

December 4, 2024

Matthew Stephenson
63177 Golden Street
Joshua Tree, CA 92252

**RE: SITE PLAN REVIEW, SPR 01-24; ENVIRONMENTAL ASSESSMENT 04-24
55546 YUCCA TRAIL STORAGE FACILITY**

Mr. Stephenson:

Thank you for submitting the above referenced application which the Town of Yucca Valley received on May 8, 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. The application was deemed incomplete on June 5, 2024 (completeness review letter attached).

To date, the Town has not yet received the requested items. In accordance with Chapter 9.61.020 of the Town Municipal Code, an applicant has ninety (90) calendar days to provide requested information. Please submit the requested materials within 45-days of this letter, on or before January 18, 2025. If the requested materials are not received by January 18, 2025, the application will be deemed abandoned.

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



The Town of
Yucca Valley

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

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

June 05, 2024

Matthew Stephenson
63177 Golden Street
Joshua Tree, CA 92252

**RE: SITE PLAN REVIEW, SPR 01-24; ENVIRONMENTAL ASSESSMENT 04-24
55546 YUCCA TRAIL STORAGE FACILITY
COMPLETENESS REVIEW**

Mr. Stephenson:

Thank you for submitting the above referenced application which the Town of Yucca Valley received on May 8, 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. Please complete #7 of the project description page of the application (estimated grading quantities).
2. Please submit a Cultural Resources study.
3. Please submit Drainage Study/Analysis.
4. Please submit Hydrology Report prepared by a registered Civil Engineer.
5. Please submit Traffic Scope Approval Form, attached.
6. Please submit Preliminary Landscape Plan.
7. Please submit a Native Plant Plan. Please include all regulated desert native plants.

Based on the proposed scope of the project, California Environmental Quality Act (CEQA) analysis and review is required. The project is located in the Old Town Specific Plan area where an Environmental Impact Report (EIR) was previously prepared. Staff has not yet

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determined the required procedure for CEQA review, but preliminary review indicates a tiered CEQA document such as a focused or supplemental EIR may be necessary. The contract costs for CEQA analysis are the responsibility of the project proponent.

The project will 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 subject property. Consultation with CDFW is highly encouraged due to the presence of Western Joshua Trees and protected species or habitat. Please contact CDFW regarding their permitting process.

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.

1. Site Plan

- a. The site plan shall include all components listed in the Site Plan Review application, Section A. Site Plan Content.
- b. The Site Plan missing the following components:
 - i. Surrounding information for adjoining properties including zoning and land use. The property located to the west is zoned R-M-10, not Commercial. All other surrounding properties are Industrial.
 - ii. The locations, names and existing widths of all highways, streets, or easements within 100 feet of the project boundaries that provide legal access to the property. Streets do not appear to be labeled and widths are not illustrated. Please illustrate travel lanes and existing improvements.
 - iii. The location of all existing and proposed fire hydrants.
 - iv. Location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains.
 - v. The approximate location of all areas subject to storm water overflow, inundation or flood hazard (indicate limits of FEMA floodplain and floodway), and the location and direction of flow of each watercourse. Please note that the proposed project appears to be located within a FEMA Flood Zone A, not Zone X. Please correct the Flood Hazard designation.
 - vi. Please illustrate required dedications and road improvements on Yucca Trail, based upon Town of Yucca Valley General Plan Roadway Classifications at General Plan Buildout Map and Engineering Standard Drawings.
 - vii. Please make top of site plan north.
 - viii. The proposed project is located in the Old Town Specific Plan. Please correct "Specific Plan Identification and Land Use Designation".
 - ix. Please provide parking stall requirements and calculations.

- x. Please ensure/verify that the Site Plan, Preliminary Landscape Plan, Native Plant Plan, and Photometric plan are illustrated at the same scale.
- xi. Town of Yucca Valley Development Code, Section 9.14.060(J)(3) requires that storage bay doors shall not face any abutting property which is residentially zoned, nor shall they be visible from any adjacent residential property or any street right-of-way. Please correct plans to ensure that bay doors are not facing the residentially zoned property to the west.
- xii. The ADA parking stall illustrates a 5' wide loading area. Town of Yucca Valley Development Code, Section 9.33.050 requires a minimum of 8' wide loading area.
- xiii. Maximum floor area ratio is identified within the Old Town Specific Plan, Table 4-2. Please provide floor area ratio calculations for the project.
- xiv. Required setbacks are identified within the Old Town Specific Plan, Table 4-2. Please illustrate required setbacks in addition to required dedications.

2. Preliminary Grading Plan

- a. The preliminary grading plan shall include all components listed in the Site Plan Review application, Section B. Preliminary Grading Plan Content. Please review Section B. Preliminary Grading Plan Content.
- b. Please provide approximate earthwork quantities in cubic yards.
- c. Please provide date and source of topography.
- d. Please illustrate retention calculations and impervious surface area.
- e. The approximate location of all areas subject to storm water overflow, inundation or flood hazard (indicate limits of FEMA floodplain and floodway), and the location and direction of flow of each watercourse. Please note that the proposed project is located within a FEMA Flood Zone A, not Zone X. Please correct the Flood Hazard designation.
- f. Please illustrate all existing and proposed easements and rights-of-way. Please illustrate existing and proposed utilities, travel lanes and street improvements within the site and 50' beyond the site boundaries. See Standard Drawing Number 102 (attached).

3. Utility Plan

- a. The utility plan illustrates a septic waste system. The Hi Desert Water District (HDWD) will-serve letter indicates that connection to the sewer is required. Please correct to illustrate sewer infrastructure and connection.

4. Photometric Plan

- a. Photometric Plan illustrates light trespass at each property line. Please correct Photometric Plan to ensure that lighting does not exceed 0.3 foot candles at each property line.

Additional Information

1. Development Impact Fees (DIF) are required for the proposed project. Based on the size and scope of the proposed project, DIF are estimated in the amount of \$241,426.40.
2. The Biological Assessment for the proposed project indicates that significant biological impacts are anticipated.
3. Improvements are required on Yucca Trail. Improvements include paved access to the nearest paved road, curb and gutter, sidewalk and other necessary improvements as determined by the director. Staff have not determined at this time whether additional improvements will be required on Wall Street. See Chapter 9.30 of the Town's Development Code. Road improvement plans are required to be approved by the Town's Public Works Department.
4. Formation of a Community Facilities District (CFD) is required for on-going maintenance of public improvements. Please contact the Public Works division for more information and estimated fees.

Please note that additional comments are anticipated as corrections are made, and additional comments are received from other departments and other regulatory agencies.

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,



Evan Willoughby
Assistant Planner