

TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING



*The Mission of the Town of Yucca Valley is to
provide a government that is responsive to the needs and
concerns of its diverse citizenry and
ensures a safe and secure environment
while maintaining the highest quality of life*

TUESDAY
JUNE 09, 2015
6:00 p.m.

YUCCA VALLEY COMMUNITY CENTER, YUCCA ROOM
57090 - 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

PLANNING COMMISSION MEMBERS

*Vickie Bridenstine, Chair
Steve Whitten, Vice Chair
Jeff Drozd, Commissioner
Jeff Evans, Commissioner
Charles McHenry, Commissioner*

AGENDA

MEETING OF THE TOWN OF YUCCA VALLEY PLANNING COMMISSION 6:00 P.M., TUESDAY, JUNE 09, 2015

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's office at (760) 369-7209 at least 48 hours prior to the meeting.

An agenda packet for the meeting, and any additional documents submitted to the majority of the Planning Commission, are available for public view in the Community Development Dept. front office or the Town Hall lobby, and with respect to the staff agenda packet, on the Town's website, www.yucca-valley.org, prior to the Commission meeting. Any materials submitted to the agency after distribution of the agenda packet will be available for public review at the Community Development Dept. or Town Clerk's office during normal business hours and will be available for review at the Planning Commission meeting. For more information on an agenda item or the agenda process please contact the Town Clerk's office at 760-369-7209 ext 226.

If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Planning Commission secretary. The Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.

(Where appropriate or deemed necessary, action may be taken on any item listed in the agenda)

CALL TO ORDER:

ROLL CALL: Jeff Drozd, Commissioner
Jeff Evans, Commissioner
Charles McHenry, Commissioner
Steve Whitten, Vice Chair
Vickie Bridenstine, Chair

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Action: Move by _____ 2nd by _____ Roll Call Vote _____

CONSENT AGENDA:

All items listed on the consent agenda are considered to be routine matters and may be enacted by one motion and a second. There will be no separate discussion of the consent agenda items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the discussion. Public requests to comment on consent calendar items should be filed with the Planning Commission Secretary before the consent agenda is called.

1. MINUTES

A request that the Planning Commission approves as submitted the minutes of the meetings held on April 14, 2015 and May 12, 2015.

RECOMMENDATION: That the Planning Commission adopts the Consent Agenda.

Action: Moved by _____ 2nd by _____ Roll Call Vote _____

PUBLIC HEARINGS

**2. ENVIRONMENTAL ASSESSMENT, EA 02-14
CONDITIONAL USE PERMIT, CUP 01-14
VARIANCE, V-01-15
SPECTRUM VERIZON**

Proposal to construct a 55' cellular tower to be disguised as a pine tree, to include a generator inside a 900 square foot , 8' high block wall enclosure for equipment. The variance request is to exceed the maximum height limit of 40' in the Mixed Use zoning district by 15', at a total height of 55'.

RECOMMENDATION: That the Planning Commission continues the public hearing to the meeting of Tuesday, June 23, 2015.

Action: Move by _____ 2nd by _____ Roll Call Vote _____

**3. ENVIRONMENTAL ASSESSMENT, EA 04-15
TENTATIVE PARCEL MAP, TPM 19644
YUCCA RETAIL 5**

Request to subdivide an approximate 1.89 acre parcel into two parcels; Parcel 1 would contain approximately .904 acres and Parcel 2 would contain approximately .986 acres. Development of Parcel 2 with an approximate 7,700 square multi-tenant retail building has been approved by the Yucca Valley Planning Commission. Development of Parcel 1 has not been approved and the proposed parcel is designed to accommodate an approximate 3,200 square foot building pad.

RECOMMENDATION:

Environmental Assessment, EA 04-15: That the Planning Commission finds the project exempt from further environmental review in that the review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

Tentative Parcel Map, TPM 19644: That the Planning Commission approves Tentative Parcel Map, TPM 19644 based upon the information contained within the staff report, the required findings and the recommended conditions of approval.

Action: Move by _____ 2nd by _____ Roll Call Vote _____

**4. ENVIRONMENTAL ASSESSMENT, EA 05-15
DEVELOPMENT CODE AMENDMENT, DCA 01-15
HOME OCCUPATION PERMITS AND ASSOCIATED REGULATIONS**

Proposed amendment to Article 3 of the Yucca Valley Development Code amending Chapter 9.50, Home Occupations Permits. This Chapter and its Sections of the Development Code establish regulations allowing for the operation of certain business activities in single and multi-family residential neighborhoods. The standards and requirements are intended to ensure that home occupation operations do not alter the character of any residential neighborhood, or create impacts or activities that are not typically and commonly associated with residential neighborhoods. This Chapter and its Sections allow for commercial uses and other business activities that are accessory and incidental to the primary purpose of residential zones, which is that of providing a habitable dwelling for the owner or occupant as the primary use of the residential dwelling unit.

The amendments may include amendments to all Sections of Chapter 9.50, including, but not limited to, Classes of Home Occupation Permits, Table 3-26 Permitted Land Uses and Permit Requirements, Development Standards, and Review Authority.

RECOMMENDATION:

Environmental Assessment, EA 05-15: That the Planning Commission Finds that the project is exempt from CEQA in accordance with Section 15061 (b)(3) of the California Environmental Quality Act. The proposed amendment to revise the Town's Home Occupation Permit regulations has no potential to impact the environment. The proposed amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Development Code Amendment, DCA 01-15 meets the exemption criteria which states "that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA"

Development Code Amendment, DCA 01-15: That the Planning Commission recommends that the Town Council introduces the Ordinance, repealing and reinstating Chapter 9.50, Home Occupation Permits, in its entirety.

Action: Move by _____ 2nd by _____ Roll Call Vote _____

5. CONDITIONAL USE PERMIT, CUP 03-95 AMENDMENT #1 YUCCA VALLEY RV PARK

A request to add four additional spaces inside an existing 15 space recreational vehicle park.

RECOMMENDATION:

Environmental Assessment, EA 02-15: That the Planning Commission finds the project to be exempt from CEQA under Section 15301 class 1 Existing Facilities and;

Conditional Use Permit, CUP 03-95 Amendment 1: That the Planning Commission reviews and determines legal nonconforming status and modifications and extension to legal nonconforming uses based upon Section 9.03.0606, and determines if the request complies with Section 9.03.060, as outline below.

Section 9.03.060, F. Modifications and Extensions to Legal Nonconforming Uses

1. *A legal nonconforming use shall not be modified in any manner that expands, extends, or enlarges the use beyond its existing scope upon the date the nonconformity was created, except as specified below.*
 - a. *The changes are, in and of themselves, in conformance with the provisions of this Development Code.*
 - b. *The changes are limited to minor alterations, improvements, or repairs that do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a nonconforming use. A minor alteration shall not increase the area of the nonconforming structure by more than 120 square feet cumulative.*
 - c. *The changes are required by other laws.*
 - d. *The changes are incidental to the public acquisition of a portion of a site, no greater degree of nonconformity will be created other than that caused as a result of the public acquisition, and the changed development will conform to current regulations to the maximum extent feasible.*
2. *No change made to any development or use shall be construed as automatically permitting an extension of any time limit for the termination of a nonconformity.*
3. *Notwithstanding the provisions regarding Conditional Use Permit or variance, the Director may allow the construction of an additional modification to a legally existing structure within a current yard setback area, as established by an applicable residential Land Use District, when such legally existing building is within the yard setback area, and provided such additional modification does not exceed the*

projection of the existing structure into such current yard setback area and does not come closer than three (3) feet to any property line.

4. *The requirements for a Conditional Use Permit shall not apply to nonconforming residential uses, where such uses are being expanded or modified by no more than twenty-five percent (25%) of the floor space or ground area existing at the time such use became a nonconforming use.*

Action: Move by _____ 2nd by _____ Roll Call Vote _____

DEPARTMENT REPORT

6. **DISCUSSION ON CHANGING THE START TIME OF THE PLANNING COMMISSION MEETING FROM 6 PM TO 6:30 PM.**

Action: Move by _____ 2nd by _____ Roll Call Vote _____

PUBLIC COMMENTS

In order to assist in the orderly and timely conduct of the meeting, the Planning Commission takes this time to consider your comments on items of concern, which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three minutes or less. Inappropriate behavior, which disrupts or otherwise impedes the orderly conduct of the meeting, will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not included on the printed agenda.

STAFF REPORTS AND COMMENTS:

FUTURE AGENDA ITEMS:

COMMISSIONER REPORTS AND REQUESTS:

Commissioner Drozd
Commissioner Evans
Commissioner McHenry
Vice Chair Whitten
Chair Bridenstine

ANNOUNCEMENTS:

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, June 23, 2015

ADJOURN

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
April 14, 2015**

Chair Bridenstine called the regular meeting of the Yucca Valley Planning Commission to order at 6:00 p.m.

Commissioners present were Drozd Evans, McHenry, Whitten and Chair Bridenstine.

The Pledge of Allegiance was led by Chair Bridenstine

APPROVAL OF AGENDA

Deputy Town Manager Stueckle recommended that item number 2, CUP 01-14 Spectrum-Verizon be removed from the agenda. The applicant was in the process of reworking their applicant and staff expected them to return to the commission with a revised application and a request for a variance.

MOTION

That the Commission amend the agenda to remove item 2 and to approve it as amended.

RESULT: APPROVED [UNANIMOUS]
MOVER: Steven Whitten, Vice Chairman
SECONDER: Jeff Evans, Commissioner
AYES: Bridenstine, Whitten, Drozd, Evans, McHenry

CONSENT AGENDA

1. MINUTES

A request that the Planning Commission approve as submitted the minutes of the meeting held on March 24, 2015.

PUBLIC COMMENTS ON CONSENT AGENDA

None

END PUBLIC COMMENTS

Commissioner Drozd requested that the minute be amended to remove the incorrectly included comment for Commissioner Drozd, who was not present for the meeting.

MOTION

That the Planning Commission approve the Consent Agenda as amended.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jeff Evans, Commissioner
SECONDER: Jeff Drozd, Commissioner
AYES: Bridenstine, Whitten, Drozd, Evans, McHenry

PUBLIC HEARINGS

- 2. **CONDITIONAL USE PERMIT, CUP 01-14 SPECTRUM VERIZON**
 Item was removed from the agenda.

DEPARTMENT REPORTS

- 3. **OLD TOWN SPECIFIC PLAN**

DEVELOPMENT CODE

COMMERCIAL DESIGN GUIDELINES

SITE PLAN REVIEW, SPR 01-13, ALLSTATE DRIVESHAFT AND BILLINGS TRANSFER, INC

A proposal for the development of a rock, gravel and sand yard, and a driveline repair business on a property that contains an existing 3,200 square foot building. The project includes 21 concrete block bins for the storage and display of material, required parking and landscaping. The project is located at 55525 Yucca Trail, APN: 586-381-04.

RECOMMENDATION:

ENVIRONMENTAL ASSESSMENT, EA 01-13

That the Planning Commission finds the project exempt from CEQA under Section 15301, existing facilities

SITE PLAN REVIEW, SPR 01-13

That the Planning Commission approves Site Plan Review, SPR 01-13, based upon the required findings and the Conditions of Approval.

Deputy Town Manager Stueckle provided the staff report, which provided an overview of the project as well as the prior history of the project. The project first appeared before the Planning Commission on August 12, 2014, where it was approved. The project was appealed to the Town Council and the appeal hearing was held on November 4, 2014, and the matter was referred back to the Planning Commission, not only to review the project but to start the discussion on the Old Town Specific Plan standards and the commercial and industrial standards in the Development Code. The Planning Commission held an initial discussion on those issues at their March 24th meeting.

The project location is an existing developed site, where there are two businesses operating. The rock and sand business previously reviewed by the Commission and a driveline repair business. Staff provided a general overview of the business operations, and stated that much of the information in the staff report related to the issue of screening. At an overview level, if this was a new development the Old Town Specific Plan would require masonry walls for storage areas. In earlier discussion there had been some question as to the intent of the Old Town Specific plan as it references change in use or expansion of existing sites, and to what degree can the Old Town Specific Plan development standards been implemented for those existing sites. In the industrial and commercial regulations in the Development Code call for outdoor storage be screened with a solid wall, but do not mandated masonry.

Based upon those issues staff included a draft condition of approval, P8 on page 109 of the agenda packet, which would require the applicant to replace the fencing with masonry construction within 180 days of the Planning Commission's approval.

The second issue was the effect of the second driveline business on the parking requirements. Staff originally recommended nine improved parking spaces for just the rock and sand business. The combined businesses require eighteen improved parking spaces. Staff however noted that Development Code stated that a change in use when no paved parking exists fifty percent of the number of required parking spaces shall be paved.

Staff also asked the Commission to consider conditions P5, requiring the applicant to construct a trash enclosure; P6, requiring the applicant to pay their portion of the Gateway Reimbursement District in the amount of \$15,039 within 18 months; P8, as described earlier; and E1, requiring an engineer's letter indicating that the improvements on the site are not adversely affecting the floodway.

