

October 16, 2025

Ashu Sharma
Buildrite Construction
18528 Pioneer Blvd Ste #201
Artesia, CA 90701

**RE: CONDITIONAL USE PERMIT, (CUP) 05-25,
 ENVIRONMENTAL ASSESSMENT, (EA) 16-25
 MOBILE HOME PARK – KICKAPOO AND BENECIA TRAIL – APN: 0586-081-13**

Mr. Sharma:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on September 17, 2025. In accordance with Government Code Section 65943, the Town has thirty (30) days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required. The thirty (30) day review period ends on October 16, 2025.

The application is deemed incomplete due to the outstanding submittal items listed below. Physical copies and electronic copies are required.

1. Project Description and Existing Conditions Letter
2. Preliminary Title Report within 60 days of application date
3. Grant Deeds for all involved properties
4. Floor Plans
5. Building Elevations, including a minimum of one (1) color set
6. Preliminary Landscape Plans
7. Photometric Plans
8. Exterior Lighting Cutsheets
9. Utility Plan including location and capacity
10. Materials Board
11. 8 ½ x 11 reduction of all plans
12. Applicable utility service availability letters
13. Signed statement indicating of sewage disposal and if Regional Water Quality Control Board approval is required

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

Based on the proposed project scope, the following studies are required. Applicants may choose to have the studies prepared by the Town's selected California Environmental Quality Act (CEQA) consultant or the applicant may choose to prepare studies for peer review by the Town's selected CEQA consultant.

1. Traffic Study (Please submit Traffic Scoping Form prior to preparation)
2. Air Quality and Greenhouse Gas Analysis
3. Noise Impact Analysis
4. Biological Assessment
5. Cultural Resources Assessment

Please note that the application materials, plans, and technical studies are currently under review, pending corrections or comments, which will be provided to you under separation communication.

Additional comments are anticipated upon submitting missing information and materials. As corrections and revisions are made in the future, please ensure consistency between plan sets. 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



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: _____
Study Intersections: 1 _____
2 _____
3 _____
4 _____
5 _____

Build-out Year: _____
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: _____