

November 7, 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
 PRELIMINARY CORRECTIONS**

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. On October 16, 2025, the Town provided a completeness review letter deeming the project incomplete.

On October 20, 2025, project engineer Manuel Gomez requested preliminary comments on the proposed project, acknowledging that the comments are subject to change due to the outstanding submittal items provided in the completeness review.

Preliminary Planning Corrections

1. Please provide separate Site Plan and Preliminary Grading Plan.
2. Please provide a Floor Plan for proposed common area (Clubhouse, Patio, Pool, and Spa).
3. The site plan shall include all components listed in the Conditional Use Permit application, Section A. Site Plan Content. Please review the required site plan components and ensure all items are included on the site plan. This includes, but is not limited to, the following:
 - a. Data Table to include zoning and General Plan designations, and net and gross square feet and acres
 - b. Revision block and date plan prepared
 - c. Existing buildings and traveled ways within the proposed project and within 100 feet of the boundaries of the project site.
 - d. Location of existing and proposed fire hydrants.
 - e. Locations of all on-site utilities.
4. At a minimum, please illustrate setbacks from each property line to nearest proposed structure(s), including mobile home units.
5. Verify and illustrate compliance with minimum parcel widths.
6. Illustrate setbacks for spa and pool.
7. Illustrate ADA path of travel and parking.

Planning
(760) 369-6575
Public Works
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Code Compliance
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Engineering
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Animal Control
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The Town of
Yucca Valley

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

8. Illustrate width of on-site walkways.
9. Illustrate lot coverage for all impervious surfaces.
10. For the portions of Yucca Trail and Kickapoo Trail that are located entirely on the subject property, please illustrate improvements for entire roadway, not limited to half-width improvements. Please update note #6 to reflect this change.
11. Illustrate road improvements including striping for travel lanes, bicycle lanes, curb, gutter, and sidewalks. Yucca Trail is a Class III bike route and Kickapoo Trail is a Class II Bike lane.
12. Illustrate driveway and drive aisle widths.
13. Illustrate screening, fencing, or wall along east property line, and any other property lines proposed to be screened.
14. Please ensure/verify that the Site Plan, Preliminary Landscape Plan, Native Plant Plan, and Photometric plan are illustrated at the same scale.
15. Clarify in letter of intent/project description whether the intent is to subdivide the property into the parcels shown on the proposed plan. If the intent is to subdivide, please reach out to Planning staff to obtain a Tract Map application which will be required to be move forward concurrently with proposed entitlements.
16. Provide elevations and visual simulations showing the proposed development from street grade from each street frontage.

Preliminary Engineering Corrections

1. Please see the attached Hydrology Report, Percolation Report, Soils Report, and Site Plan and Preliminary Grading Plan with redline comments provided.

Preliminary Building & Safety Comments

1. All Mobile Home Park additions and alterations require Title 25 project approval through California Housing and Community Development.
2. All permanent structures require an application for review of construction documents with the Town of Yucca Valley Building and Safety Department.
3. All Construction plans for permanent structures are to comply with the latest adopted California Title 24 Building Codes.

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