PUBLIC COMMENTS ON ITEM 3

- Jay Corbin, representative for the applicant, spoke in support of the project. He stated that the applicant had decided not to oppose the requirement for solid screening requirement, but requested that the Planning Commission allow staff discretion on the type of material used rather than requiring a solid block wall. He noted that the solid wall requirement was only present in the Old Town Specific Plan and was intended to support the realignment of Highway 62. He also stated that the was requesting to only be required to pave half of the 18 parking spaces as provided for in the Development Code. He also stated that the applicant had spent a lot of money removing the contaminated soil and asked if the Condition P6, requiring the payment of the Gateway Reimbursement District, could be modified to extend the repayment time to 36 months.

END PUBLIC COMMENTS

Commissioner Evans asked the applicant was in agreement to pave nine spots. Applicant said he was.

Commissioner McHenry asked about the repayment period of 18 months, and if that was a standard period. Staff said that there had only been a few project subject to the Gateway Reimbursement District and to staff's knowledge there had not previously been a deferred payment and in previous cases the few was paid when the certificate of occupancy was issued. Staff structured the 18 month repayment based upon the applicant's historical use on the site, and some understanding of the non-document costs occurred on the site.

Commissioner Drozd said that he appreciated what had been done at the site, but that they had a responsibility to the citizens of Yucca Valley to stick to the Development Code. He approved of the compromise of solid screening without the requirement for a solid block wall. He would also be willing to approve extending the payment period to 36 months.

Commissioner Whitten asked the applicant to clarify if any grading had been required as part of the removal of the soil contamination. The applicant said that it had not. Commissioner Whitten noted that the applicant had been operating for a couple years without a permit, but the clean-up of the contaminated soil helped the Town. He also stated that the abandonment of the Highway 62 realignment changes the conditions of the Old Town Specific Plan, and should be taken in to account. He said that he would be willing to extend the payment period to 27 months. Commissioner Whitten also said that he would like to see the parking requirement modified to allow for the half paved and half unpaved parking spaces. He also thought it was reasonable for the applicant to work with staff meet solid wall requirements with material other than masonry. He noted that the requirement to return a copy of the soils report was no longer included in the conditions of approval and asked the reason. Staff said that the packet included an email from the San Bernardino County Fire Depart on the status of the mitigation which staff felt made the condition to return a copy of the soils report unnecessary. Commissioner Whitten asked about exact tonnage removed from the site. The applicant said that they didn't have the exact tonnage on hand, but everything was removed except for 55 gallon drum which required special permit numbers.

Commissioner Evans said that he would be willing to support extending the payment period to 27 months.

Commissioner Drozd said that even without the realignment of the highway, Yucca Trail will remain a major thoroughfare, and that should be taken into consideration in discussions of screening materials.

Staff stated that the realignment of Highway 62 was removed from the General Plan circulation map, although the Old Town Specific Plan has not be updated to reflect that change. Staff also

stated that Yucca Trail will also remain an important circulation link on the north side of Highway 62, which allows signalized access to the highway.

Chair Bridenstine noted that the gateway improvements that were done to Yucca Trail widened it to its ultimate width, and that's why the applicant is being asked to reimburse the Town for its expenditure for their portion of it. Even though those improvements were done over ten years ago, the previous business had closed before the gateway project went forward, so none of that property's share of the improvement costs has been paid. Chair Bridenstine said that she would willing to extend the time period for payment to either 27 or 36 months, but would like to see a payment schedule.

The applicant said that they would be amenable to a payment schedule, with the payments broken up into thirds.

Commissioner Whitten asked staff to clarify the Commission's authority to set payment schedules. Staff said that the Commission should indicate the timeline that they were comfortable with, and staff would arrange and agreement with the applicant. Commissioner Whitten said that he would support 27 months.

Chair Bridenstine agreed with Commissioner Whitten about modifying the parking requirement, P7, to reflect the development guideline of half paved and half unpaved. Spoke in support of allowing the applicant to work with staff on the material for solid screening. She said that it was unreasonable to but additional requirements on industrial properties in the Old Town Specific Plan that do not apply to industrial development elsewhere in Town.

Staff suggested the addition of a condition P9, the applicant shall submit a revised site plan indicating the project site as approved by the planning commission within 30 days of the Commission approval for staff review and approval.

The applicant requested that the solid screening only be required along Yucca Trail, as there is an existing adjacent block wall on the other side of property which provides screening.

Commissioner Evans said that the current fence and a portion not directly along Yucca Trail at the north east corner of the property which is visible from the road, and asked the applicant if they intended that portion to not be solid screening, he noted that the did require screening from few. The applicant asked if it would be acceptable to have that section of the fence as slatted chain link.

Chair Bridenstine and Commissioner Evans said that the Commission's primary concern was that there was visual screening for that portion of the fence.

Commissioner Drozd asked staff if the commercial and industrial standards would allow for slatted fencing. Staff asked for clarification on what portion of the fencing the Commission was referring to. The applicant clarified and also noted that they intended to extent the solid

fencing to the edge of their property, which would bring it closer to the adjoining property and would reduce the amount of side fencing which would be visible. The applicant said that they would be willing to slat the side fencing.

Commissioner Whitten that condition P8 should hold true and the applicant should work with staff on the issue to insure compliance.

Commissioner Drozd said that even if they are not apply the Old Town Specific standards they have to make sure that is isn't substandard according to the general Development Code industrial and commercial standards.

Chair Bridenstine agreed with Commissioner Drozd, but said that they didn't want to dictate, they wanted to allow the applicant to work with staff on materials.

Chair Bridenstine asked for the Commissions consensus on the repayment period of the Gateway Reimbursement District. Commissioner McHenry said that he would prefer 18 months, because although he appreciates that the applicant has spent a lot of money on the site, they also operated for two years knowing that the payment would be coming up, but he was willing to accept 27 months. The was Commission consensus on 27 months.

MOTION

That the Planning Commission find the project exempt from CEQA under Section 15301, existing facilities, and that the Planning Commission approve Site Plan Review, SPR 01-13, based upon the required findings and the Conditions of Approval with the following amendments: that P6 be extended for 18 months to 27, that the requirement for parking be modified to reflect the 50% paved parking with 9 paved and 9 unpaved spaces, and that an additional condition, P9, be included requiring the applicant to submit a revised site plan as approved by the Commission within 30 days of the approval.

- RESULT:** APPROVED AS AMENDED [UNANIMOUS]
- MOVER:** Commissioner Whitten, Commissioner
- SECONDER:** Charles McHenry, Commissioner
- AYES:** Bridenstine, Whitten, Drozd, Evans, McHenry

PUBLIC COMMENTS

None

CLOSE PUBLIC COMMENTS

STAFF REPORTS AND COMMENTS

Staff provided an overview of the status of current and upcoming development projects.

COMMISSIONER REPORTS AND REQUEST:

Commissioner Drozd thanked everyone for their hard work. He said it was great to see compromise happen.

Commissioner Evans complement staff on their work. He said that the ethics course was valuable

Commissioner McHenry thanked staff for their work. He said in the future he would like to see the Town staff involved in programs like the Relay for Life.

Commissioner Whitten thanked staff for their work. He also spoke about the importance of the Hi Desert Water District on the upcoming Assessment District Vote. He would like to see more attendance at Planning Commission meetings.

Chair Bridenstine thanked staff for their work, and thank the Commissioners.

ANNOUNCEMENTS:

The next regular meeting of the Planning Commission is scheduled for April 28, 2015 at 6:00pm.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:55.

Respectfully submitted,

Allison Brucker
Secretary

Approved by the Planning Commission on _____, 2015.

DRAFT

**TOWN OF YUCCA VALLEY
JOINT PLANNING COMMISSION/PARKS, RECREATION
AND CULTURAL COMMISSION MINUTES
May 12, 2015**

Chair Bridenstine called the regular meeting of the Yucca Valley Planning Commission to order at 6:00 p.m.

Commissioners present were:

Jeff Drozd, Commissioner, Planning Commission
Jeff Evans, Commissioner, Planning Commission
Charles McHenry, Commissioner, Planning Commission
Steve Whitten, Vice Chair, Planning Commission
Vickie Bridenstine, Chair, Planning Commission

Gregory Hill, Commissioner, Parks Recreation and Cultural Commission
Eric Quander, Commissioner, Parks Recreation and Cultural Commission
Laurine Silver, Commissioner, Parks Recreation and Cultural Commission
Ed Keesling, Vice Chair, Parks Recreation and Cultural Commission
Randy Eigner, Chair, Parks Recreation and Cultural Commission

Town of Yucca Valley Staff present were:

Shane Stueckle, Deputy Town Manager
Alex Qishta, Project Engineer
Sue Earnest, Community Services Manager
Diane Olsen, Planning Technician
Allison Brucker, Planning Secretary

The Pledge of Allegiance was led by Chair Bridenstine

APPROVAL OF AGENDA

MOTION

That the Commission approve the agenda.

RESULT: APPROVED [UNANIMOUS]
MOVER: Steven Whitten, Vice Chairman
SECONDER: Jeff Evans, Commissioner
AYES: Drozd, Evans, McHenry, Whitten, Bridenstine, Eigner, Hill, Keeling, Quander, Silver

PUBLIC COMMENTS ON CONSENT AGENDA**PUBLIC HEARINGS****1. ACTIVE TRANSPORTATION PROGRAM (ATP)**

An overview of the Town's adopted plans, policies and implementation actions and available funding for the Active Transportation Program.

Deputy Town Manager Stueckle and Project Engineer Qishta provided the staff report. The intent of this item was to discuss potential projects which could be submitted to the Active Transportation Program, ATP, a competitive grant program offered by the State of California. Staff presented potential projects which staff thought had the best potential to score well and requested the Commission's input and direction. Staff had also actively advertised the meeting to solicit input from the community.

Staff identified four potentially high scoring projects which would encourage students walking to and from school. Those project included two projects near the Yucca Valley High School, one consisting of the installation of curb, gutter, handicap ramps and sidewalks on Onaga Trail from Palm Avenue West to Acoma Avenue, and the other consisting of the installation of curb, gutter, handicap ramps and sidewalks on Sage Avenue for Onaga Trail to Joshua Drive; one project near the Yucca Valley Elementary School consisting of the installation of curb, gutter, handicap ramps and sidewalk on Pueblo Trail from Hopi East to Deer Trail; and one near La Contenta Middle School consisting of the installation of curb, gutter, handicap ramps and sidewalks on and possible road widening on Yucca Trail from Palomar/Avalon East to La Contenta Road. Staff also provided an overview of how proposed projects would be scored.

Staff identified a potential recreational trail project, but they felt that it would be a low scoring project for the purposes of this grant. The specific trail project identified was along Yucca Creek, a major flood control channel from approximately Sage Avenue to the Boys and Girls club. The issues which would potential make this a low scoring project included the length of time required to reach an agreement with the San Bernardino Flood Control District, who own that portion of Yucca Creek, and the difficulty finding a trail head location. There is currently no pedestrian crossing for the creek at Sage Avenue. The Town will have to look into establishing a parking area near the Coyote BMX site, a pedestrian crossing across Sage Avenue and maintenance road access. Staff is working on this project, and while the lack of right of way and other issues make this a potentially low scoring project, long term this is the first multi-use trail project which can be implemented. Secondly and other potential Safe Routes to School project down Sage would allow the currently SRTS projects to link into the potential recreation trail project. Staff recommended keeping these projects as a high priority even if they are not successful with the grant.

Staff spoke about the potential for dedicated bike lanes. Dedicated bike lanes required a certain amount of road width, and most of the streets in Town developed under County jurisdiction do not have the necessary width. Also many of our road would need to be paved or repaired to make the suitable for bicycle use.

Chair Bridenstine opened the meeting to public comment on item 1.

PUBLIC COMMENTS ON ITEM 1

Gary Benedict, Joshua Tree, spoke in support of the potential projects. He was a long time Yucca Valley resident, and his son and daughter are current residents. He said that when his children were growing up in Yucca Valley, he didn't allow them to walk to school. He said that many of the Towns roads are unsafe to let your kids walk on. He spoke in support of the proposed Safe Routes to School projects and noted that Busses are not available for students living within two miles of the school. He noted that visibility on Yucca Trail in the early mornings is poor and that makes walking to La Contenta Middle School dangerous. He also spoke in support of connecting Safe Routes to School routes between schools.

END PUBLIC COMMENT

Commissioner Quander asked staff how many students would be using the proposed routes. Staff said that the current number of students walking varied from 3 students walking to La Contenta to about 40 walking to the High School. Staff said that if the Yucca Trail improvements were put in, they would expect the number of students walking to La Contenta to increase from 3 to 15.

