to the applicant and advise them on our submittal process. Be advised that if the applicant does not submit or pay fees prior to September 4, we will not be able to meet your deadline of September 11.

Also our address has changed to

598 S. Tippecanoe Ave. 1<sup>st</sup> floor  
San Bernardino, Ca. 92415

If you have any questions, please let me know.

*Curtis Markloff*  
*Assistant Fire Marshal*  
*Planning and Engineering Office*  
*San Bernardino County Fire Protection District*  
*909-918-2201*



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**From:** Janet Yochmowitz <JYochmowitz@yucca-valley.org>  
**Sent:** Wednesday, August 28, 2024 5:49 AM  
**To:** Markloff, Curtis <CMarkloff@SBCFire.org>  
**Subject:** PA 05-24 Huynh Commercial Retail

Good morning, Mr. Markloff,

The Town of Yucca Valley has received a Pre-Application, PA 05-24, for Huynh Commercial Retail. A Request for Comments letter (attached above), site plan, project description, and application of the project are located at <https://www.yucca-valley.org/our-town/departments/community-development/planning/land-development/pa-05-24-huynh-commercial-warehouse-retail>

If you have any questions regarding the Request for Comments, please contact Planning at 760.369.1265 extension 310.

We thank you in advance for your time.