Commissioner Quander also asked how these improvements would affect the disadvantaged in the community. Staff said that the grant application provides specific standards to established disadvantage communities and that some grant money was set aside specifically for disadvantaged communities. Staff will be going through the criteria for disadvantaged communities, including the percentage of students receiving free meals, to see if we meet them.

Commissioner Hill asked staff about the grant process and asked when staff was first made aware of the grant opportunity. Staff said that they were made aware of the grant during the first week of April.

Chair Bridenstine asked staff if the four projects identified were able to stand alone. Staff said that there was no maximum number of applications, and that the projects were able to stand alone.

Commissioner Evans said that the Safe Route to School improvements from Sage to the High School have been used by students and made traveling that area easier, but there are still issues on Onaga moving toward Yucca L, as there are some students walking in that area. Commissioner Evans asked staff if we have any numbers on pedestrian fatalities to support the grants question about how the proposed projects will reduce pedestrian fatalities. Staff said that they are currently working on gather information on pedestrian fatalities, but they were currently not aware of any happening in those areas.

Commissioner Whitten asked if the grant process varied from year to year or if it stayed the same. Staff said that this was cycle 2 of this grant and that the process is more involved than previously application. Commissioner Whitten about having these kind of project ready to go in advance. Staff said that in recent experience additional criteria and added or modified in each grant cycle to make them more competitive. Additionally while keeping these kind of projects shelf ready will be preferable, it takes staffing resources and special studies that we don't currently have the resources to do.

Commissioner Whitten spoke about the emails which were submitted to the Commission provided community input on potential project, and said that Safe Routes to School projects were the most popular, with bike routes, trails and improved bus stops following. He also noted that there should be some consideration of the gaps in the sidewalks along Highway 62, and that to his knowledge the highways are the only locations with pedestrian fatalities. He said that Safe Routes to School should be the first priority with the sidewalks on Hwy 62 as the second, and that moving forward the Town should be careful about giving up space which might be needed later. Commissioner Whitten also said that the Town should look into trails which connect to our outer communities or merge with trails belonging to our neighboring communities. He also said that he would like to see more pedestrian improvements in the Paradise area.

Commissioner Quander said that it would wonderful to see safe walking routes to the identified bus stops in the Paradise area.

Commissioner Drozd also suggested that a lot of grants referred to free or reduced lunches. Staff said that they would check with the school district to get the correct numbers for free or reduce cost meals.

Commissioner McHenry asked staff about the possibility of putting in a cross walk across Yucca Trail heading South near La Contenta or a School Zone on Yucca Trail to reduce speeds while school is in session. Staff said that there are a number of issues on Yucca Trail. It has the highest traffic volume in town other than Hwy 62, and recent changes in traffic patterns have effected certain intersections. Staff is discussing evaluating Yucca Trail in both the short and

long term. School zones can only be established adjacent to school property, so a school zone is not possible for that section of Yucca Trail, and that the installation of a cross walk requires traffic control measure and ADA access. Currently the County has said that the Yucca Trail/La Contenta intersection does not meet the requirements for a four way stop. That intersection will continue to be monitored as part of the effort to bring safety measure in Town.

Commissioner Evans said that he had appreciation for off road routes, and noted that the grant talked about enhancing health. He asked what the current and future plans were for that kind of project.

Staff said that outdoor recreational activities is commonly tied into health. Staff provided an overview of potential trail projects as shown in the Master Trail Plan. Staff noted that many communities implement these kind of trail master plans along with development. Yucca Valley hasn't had the kind of development which would allow us to do that, and prior to incorporation the County did not lay out a trail plan for this area.

Chair Bridenstine spoke in support of a multi-use trail along Yucca Creek, and if the Town was able to connect it up Sage it would allow us to connect the recreational facilities such as the pool, the Community Center, Brehm Park, Tri-Valley Little League and the Girls and Boys Club. She would encourage us to do the work ahead of time for this project to make it ready for the next grant opportunity.

Chair Bridenstine opened the meeting to public comment on item 1.

PUBLIC COMMENTS ON ITEM 1

Gary Benedict, Joshua Tree, spoke in support of trails and bike routes. He said that he was a member of a cycling clubs, and offered to provide letters of support. He spoke in support of a multi-use trail by Yucca Creek, and said that any trails or walking areas you can tie together helps children, adults and visitors. He also suggested North Park as an off road riding and hiking area.

Sheela Hendrix, Yucca Valley, spoke in support of bike lanes. She said she is an avid cyclist and wants to leave Yucca Valley because of the lack of safe areas to ride bicycles. She said the area has a lot of potential, but bike lanes are required.

CLOSE PUBLIC COMMENT

Commissioner Whitten asked staff to explain the difference between bike routes and bike lanes. Staff said that routes are a limited option, which just marks out a bike route with signs, while bike lanes require enough road width to mark a dedicated lane. Yucca Valley does not

have any significant lengths of connecting road way wide enough to create dedicated bike lanes.

MOTION

That the Commissions receive the presentation, and provide input to staff as deemed necessary based upon the presentation, available information and public participation.

RESULT: APPROVED [UNANIMOUS]

MOVER: Jeff Evans, Commissioner

SECONDER: Eric Quander, Commissioner

AYES: Drozd, Evans, McHenry, Whitten, Bridenstine, Eigner, Hill, Keeling, Quander, Silver

2. PARADISE PARK PLAYGROUND IMPROVEMENTS

A request for authorization to prepare plans and specifications for the Paradise Park playground improvements.

RECOMMENDATION: That the Commissions approve the conceptual plans as presented and forwards that recommendation to the Town Council

Project Engineer Qishta and Deputy Town Manager Stueckle provided the staff report. \$260,160 in funds had been allocated for the improvement of Paradise Park. Recreation staff held a Paradise Park Fun Day event on February 7, 2015, and as part of that process surveyed participants in order to obtain feedback on desired improvements at the Park. Staff provided an overview of proposed improvements. Staff also said that while the addition of grass had been a desired improvement in the survey, and that the Town would like to have some portion of turf or sod in all of our parks in the future, the timing for the addition of turf with this improvement project was not ideal. The cost of adding turf and irrigation is high, and the issue of water conservation has to be taken into account given the current drought conditions. Staff had also had some conversations with Commissioners about the possibility of artificial turf, but there were technical issues that made it problematic. Staff's proposal included a walking trail, park benches, basketball courts, a shade structure by the playground, low intensity lighting and a ball wall.

PUBLIC COMMENTS ON ITEM 2

- Susan Simmons, Yucca Valley, spoke in support of shade sails as an alternative to trees.

END PUBLIC COMMENTS

Commissioner Quander, said that this project provides an opportunity to make this park more beautiful and valuable for the community. He approved of Ms. Simmons suggestion of shade sails, and spoke in support of making the space environmentally sustainable. I said that he would like to see some of the funds go to community programs at Paradise Park. Commissioner Quander noted that the proposed walking path might not be long enough for bicycles.

Commissioner Keesling asked staff to clarify the design for the shade structure. He spoke in support of expanding the shaded seating available at the park. He also spoke in support of shade sails rather than trees, and potentially getting artists to design the sails.

Commissioner Eigner, asked if there was any shade over the playground equipment, and if providing that had been discussed. Staff said that providing shade over the playground had not been considered for this project because of the size of the area. Commissioner Eigner clarified that he was referring to shade over the equipment only. Staff said that there had been internal discussion about playground equipment and the usability during the summer, and one of the issues discussed was orienting equipment so that the surfaces most commonly touched are not oriented to the west. Staff said that the issue of shade does need to be taken into consideration on future projects. Commissioner Eigner said that shade over playground equipment is a major issue, and expressed concern over the lack of shade over the equipment for this project.

Commissioner Whitten asked if there had been any consideration of making the walking trail a continuous loop. He said he thought having a continuous walking trail would be a valuable addition and thought that would be more valuable than having two basketball courts rather than one. He also expressed concern over the wall ball, and felt it would cause graffiti issues, and said that an area for chalk art might be a good idea. Commissioner Whitten also spoke in support of Xeriscaping to allow for landscaping that didn't require irrigation. He also said that a hard cover for the shade structure was preferable, as soft covers have to be replaced frequently. He also asked staff if there had been any analysis on the type of surface for the walking trail, and staff said that they had determined that concrete was the most appropriate. Commissioner Whitten also asked about adding additional shade or seating near the building in the south east corner of the property.

Community Services Manager Earnest provided some additional information. She stated that the most popular items requested in the survey were shade and grass, but that they understood the challenges associated with that. She also stated that the Recreation department held special events and community outreach at this location to help build a sense of community in the neighborhood. Community Services would like to have some turf at the park at some point in the future, and turf and soft surfaces can help facilitate these kinds of events. Community Services Manager Earnest said that currently, special events are held in the parking lot of the park, and the addition of the two basketball courts would provide a large flat surface, which they could be used for events. She spoke in support of creating a continuous loop trail, and stated that forgoing the ball wall and potentially adding some additional shade would be an option.

Commissioner Whitten also commented on soft surfaces, and said that recycled rubber might be an option.

Community Services Manager Earnest also spoke about the building on the site which serves as a neighborhood center and sheriff's substation. She said that they some small community events at that building, but the building is oriented to the street, not to the park, and if you have an event there it is effectively limited to just that building and the neighboring small parking lot. Because of this, events are more often held over near the playground area and the large parking lot.

Commissioner Evans spoke in support of the outreach programs at Paradise Park. He said that the efficient use of funds is vital. He said that the current water issues meant that adding turf, although it would be great to have. He spoke in support of adding shade sails and benches. He asked how many people use the two basketball courts at the Community Center, and how may would be expected to the proposed courts at Paradise Park. He also asked if the wall ball was something which had been asked for by the residents, or if it had been staff's suggestion.

Community Services Manager Earnest said that the wall ball had not been one of the primary suggestions, but had been one of a number of suggestions which did not receive a large number of votes. She also said that basketball courts at the Community Center see a lot of use every night, and that may of the players are from near Paradise Park and walk to the Community Center to use the courts. The basketball courts would also provide a multi-use surface for events.

Commissioner Drozd spoke in support of the creation of a continuous loop trail, and said that the elimination of the ball wall would be the most obvious way facilitate that.

Commissioner McHenry spoke in support of a continuous loop trail and eliminating the ball wall, and looking into shade sails. He spoke in support of the two basketball courts and said that he would like to see Community Care after school programs again.

Chair Bridenstine spoke in support of a continuous loop trail, and agreed that the ball wall was problematic. She would prefer the addition of shade sails by the benches.

PUBLIC COMMENTS ON ITEM 2

- Susan Simmons, Yucca Valley, spoke in support of shade sails as an alternative to trees.

END PUBLIC COMMENTS

MOTION

That the Commission forward the conceptual plan to the Town Council and include the comments from Commission on the continuously loop pathway, elimination of the ball wall, and shade on the playground equipment, park bench area, and shade sails as an alternative to trees, and the cost effectiveness of two basketball courts.

RESULT: APPROVED AS AMENDED [UNANIMOUS]

MOVER: Jeff Evans, Commissioner

SECONDER: Eric Quander, Commissioner

AYES: Drozd, Evans, McHenry, Whitten, Bridenstine, Eigner, Hill, Keeling, Quander, Silver

PUBLIC COMMENTS

None

CLOSE PUBLIC COMMENTS

ADJOURNMENT

Chair Bridenstine adjourned the joint meeting between the Planning Commission and the Parks Recreation and Cultural Commission at 7:38.

CALL TO ORDER

Chair Bridenstine reconvened the meeting as the Planning Commission's regular meeting.

PUBLIC HEARINGS

3. CONDITIONAL USE PERMIT, CUP 03-95 YUCCA VALLEY RV PARK AMENDMENT 1

A request to add an additional four spaces to an existing recreational vehicle park.

RECOMMENDATION:

Environmental Assessment, EA 02-15: That the Planning Commission finds the project to be exempt from CEQA under Section 15301 class 1 Existing Facilities and:

Conditional Use Permit, CUP 03-95 amendment 1: That the Planning Commission approves Conditional Use Permit, CUP 03-95 amendment #1, approving a total of 16 RV spaces, including spaces 1A through 15, based upon the findings contained within the staff report and the recommended conditions of approval.

STAFF REPORT

Staff stated that they had received a written request that the Public Hearing be continued to a later meeting. Staff's recommendation was to open the item and continue IT to the next meeting.

PUBLIC COMMENTS ON ITEM 3

- None

END PUBLIC COMMENTS

MOTION

Commissioner Whitten moved that the Planning Commission continue the Public Hearing to their next meeting.

RESULT: APPROVED AS AMENDED [UNANIMOUS]

MOVER: Steve Whitten, Commissioner

SECONDER: Jeff Drozd, Commissioner

AYES: Drozd, Evans, McHenry, Whitten, Bridenstine

4. DEVELOPMENT CODE INTERPRETATION

A Director referral to the Planning Commission for a Development Code interpretation of specific accessory structures.

RECOMMENDATION:

That the Planning Commission adopts the Resolution, finding large animal shade structures, as defined and illustrated in the Resolution, are not buildings, and therefore not included in Accessory Building inventories on residential properties.

Deputy Town Manager Stueckle provided the staff report. He provided an overview of the item, which was a Director referral to the Planning Commission for a Development Code interpretation of specific accessory structures. During the recent update of the Development Code the section addressing accessory structures, was an area where the Commission received a lot of comments regarding overly restrictive standards. The current issue is that some structures may technically meet the definition of building, in that they have a roof structures supported by columns, but when examined should be considered structures.

Staff requested that the Planning Commission determine if large animal shade structures would be considered buildings or structures. The structures are specifically large animal shade structures that contain less than 200 square feet, are portable and may be relocated on the property, are relatively easily dismantled and removed, contain less area than a single car carport which must contain 190 square feet, and contain no electrical or HVAC systems. Staff recommended that the Planning Commission adopt the Resolution, finding structures identified

by staff are defined as "structures" as defined by the development code and are not included in the in the maximum number of accessory buildings.

Staff said that they wrote the resolution narrowly so that the Planning Commission would retain the ability to make the determination on a case by case basis with structures that are similar, but not the same. The type of lots in this community allows for a large variety of structure types, and in the future, Planning Commission will have to make determinations on those structure types on a case by case basis.

PUBLIC COMMENTS ON ITEM 4

- None

END PUBLIC COMMENTS

Commissioner McHenry asked staff about the limits on the number of structures. Staff said that the current Development Code has no limit on the number of structures which can be located on a lot. Attempting to identify a maximum number of structure could be problematic.

Commissioner Drozd asked staff if the support poles were set in concrete. Staff said that the photos indicated that there may have been a small amount of concrete used to set the poles, but it should still be relatively easy to remove or move the structure. Staff said that the used of concrete wasn't addressed in the findings.

Commissioner Evans asked in the structures identified where limited to a dirt floor, or were concrete slabs included. Staff said that the Resolution did not included the concrete slab, and that the photos did not show a concrete slab. Commissioner Evans said that a covering for large animals shouldn't have a concrete slab, but the issues may come up in the future.

Commissioner Whitten spoke against allowing concrete slabs for structures of this type. He said he supported the Resolution. He said that the Commission had had multiple discussion on the definition of buildings verses structures, and they had attempted to keep the definition as simply as possible.

Chair Bridenstine said that concrete slabs should not be included in this type of structure, as it is not movable.

MOTION

Commissioner Whitten moved that the Planning Commission adopts the Resolution, finding large animal shade structures, as defined and illustrated in the Resolution, are not buildings, and therefore not included in Accessory Building inventories on residential properties.

RESULT: APPROVED AS AMENDED [UNANIMOUS]

MOVER: Steve Whitten, Commissioner
SECONDER: Jeff Evans, Commissioner
AYES: Drozd, Evans, McHenry, Whitten, Bridenstine

PUBLIC COMMENTS

- None

CLOSE PUBLIC COMMENTS

STAFF REPORTS AND COMMENTS

Staff provided an overview of the status of current and upcoming development projects.

COMMISSIONER REPORTS AND REQUEST:

Commissioner Drozd thanked everyone for their hard work, and said he was happy to see input from the audience.

Commissioner Evans said it was nice to have two Commissions working together, and the information they provided will be valuable.

Commissioner McHenry thanked staff for their work, and spoke in support of the joint meeting. He spoke in support of current local development

Commissioner Whitten requested staff not overload agendas. He stated that his schedule has changed and that making a 6:00 pm meeting time will be difficult. He asked that the Commission consider changing the meeting time to 6:30 pm.

Chair Bridenstine said that the joint meeting was rewarding and productive. She spoke in support of current local development.

ANNOUNCEMENTS:

The next regular meeting of the Planning Commission is scheduled for May 26, 2015 at 6:00pm.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:25.

Respectfully submitted,

Allison Brucker
Secretary

Approved by the Planning Commission on _____, 2015.

DRAFT

INTER

OFFICE

MEMO

To: Chairman & Planning Commission
From: Shane Stueckle, Deputy Town Manager
Subject: Environmental Assessment, EA 02-14
Conditional Use Permit, CUP 01-14
Variance, V 01-15
Spectrum Verizon
Date: June 04, 2015

Summary: Proposal to construct a 55' cellular tower to be disguised as a pine tree, to include a generator inside a 900 square foot, 8' high block wall enclosure for equipment. The variance request is to exceed the maximum height limit of 40' in the Mixed Use zoning district by 15', at a total height of 55'.

Recommendation: That Planning Commission continues the public hearing to the Planning Commission meeting of Tuesday, June 23, 2015.

PLANNING COMMISSION STAFF REPORT

To: Honorable Chairman & Commissioners
From: Shane Stueckle, Deputy Town Manager
Date: May 27, 2015
For Commission Meeting: June 09, 2015

Subject: Environmental Assessment, EA 04-15
Tentative Parcel Map, TPM 19644
Yucca Retail 5

Prior Commission Review: There has been no prior Planning Commission review of this project.

Recommendation:

Environmental Assessment, EA 04-15: That the Planning Commission finds the project exempt from further environmental review in that the review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

Tentative Parcel Map, TPM 19644: That the Planning Commission approves Tentative Parcel Map, TPM 19644 based upon the information contained within the staff report, the required findings and the recommended conditions of approval.

Executive Summary: Tentative Parcel Map, TPM 19644 is a proposal to subdivide an approximate 1.89 acre parcel into two parcels; Parcel 1 would contain approximately .904 acre and Parcel 2 would contain approximately .986 acre.

Order of Procedure:

- Request Staff Report
- Open Public Hearing
- Request Public Comment
- Close Public Hearing
- Commission Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question (Roll Call Vote)

<input type="checkbox"/> Department Report	<input type="checkbox"/> Ordinance Act, 23	<input type="checkbox"/> Resolution Action	<input checked="" type="checkbox"/> Public Hearing
<input type="checkbox"/> Consent	<input type="checkbox"/> Minute Action	<input type="checkbox"/> Receive and File	<input type="checkbox"/> Study Session

Discussion: Tentative Parcel Map, TPM 19644 is a proposal to subdivide an approximate 1.89 acre parcel into two parcels; Parcel 1 would contain approximately .904 acre and Parcel 2 would contain approximately .986 acre. Development of Parcel 2 with an approximate 7,700 square foot multi-tenant retail building has been approved by the Yucca Valley Planning Commission. Development of Parcel 1 has not been approved and the proposed parcel is designed to accommodate an approximate 3,200 square foot building pad.

Pursuant to Section 9.90.070 of the Yucca Valley Development Code, the Planning Commission is the review authority for Tentative Parcel Maps.

Alternatives: None recommended

Fiscal impact: N/A

Attachments:

1. Exhibits
2. Application Materials
3. Development Code Chapter 9.92

Planning Commission: June 09, 2015
TOWN OF YUCCA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION STAFF REPORT
YUCCA RETAIL 5/WALBERN DEVELOPMENTS

Case: ENVIRONMENTAL ASSESSMENT EA, 04-15
TENTATIVE PARCEL MAP, TPM 19644
YUCCA RETAIL 5 /WALBERN DEVELOPMENTS

Request: REQUEST TO SUBDIVIDE AN APPROXIMATE 1.89 ACRE PARCEL INTO TWO PARCELS. PARCEL 1 WOULD CONTAIN APPROXIMATELY .904 ACRE AND PARCEL 2 WOULD CONTAIN APPROXIMATELY .986 ACRE. DEVELOPMENT OF PARCEL 2 WITH AN APPROXIMATE 7,700 SQUARE FOOT MULTI-TENANT RETAIL BUILDING HAS BEEN APPROVED BY THE YUCCA VALLEY PLANNING COMMISSION. DEVELOPMENT OF PARCEL 1 HAS NOT BEEN APPROVED AND THE PROPOSED PARCEL IS DESIGNED TO ACCOMMODATE AN APPROXIMATE 3,200 SQUARE FOOT BUILDING PAD.

Applicant for TPM:
YUCCA RETAIL 5
228 MONARCH BAY PLAZA, #Q
SAN JUAN CAPISTRANO, CA 92629

Representative:
GREENBERG FARROW /DRC
19000 MACARTHUR, SUITE 150
IRVINE, CA 92612

Property Owner:
YUCCA RETAIL 5
228 MONARCH BAY PLAZA #Q
SAN JUAN CAPISTRANO, CA 92629

Location: THE PROJECT IS LOCATED ON THE SOUTH SIDE OF SR 62, APPROXIMATELY 0.25 MILES EAST OF AVALON AVENUE, IMMEDIATELY WEST OF THE MARSHALLS AND PETCO COMMERCIAL RETAIL ESTABLISHMENTS, AND IS FURTHER IDENTIFIED AS APN: 601-201-51.

Existing General Plan Land Use Designation:
THE SITE IS DESIGNATED COMMERCIAL (C)

Existing Zoning Designation:

THE SITE IS DESIGNATED GENERAL COMMERCIAL (C-G),
HOME DEPOT RETAIL CENTER SPECIFIC PLAN, S-01-05

Surrounding General Plan Land Use Designations:

NORTH: COMMERCIAL AND MED HIGH DENSITY RESIDENTIAL
(MHDR) 8.1-14
SOUTH: COMMERCIAL (C)
WEST: COMMERCIAL (C)
EAST: COMMERCIAL (C)

Surrounding Zoning Designations:

NORTH: GENERAL COMMERCIAL AND RESIDENTIAL MULTI-
FAMILY, 8 UNITS PER ACRE, (RM-8)
SOUTH: GENERAL COMMERCIAL (C-G),
HOME DEPOT RETAIL CENTER SPECIFIC PLAN S-01-05
WEST: GENERAL COMMERCIAL (C-G),
HOME DEPOT RETAIL CENTER SPECIFIC PLAN S-01-05
EAST: GENERAL COMMERCIAL (C-G),
HOME DEPOT RETAIL CENTER SPECIFIC PLAN, S 01-05

Surrounding Land Use:

NORTH: RESIDENTIAL DWELLINGS AND VACANT LAND
SOUTH: HOME DEPOT
WEST: RETAIL AND FAST FOOD RESTAURANTS
EAST: MARSHALLS /PETCO

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

THE REVIEW AND APPROVAL OF THE HOME DEPOT RETAIL CENTER SPECIFIC PLAN INCLUDED A PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR). THE EIR EVALUATED FUTURE PROJECTS WITHIN THE BOUNDARIES OF THE HOME DEPOT RETAIL CENTER SPECIFIC PLAN. THE PROPOSED PROJECT WAS EVALUATED TO DETERMINE IF ADDITIONAL CEQA DOCUMENTATION NEEDED TO BE PREPARED. THE PROPOSED PROJECT WILL NOT HAVE ANY EFFECTS NOT CONSIDERED WITHIN THE SCOPE OF THE PROGRAM EIR. THE PROJECT IS CONSISTENT WITH PROGRAM EIR AND WILL NOT CREATE ANY ADDITIONAL IMPACTS NOT PREVIOUSLY CONSIDERED. NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED.

RECOMMENDATION:

ENVIRONMENTAL ASSESSMENT, EA 04-15

That the Planning Commission finds the project exempt from further environmental review in that the review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

TENTATIVE PARCEL MAP, TPM 19644

That the Planning Commission approves Tentative Parcel Map, TPM 19644 based upon the information contained within the staff report, the required findings and the recommended conditions of approval.

Appeal Information:

Actions by the Planning Commission, including any finding that a negative declaration be adopted, may be appealed to the Town Council within 10 calendar days. Appeal Application filing and processing information may be obtained from the Planning Division of the Community Development Department. Per Section 83.030145 of the Development Code, minor modifications may be approved by the Planning Division if it is determined that the changes would not affect the findings prescribed in Section 83.030140 of the Development Code, Required Findings, and that the subject of the proposed changes were not items of public controversy during the review and approval of the original permit, including modifications to phasing schedules for the project.

I. GENERAL INFORMATION

PROJECT DESCRIPTION. The applicant is requesting approval to subdivide an approximate 1.89 acre parcel into two parcels. Parcel 1 would contain approximately .904 acre and parcel 2 would contain approximately .986 acre. Development of Parcel 2 with an approximate 7,700 square foot multi-tenant retail building has been approved by the Yucca Valley Planning Commission. Development of Parcel 1 has not been approved and the proposed parcel is designed to accommodate an approximate 3,200 square foot building pad.

LOCATION: The project is located on the south side of SR 62, approximately 0.25 miles east of Avalon Avenue, immediately west of the Marshalls and Petco commercial retail establishments, and is further identified as APN: 601-201-51

PROJECT SYNOPSIS:

SITE COVERAGE

PROPERTY

1.89 acres

PHASED CONSTRUCTION:

No

FLOOD ZONE

Map 8120 zone X, areas determined to be outside the 0.2% annual chance floodplain.

ALQUIST PRIOLO ZONE

No

OFF-SITE IMPROVEMENTS REQ.

No, the improvements were completed with the construction of the Super Wal-Mart and Home Depot projects.

ASSESSMENT DISTRICTS REQ.

Yes, annexation into currently existing infrastructure maintenance districts

RIGHT-OF-WAY DEDICATION REQ.

No

UTILITY UNDERGROUNDING:

All new service lines shall be underground in conformance to Ordinance No. 233, or as amended by the Town Council.

AIRPORT INFLUENCE AREA:	Located outside the Airport Influence area.
TRAILS & BIKE LANE MASTER PLAN	No
PUBLIC FACILITY MASTER PLAN	No facilities on or adjacent to the project.
PARKS AND RECREATION MASTER PLAN	No public facilities are identified for this site.
MASTER PLAN OF DRAINAGE:	No facilities on or adjacent to the project.
EROSION AND SEDIMENT CONTROL PLAN REQUIRED	Yes
STREET LIGHTS:	No
SPECIFIC PLAN/ PLANNED DEVELOPMENT	Yes, Home Depot Retail Specific Plan, S-01-05
FUTURE PLANNING COMMISSION ACTION REQUIRED	None
FUTURE TOWN COUNCIL ACTION REQUIRED	Yes, for the Final Parcel Map and Assessment District annexation

II. PROJECT ANALYSIS

ADJACENT LAND USES: The site is bounded by 29 Palms Hwy on the north. Across SR 62 to the north is a residential neighborhood and limited commercial properties. To the south and west of the site are Super Wal-Mart, Panda Express and Taco Bell. To the east are Marshalls and Petco. To the south is Home Depot.

Surrounding General Plan Land Use designations are Commercial to the south, east and west of the project site. Properties to the north are designated Medium High Density Residential 8.1-14 units to the acre and Commercial.

Surrounding Zoning designations are General Commercial (C-G), Home Depot Retail Center Specific Plan, S-01-05 to the east, west and south. The properties to the north are zoned Residential Multi-Family, 8 units per acre (RM-8) and General Commercial.

ROADWAY IMPROVEMENTS: The proposed project is bounded by Twentynine Palms Highway on the north. No off-site improvements are required, as the improvements were constructed as part of the Super Wal-Mart and Home Depot projects.

ASSESSMENT DISTRICTS: The approval of the project includes the requirement to annex into the existing maintenance assessment district(s) for the Home Depot for the purpose of maintaining such public improvements as pavement, drainage facilities, curb and gutter, sidewalk, landscaping, lighting, and other public improvements.

CIRCULATION & PARKING: On site circulation as proposed includes two points of ingress/egress, and on-site circulation meeting Town and Fire Department standards. Internal circulation will provide access to future required parking areas.

The project contains the necessary on-site improvements as well as overall parking design and layout. The project is conditioned to record reciprocal access and parking agreements as necessary to ensure long term shared parking when the adjacent parcels have been developed.

FLOOD CONTROL/DRAINAGE: Drainage improvements were installed with the construction of the Home Depot project. No further drainage improvements are required.

UTILITIES: Utilities are roughed in on the project site and were installed with the construction of the Home Depot project.

Each utility provider charges connection and service fees which are designed to include the need for additional facilities as growth occurs. The project applicant will be required to go through each utility company permitting processes.

Electrical services are provided by Southern California Edison. Natural gas services are provided to by The Gas Company. The Hi-Desert Water District (HDWD) serves water within the Town of Yucca Valley. Solid waste services are provided by Burrtec Inc. The Town of Yucca Valley requires mandatory solid waste services and the project will be served by Burrtec.

LANDSCAPING: No landscaping was proposed as a part of the Parcel Map application. Future development of the site will require the submittal of a landscape plan. A final plan will be required to be reviewed and approved by both the Town and Hi-Desert Water District.

ENVIRONMENTAL CONSIDERATIONS: The review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. The proposed project was evaluated to determine if additional

CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

GENERAL PLAN CONSIDERATION: The project is designated Commercial (C). This designation is intended to support and encourage the development of retail and service uses, including small commercial centers and personal service businesses. This designation anticipates and encourages a wide range of retail sales, business uses and personal services oriented to the automobile customer. The proposed project is consistent with the designations in which it occurs.

The General Plan supports this project through the following policies:

COMMERCIAL

POLICY LU 1-1

Encourage infill development to maximize the efficiency of existing and planned public services, facilities and infrastructure.

POLICY LU 1-15

Maintain Yucca Valley's position as the economic hub of the Morongo Basin. Support a broad range of commercial retail, service, office, business park, research and development, light industrial, and industrial uses to provide employment opportunities and contribute to the Town's economic sustainability.

POLICY LU 1-20

Focus commercial development along SR-62 to take advantage of infrastructure improvements.

CONCLUSION: Based upon the facts on the record, the project is consistent with the General Plan, the Development Code, the Home Depot Retail Center Specific Plan and the Town's master plans. Commercial based development was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan. The project, as designed, meets all requirements of the Development Code and the Home Depot Retail Center Specific Plan and no variances or deviations from adopted standards are required for approval.

FINDINGS:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, any applicable specific plan and Article 6.

The proposed map is for a two parcel subdivision located within the General Commercial zoning district/ Specific Plan, S-01-05 Home Depot Retail Center Specific Plan. The proposed map is consistent with General Plan through the following land use policies:

POLICY LU 1-1

Encourage infill development to maximize the efficiency of existing and planned public services, facilities and infrastructure.

POLICY LU 1-15

Maintain Yucca Valley's position as the economic hub of the Morongo Basin. Support a broad range of commercial retail, service, office, business park, research and development, light industrial, and industrial uses to provide employment opportunities and contribute to the Town's economic sustainability.

POLICY LU 1-20

Focus commercial development along SR-62 to take advantage of infrastructure improvements.

The project is consistent with the Home Depot Retail Specific Plan, S-01-05, in that these parcels were addressed as part of the Specific Plan. The Specific Plan was approved to allow the development of approximately 7700 square feet of retail and approximately 3000 square feet of restaurant or bank.

2. The site is physically suitable for the type and proposed density of the project.

The proposal is to subdivide an approximate 1.89 acre parcel into two parcels. Parcel 1 would contain approximately .904 acre and parcel 2 would contain approximately .986 acre. Development of Parcel 2 with an approximate 7,700 square foot multi-tenant retail building has been approved by the Yucca Valley Planning Commission. Development of Parcel 1 has not been approved and the proposed parcel is designed to accommodate an approximate 3,200 square foot building pad.

The design and development of these parcels was addressed in the Home Depot Retail Specific Plan, S-01-05 and is consistent with previous approvals of the Planning Commission.

3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The property was previously graded with the construction of the Marshalls/Petco project. There are no native plants or wildlife located on the property.

4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems.

The previous development of the surrounding building pads included review of traffic circulation and emergency access to ensure that site was developed to protect the public health safety and welfare. The site is designed with the necessary access points for emergency services and traffic circulation.

5. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision.

- a. This finding may also be made if the review authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public.
- b. This finding shall apply only to easements of record, or to easements established by judgement of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision.

All dedications were made and improvements were installed with the construction of the Home Depot and the Marshalls /Petco project.

6. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities.

The proposal is to subdivide an approximate 1.89 acre parcel into two parcels. Parcel 1 would contain approximately .904 acre and parcel 2 would contain approximately .986 acre. Development of Parcel 2 with an approximate 7,700 square foot multi-tenant retail building has been approved by the Yucca Valley Planning Commission. Development of Parcel 1 has not been approved and the proposed parcel is designed to accommodate an approximate 3,200 square foot building pad

7. The proposed subdivision, its design, density and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.

The proposed Parcel Map was reviewed in compliance with the General Plan, Development Code and Home Depot Retail Center Specific Plan and is consistent with policies and standards of these documents.

8. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in the violation of existing requirements prescribed by the California Regional Water Quality Control Board in compliance with Water Code Section 13000 et seq.

**TOWN OF YUCCA VALLEY
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 19644**

This approval is for Tentative Parcel Map Number 19644, a request to subdivide a 1.89 acre parcel into two commercial parcels. Parcel 1 is approximately .904 acre and Parcel 2 is approximately .986 acre. The project is located on the south side of SR 62, approximately 0.25 miles east of Avalon Avenue, immediately west of the Marshalls and Petco commercial retail establishments, and is further identified as APN: 601-201-51.

GENERAL CONDITIONS

- G1. The applicant shall agree to defend, indemnify and hold harmless the Town of Yucca Valley, its agents, officers and employees, at his sole expense, against any action, claim or proceedings brought against the Town or its agents, officers or employees, to attack, set aside, void, or annul this approval or because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the Town of Yucca Valley Development Code. The applicant shall reimburse the Town, its agents, officers, or employees for any court costs, and attorney's fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition. The Town shall promptly notify the applicant of any claim, action or proceedings arising from the Town's approval of this project, and the Town shall cooperate in the defense.
- G2. This Tentative Tract Map shall become null and void if the tentative tract map has not recorded within three (3) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission and/or Town Council, in conformance with the Town of Yucca Valley Development Code. The applicant is responsible for the initiation of an extension request.

**Approval Date: June 09, 2015
Expiration Date: June 09, 2017**

- G3. The applicant shall ascertain and comply with requirements of all State, County, Town and local agencies as are applicable to the project area. These include, but are not limited to, County of San Bernardino Environmental Health Services, County of San Bernardino Transportation/Flood Control, County of San Bernardino Fire Department, Yucca Valley Building and Safety, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, Colorado River Region, the Federal Emergency Management Agency, MDAQMD-Mojave Desert Air Quality Management District, Community Development, Engineering, and all other Town Departments.

- G4. All conditions are continuing conditions. Failure of the applicant to comply with any or all of said conditions at any time may result in the revocation of any construction permits for the project.
- G5. No on-site or off-site work shall commence without obtaining the appropriate permits for the work required by the Town and the appropriate utilities. The approved permits shall be readily available on the job site for inspection by Town personnel.
- G6. The applicant shall pay all fees charged by the Town as required for application processing, plan checking, construction and/or inspection. The fee amounts shall be those which are applicable and in effect at the time work is undertaken and accomplished. Fees for entitlement prior to construction permits are based on estimated costs for similar projects. Additional fees may be incurred, depending upon the specific project. If additional fees for services are incurred, they must be paid prior to any further processing, consideration, or approval(s).
- G7. All improvements shall be inspected by the Town as appropriate. Any work completed without proper inspection may be subject to removal and replacement under proper inspection.
- G8. All refuse shall be removed from the premises in conformance with Yucca Valley Town Code 33.083.
- G9. During construction, the applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town staff to eliminate any site related dirt and debris within the roadways. During business activities, the applicant shall keep the public right-of-way adjacent to the property in a clean and sanitary condition.
- G10. No staging of construction equipment or parking of worker's vehicles shall be allowed within the public right-of-way of streets or other public improvements that have been accepted into the Town's maintained system
- G11. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a qualified licensed land surveyor or civil engineer to reset those monuments per Town Standards and file the necessary information with the County Recorder's office as required by law (AB 1414).
- G12. Each phase of a phased project shall function independently of all other phases. All improvements shall be completed for each phase to ensure that each phase

functions separate from the remainder of the project, and shall include, but not be limited to, street improvements, wastewater collection, treatment and disposal, drainage and retention/detention facilities, water delivery systems, fire suppressions systems, post construction erosion and sediment control systems, all utilities necessary to serve the project, and those improvements deemed necessary by the Town. All phasing plans shall be illustrated on rough and precise grading plans, erosion and sediment control plans, all plans required for obtaining native plant plan approval, and on any other plan as deemed necessary by the Town.

- G13. At least one sign per fronting street shall be posted on the site and must contain the following information: the grading permit number, the project name, map number (if appropriate), the authorized dust controller phone number(s), the Town phone number and the Mojave Desert Air Quality Management District (MDAQMD) phone number. The signs must be obtained and installed by the developer using the sample format to be provided. The signs must be present at the pre-construction meeting or the grading permit will not be issued. The Applicant must keep the contact name and phone number active and current at all times. Failure of the contact system may be considered grounds for revocation of the permit. All signs shall be a minimum of 4' x 8' in size.
- G14. The applicant shall pay Development Impact Fees in place at the time of issuance of Building Permits.
- G15. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents
- G16. The Applicant shall reimburse the Town for the Town's costs incurred in monitoring the developer's compliance with the Conditions of Approval including, but not limited to, inspections and review of developer's operations and activities for compliance with all applicable dust and noise operations. This condition of approval is supplemental and in addition to normal building permit and public improvement permits that may be required pursuant to the Yucca Valley Municipal Code.
- G17. Prior to the issuance of a Certificate of Occupancy for any habitable structure in each phase of the project, all improvements shall be constructed, final inspection performed, punch-list items completed, and all installations approved by the appropriate agency.
- G18. After final plan check by the Town, original mylars (4 mil) shall be submitted to the Town for signature by the Town Engineer. All original mylars submitted for

Town Engineer's signature must contain the design engineer's wet signature and stamp and all other required signatures.

- G19. Prior to any work being performed within the public right-of-way, the Applicant shall provide the name, address, telephone, facsimile number, and e-mail address of the Contractor to perform the work. A description of the location, purpose, method of construction, and surface and subsurface area of the proposed work shall be supplied. A plat showing the proposed location and dimensions of the excavation and the facilities to be installed, maintained, or repaired in connection with the excavation, shall be provided and such other details as may be required by the Town Engineer.
- G20. The site shall be developed in accordance with the approved plans on file with the Town of Yucca Valley, in accordance with the Conditions of Approval approved for the project, and in accordance with the General Plan and Development Code. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Town.
- G21. Prior to issuances of building permits, all site plans, grading plans, landscape and irrigation plans, drainage/flood control plans, public improvement plans, composite development plans, erosion and sediment control plans, and assessment district plans and formations shall be coordinated for consistency with this approval.
- G22. The Town Engineer may allow phased construction of the project provided that the improvements necessary to adequately serve or mitigate the impacts of each phase of development are completed prior to the issuance of a Certificate of Occupancy for that phase.
- G23. The applicant or the applicant's successor-in-interest shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.
- G24. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Town before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American

Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented.

- G25. All street dedications shall be irrevocably offered to the public and shall continue in force until the Town accepts or abandons such offers. All dedications shall be free of all encumbrances as approved by the Town Engineer.
- G26. The street design and circulation pattern of this project shall be coordinated with adjoining developments.
- G27. The final Conditions of Approval issued by the approving authority shall be photographically or electronically placed on bond (blue/black line) paper and included in the Grading and Street Improvement plan sets on 24" x 36" bond (blue/ black line) paper and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field and during construction. Plan check fees shall not be charged for sheets containing the Conditions of Approval.
- G28. Prior to recordation of the final map, the applicant shall submit all improvement plans and final maps on compact disks in digital format acceptable to the Town Engineer.
- G29. Tract maps may be developed in phases with the approval of the Town Engineer. A construction-phasing plan for the construction of on-site public and private improvements shall be reviewed and approved by the Town Engineer prior to the recordation of the final map. Financial security shall be provided for all the improvements within the entire tract prior to final tract map recordation. The boundaries of any multiple tract map increment shall be subject to the approval of the Town Engineer. The Town Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular tract map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of future occupants of the development.
- G30. Violations of any condition or restriction or prohibition set forth in these conditions, including all approved construction plans, public and private, for this project and subject to the Town's overall project approval and these conditions of approval, shall subject the owner, applicant, developer or contractor(s) to the remedies as noted in the Municipal Code. In addition, the Town Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

- G31. All property corners, logs, easements, street centerlines and curve radii shall be monumented and horizontally tied to identified control points. A copy of the monumentation survey and centerline tie notes shall be provided to the Town Engineer for approval.
- G32. For any import or export of material, the applicant shall provide the route of travel, estimated cubic yards of import/export, number of trucks, daily schedule, and length of time necessary to complete the import/export of materials to/from the site. No hauling of material shall occur prior to approval by the Town Engineer.

PLANNING CONDITIONS

- P1. The development of the property shall be in conformance with FEMA requirements and the Town's Floodplain Management Ordinance requirements. Adequate provision shall be made to intercept and conduct the existing tributary drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to modifying existing facilities or by securing a drainage easement.
- P2. Utilities shall be placed underground in conformance with Ordinance 233, or as amended by Town Council.
- P3. A final plan identifying all protected plants as well as a Native Plant Relocation Plan with any area proposed to be disturbed in accordance with the Town's Native Plant Protection Ordinance shall be submitted for approval prior to issuance of any construction permits, including grading and utility installations, for the project. The applicant shall make every effort to relocate the regulated native plants back onsite. The adoption of native plants shall be consistent with the Native Plant Ordinance in effect at the time of grading permits. The final native plant plan shall be reviewed and approved by the Planning Commission prior to the issuance of any construction permits for the project site.
- P4. **All mitigation measures identified in the Initial Study and included in the Mitigation Monitoring Program are included as conditions of approval by this reference.**
- P5. Prior to the issuance of any permits the Applicant shall provide three (3) copies of a landscape and irrigation plan showing the size, type and location of all plant and irrigation systems. Said irrigation system shall incorporate a permanent

automatic irrigation system, and all landscaping and irrigation systems shall be maintained in good condition at all times. All ground within proposed landscape planter areas shall be provided with approved ground cover. All trees shall be a minimum of 24" boxes. This shall include but not be limited to drought-tolerant plant materials or colored desert rock. The Landscape Plan shall be approved by Hi-Desert Water District. The Landscape and Irrigation review requires a separate application and a current Town fee of \$685. **The final Landscape and Irrigation Plan shall be reviewed and approved by the Planning Commission prior to the issuance of any permits.**

ENGINEERING CONDITIONS

- E1. **All manufactured slopes over the height of 3 feet shall be irrigated and landscaped immediately following grading. Prior to issuance of a grading permit for any portion of the site, the Applicant shall submit, for review and approval, an irrigation and landscaping plan or other appropriate treatment for all slope areas.**
- E2. A licensed civil engineer or land surveyor shall survey and certify that the rough grading was completed in substantial conformance with the approved Rough Grading Plans. Prior to the issuance of any building permits the project Engineer shall certify the finished lot was graded in conformance to approved plans.
- E3. Prior to the issuance of a **Grading Permit** for the onsite areas, a Grading Plan, including Rough Grading or Precise Grading, prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town prior to any grading activity. The Rough and Precise Grading Plans shall be reviewed and approved by the Town Engineer prior to issuance of grading permits. The Applicant is responsible for all fees incurred by the Town.
- E4. Prior to issuance of any **Building Permits** for any residential units a **Precise Grading Plan** shall be prepared by a professional Civil Engineer and the corresponding fees shall be paid to the Town prior to construction. The applicant is responsible for all fees incurred by the Town.
- E5. A licensed civil engineer or land surveyor shall survey and provide pad certification for each individual lot prior to issuance of building permits.
- E6. All recommended approved measures identified in the Geotechnical and Soils Engineering report shall be incorporated into the project design.
- E7. Retention basins shall be constructed and functional prior to the issuance of Building Permits for any structure within the project. The applicant shall provide

- on-site retention for the incrementally larger flows caused by development of the site, pursuant to a final drainage report, subject to approval by the Town Engineer.
- E8. A **final** drainage report, prepared by a registered Civil Engineer, shall be prepared to determine the flows exiting the site under current undeveloped conditions compared to the incrementally larger flows due to the development of the site. The retention basin size will be determined, per County of San Bernardino Flood Control methodology, such that incremental 100 year 24-hour storm volume, plus 10%, is retained on-site.
- E9. Basin(s) shall be designed to fully dissipate storm waters within a 48 hour period.
- E10. Prior to acceptance and final construction approval, all retention/detention basins shall be certified by a civil engineer that all retention/ detention basins have been constructed in substantial conformance with the approved plans, and shall be certified that they have the required capacity and will operate in accordance with the approved final drainage report for the project.
- E11. Prior to acceptance or final construction approval, all drainage systems, both public and private, shall be certified by a civil engineer that they have been constructed in substantial conformance with the approved plans, and shall be certified that they have the required capacity and will operate in accordance with the approved final drainage report(s) for the project.
- E12. No on-site or off-site work shall commence without obtaining the appropriate permits for the work involved from the Town. The approved permits shall be readily available on the job-site for inspection by the Town personnel.
- E13. All grading activities shall minimize dust through compliance with MDAQMD Rules 402 and 403.
- E14. Prior to issuance of a grading permit, a Fugitive Dust and Erosion and Sediment Control Plan shall be submitted and approved by the Town Engineer. The Fugitive Dust and Erosion and Sediment Control Plan shall be illustrated on all proposed phasing for construction of the project.
- E15. The Applicant shall obtain clearance from the California Regional Water Quality Control Board pursuant to Water Quality Order 2010-0009-DWQ as modified July 1, 2010 or as otherwise updated by the Board (phone no. 760-346-7491). A copy of the executed letter issuing a Waste Discharge Identification number shall be provided to the Town prior to issuance of a grading permit. Applicant shall comply with NPDES requirements as applicable.
- E16. Prior to any work being performed in the public right-of-way, fees shall be paid and an encroachment permit shall be obtained from the Town. The Applicant shall apply for an encroachment permit from the Town for utility trenching, utility connection, or any other encroachment onto public right-of-way. The Applicant

- shall be responsible for the associated costs and arrangements with each public utility.
- E17. Areas for Construction stockpiling, equipment storage and maintenance shall be submitted to the Town Engineer for review and approval with each phase of the project.
- E18. The Applicant shall restore any pavement cuts required for installation or extension of utilities for his project within the public right-of-way. In all cases where cuts are allowed, the Applicant is required to patch the cuts to Town standards and the approval of the Town Engineer. The patching shall include a grinding of the pavement to a width 4 feet beyond the edge of the trench on each side, or as determined by the Town Engineer, and replacement with a full-depth asphalt concrete recommended by the Soils Engineer.
- E19. In conjunction with rough grading plan submittal for plan check, street plans prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town. The final street plans shall be reviewed and approved by the Town Engineer.
- E20. Street improvements **for each phase** shall be completed, approved, and certified by a civil engineer as constructed in substantial conformance with the approved plans, and accepted by the Town of Yucca Valley prior to issuance of a certificate of occupancy for any structures **for each phase** of the project.
- E21. The Applicant shall install all water and sewer systems required to serve the project. All water and sewer systems shall be completed to the requirements of the Hi Desert Water District.
- E22. The Applicant shall observe the construction of this project to make certain that no damage or potential for damage occurs to adjacent roadway, existing improvements, adjacent property and other infrastructure. The Applicant shall be responsible for the repair of any damage occurring to offsite infrastructure and/or property damage as determined by the Town Engineer. The Applicant shall repair any such damage prior to certificate of occupancy. If the damage is such that it is not repairable within a reasonable amount of time as determined by the Town Engineer, the Applicant may petition the Town Engineer for additional conditions that may allow him the time, amount of surety and other requirements to repair the damage.
- E23. The Applicant shall be responsible for all improvements constructed within the public right-of-way as required by the conditions of approval. The improvements shall be constructed to the standards and requirements as determined and approved by the Town Engineer. Any improvements not considered to be to the required standards shall be replaced. The applicant shall be required to maintain and repair those improvements prior to and after acceptance by the Town

- Council for the length of time required by the applicable conditions, standards and ordinances.
- E24. All improvement plans shall be designed by a Registered Civil Engineer.
- E25. With submittal of grading plans, street improvement plans, storm drain and retention/detention basin plans, and erosion and sediment control plans, the Applicant shall cause to be formed or shall not protest the formation of a maintenance district(s) for landscape, lighting, streets, drainage facilities or other infrastructure as required by the Town. The Applicant shall initiate the maintenance and benefit assessment district(s) formation by submitting a landowner petition and consent form (provided by the Town) and deposit necessary fees concurrent with the application for street and grading plan review and approval; and said maintenance and benefit assessment district(s) shall be established concurrent with the approval of the final map in the case of the subdivision of land, or prior to issuance of any certificate of occupancy where there is no subdivision of land.
- E26. Any area which remains undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers or a desert wildflower mix hydroseed on the affected portion of the site, in conformance to the Town's erosion and sediment control requirements, subject to Town Engineer approval.
- E27. Prior to the issuance of any grading permit to disturb, expose or stockpile an aggregate of more than one acre of land, an erosion and sediment control plan for the project shall be submitted to and approved by the Town Engineer.
- E28. The Applicant shall be responsible for inspection, modification, and proper maintenance of the erosion control devices as necessary. If the Applicant fails or refuses to properly maintain the erosion control devices, the Town Engineer may cause emergency maintenance work to be done in order to protect potentially impacted property. The cost shall be deducted from the erosion control security posted for the project and shall include all costs related to the emergency maintenance including initial mobilization and performance of the work in addition to applicable administrative costs.
- E29. If construction of erosion control systems outside of the project boundaries is necessary, permission to construct such systems from the owner of such off-site property is required. Plans for the off-site system shall be included with the on-site plans submitted to the Town Engineer. The plans for the off-site erosion control system shall include permission to grade and maintain the erosion control system from all affected property owners and letters of clearance and/or permits from all appropriate governmental entities.

- E30. The Applicant shall submit a post construction erosion and sediment control plan which identifies and illustrates all necessary improvements to prevent the movement and or loss of any soil and sediment materials from the project site, including all individual lots for construction of habitable structures, all slope banks, and all areas of the site capable of resulting in the deposit of soils and sediments with the street or storm drain system. The post construction erosion and sediment improvements shall be certified by a civil engineer that they were constructed in substantial conformance with the approved plans and specifications.
- E31. All proposed street names shall be submitted with the final map. Street names shall be consistent, concise, and follow an overall development theme. Names will be compared to existing street names. Conflicts between proposed and existing street names shall be avoided.
- E32. Drainage easements, when required, shall be shown on the final map and noted as follows: "Drainage Easement – no buildings, obstructions or encroachments by land fills are allowed".
- E33. Prior to the approval of the improvements plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb to curb improvements, and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria is exceeded, additional drainage facilities shall be installed.
- E34. It is understood that the tentative map correctly shows all existing easements, traveled ways and drainage courses, and that their omission may require the tentative map to be resubmitted for further consideration.
- E35. If improvements associated with this project are not initiated within the approval time period of the subdivision improvement agreement, the Town Engineer may require that plans be modified to reflect current codes and standards in effect at the time of request for an extension of time for the improvement agreement or issuance of a permit.
- E36. Private drainage easements for cross-lot drainage shall be dedicated and delineated on the final map.
- E37. A construction area traffic control plan, including temporary and final permanent striping, shall be designed by a registered Civil Engineer or Traffic Engineer for review and approval by the Town Engineer for any street construction, closure, detour or other disruption to traffic circulation.

- E38. All street closures must be approved by Town Council action.
- E39. The following information regarding the presence of the Marine Corps Air Ground Combat Center (MGAGCC) shall be recorded on the title of each property contained within the boundaries of the tract map.

"The Marine Corps Air Ground Combat Center is located in the Morongo Basin. To prepare Marines for future conflicts, the MGAGCC carries out realistic training with military munitions, both day and night. As a result, Military aircraft fly over the area, and military vehicles drive on and off the base every day. This property is located directly under two aircraft flying routes and is located approximately 13 miles from the installation boundary. Consequently, you should expect to hear military training, see low-flying military aircraft, and encounter other experiences associated with the important mission of the MCAGCC".

- E40. The Applicant shall cause to be formed or shall record a non-opposition agreement to participation in a future public safety assessment district formed by the Town. The total annual assessment upon each single family residential property shall not exceed Two Hundred Ninety Five Dollars (\$295.00).

BUILDING AND SAFETY CONDITIONS

- B1. Prior to the delivery of combustible materials, the following items shall be accepted as complete:
- a. The water system is functional from the source of water past the lots on which permits are being requested (i.e. All services are installed, valves are functional and accessible, etc.); and
 - b. Fire hydrants are accepted by the County Fire Department and the Hi Desert Water District. The fire hydrants associated with each phase shall be functioning prior to issuance of building permits.
- B2. The applicant shall submit three sets of plans to the Building and Safety Dept. for plan check and approval.
- B3. At the time of building plan check submittal, the applicant shall provide approval from the San Bernardino County Fire Dept.
- B4. Prior to final inspection, all required improvements shall be constructed and finalized and accepted by the appropriate agency prior to the issuance of a Certificate of Occupancy.

FIRE CONDITIONS

- F1. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
- F2. The Applicant shall be responsible for all fees required by San Bernardino County Fire Department.
- F3. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.

MOJAVE DESERT AIR QUALITY MANAGEMENT DISTRICT CONDITION

- M1. The applicant shall comply with the provisions of District Rule 403, Fugitive Dust.

HIGH DESERT WATER DISTRICT CONDITIONS

- H1. Water and sewer improvement plans will need to be submitted to the Water District for review and approval.
- H2. All costs for plan review, hydraulic modeling analysis, construction, testing and inspection shall be the responsibility of the Applicant.
- H3. Landscape plans should be submitted in accordance with Hi Desert Water District Landscape Ordinance Package if total landscape area exceeds 500 square feet and a separate landscape meter will also be required.

UNITED STATES MARINE CORPS CONDITIONS

- MC1. The MCAGCC requests that all future residents receive full disclosure, in writing, describing the unique aspects of living near a military installation and under an FAA designed helicopter flight path (a copy of a letter from the MCAGCC to the new residents have been provided).

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD-COLORADO RIVER
BASIN CONDITIONS**

WQ1 Regional Water Quality Control Board approval by be required for wastewater discharge.

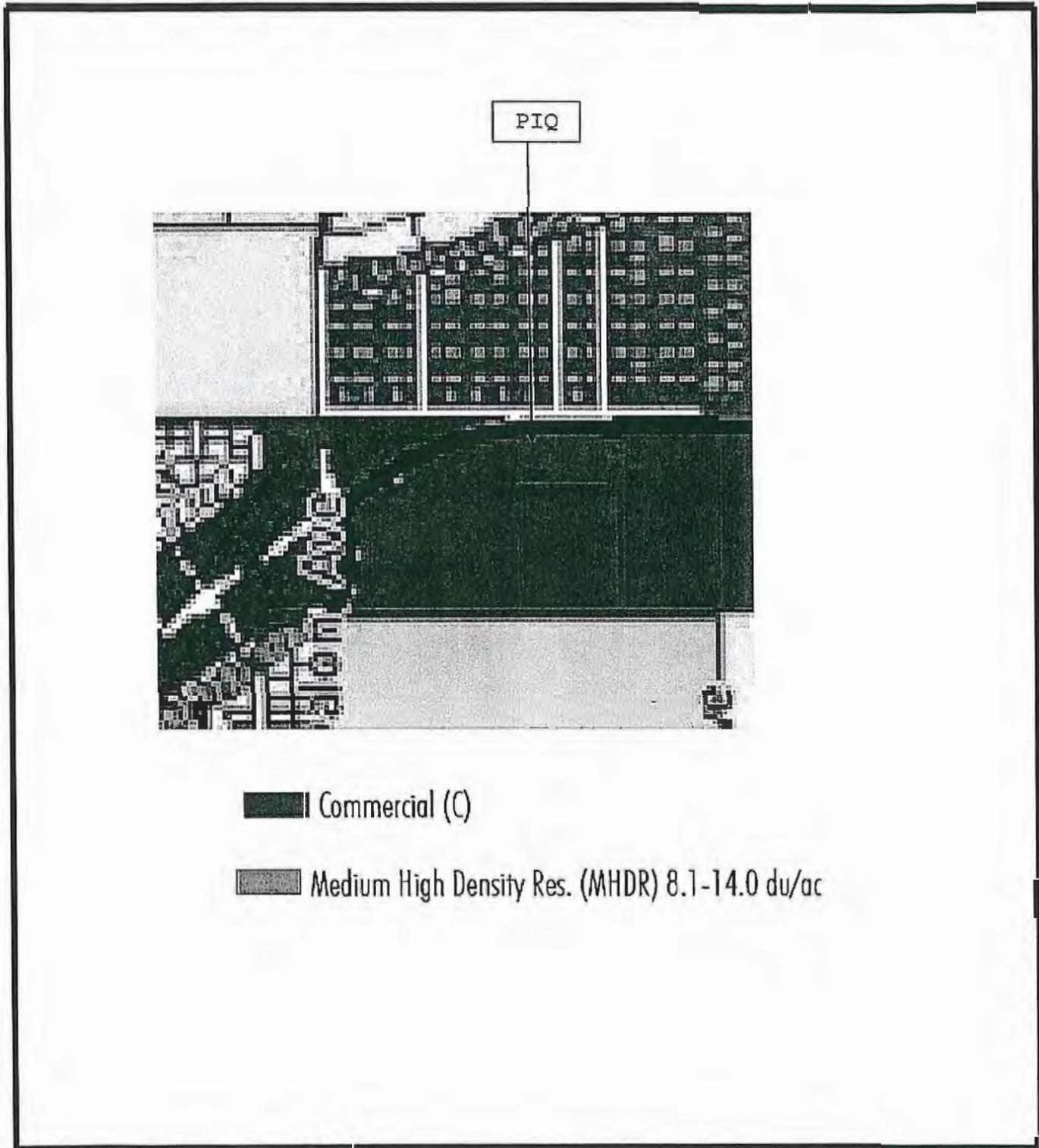
I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I UNDERSTAND THAT FAILURE TO SATISFY ANY ONE OF THESE CONDITIONS WILL PROHIBIT THE ISSUANCE OF ANY PERMIT OR ANY FINAL MAP APPROVAL.

Applicant's Signature _____ Date _____

DRAFT

TOWN OF YUCCA VALLEY

PROJECT NO.: TENTATIVE PARCEL MAP, TPM 19644 YUCCA RETAIL 5



GENERAL PLAN LAND USE MAP

TOWN OF YUCCA VALLEY

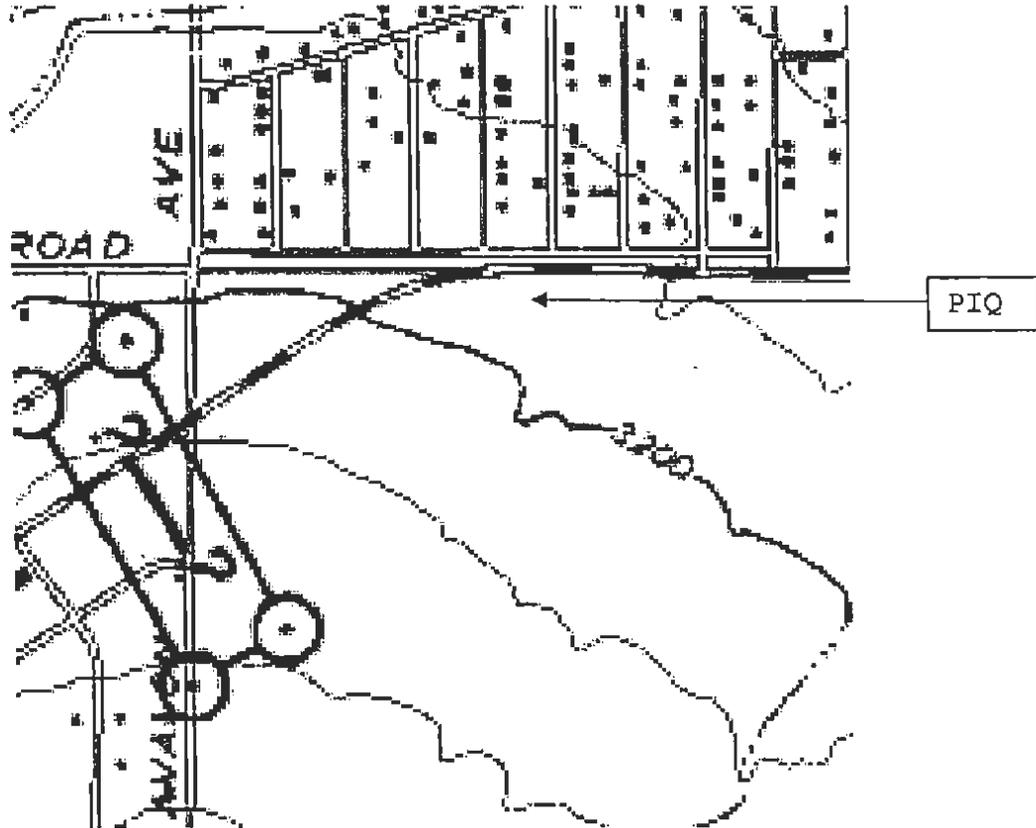
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AERIAL PHOTO

TOWN OF YUCCA VALLEY

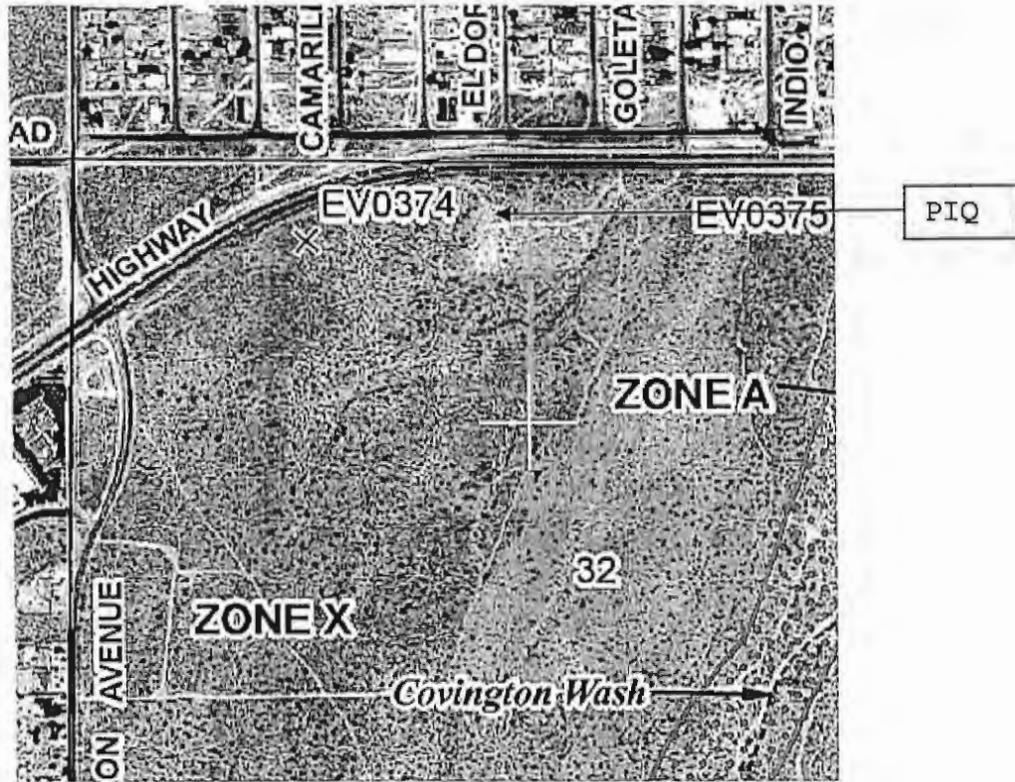
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ALQUIST PRIOLO MAP

TOWN OF YUCCA VALLEY

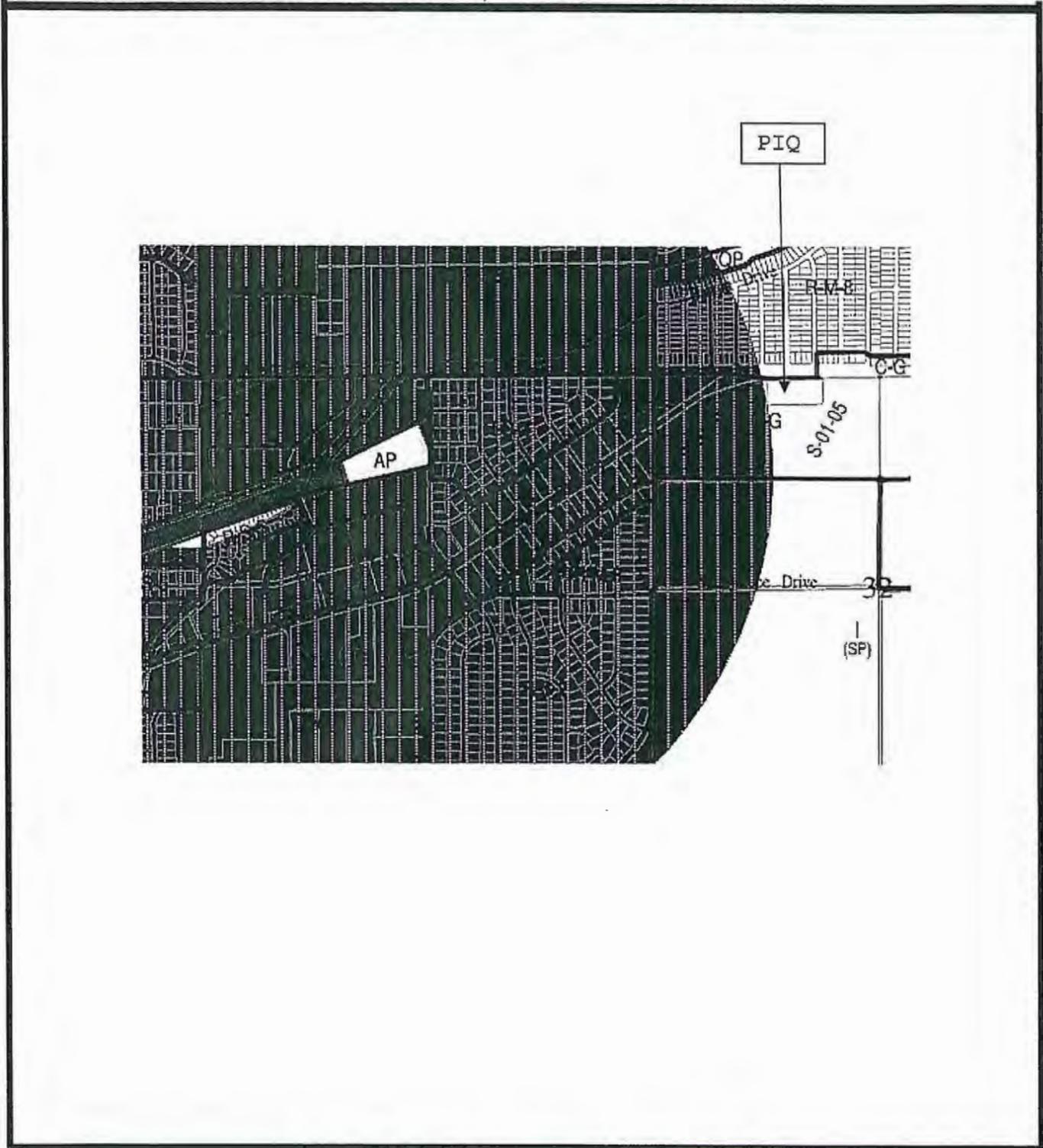
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FEMA FLOOD MAP 8120

TOWN OF YUCCA VALLEY

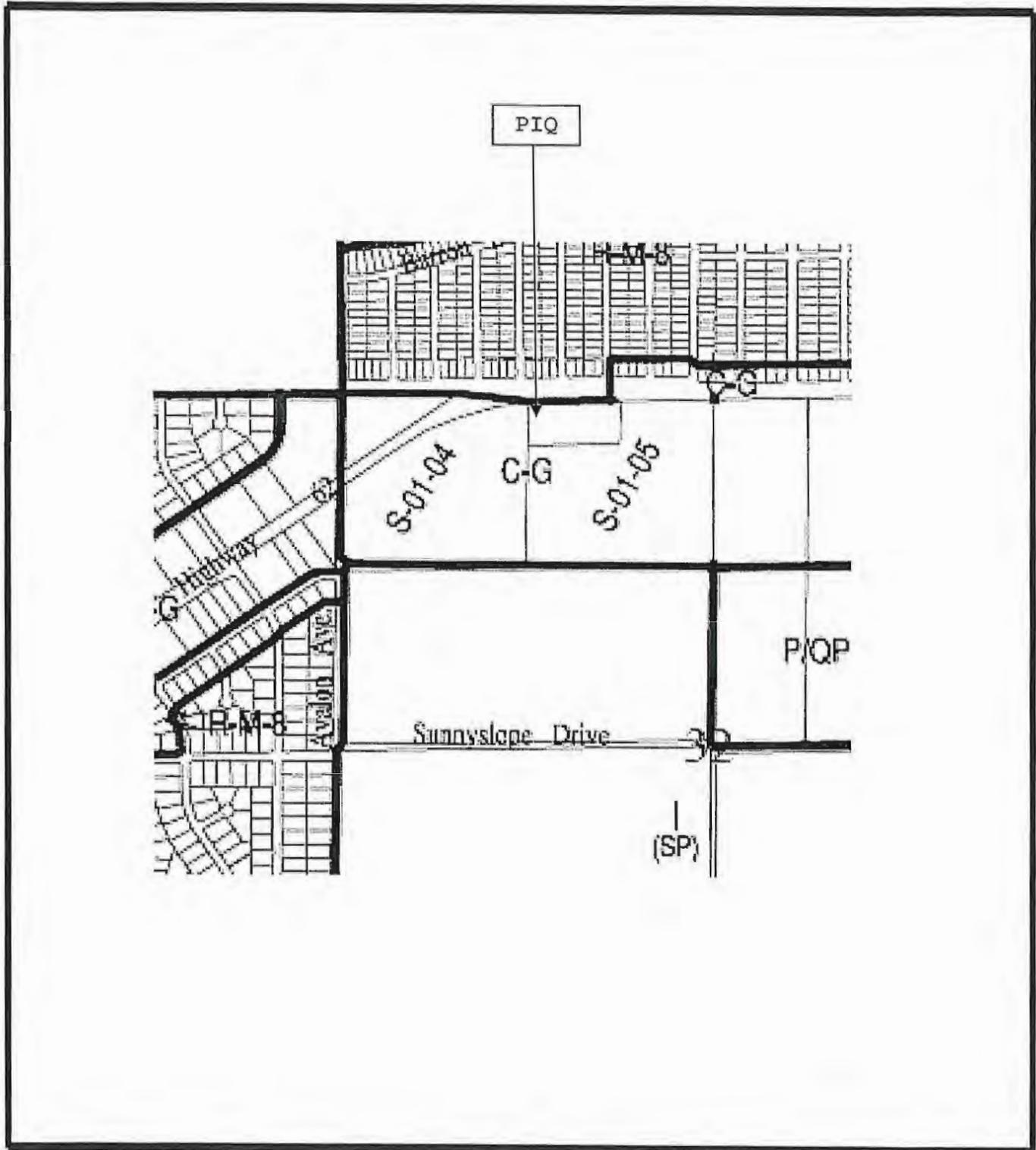
PROJECT NO.: TENTATIVE PARCEL MAP, TPM 19644 YUCCA RETAIL 5



AIRPORT INFLUENCE MAP

TOWN OF YUCCA VALLEY

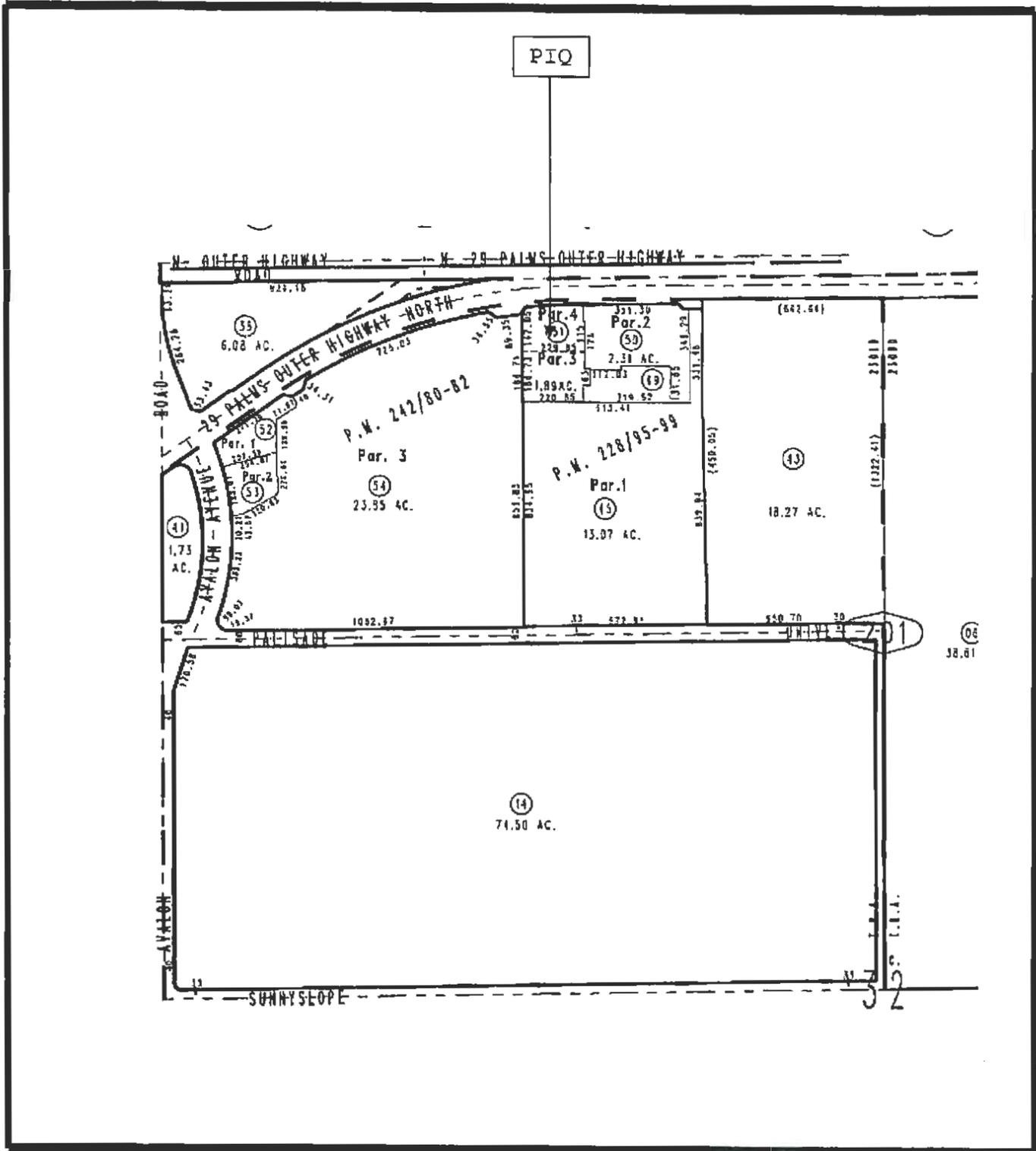
PROJECT NO.: TENTATIVE PARCEL MAP, TPM 19644 YUCCA RETAIL 5



ZONING MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: SITE PLAN REVIEW, SPR 02-14 WALBERN DEVELOPMENTS



ASSESSORS PARCEL MAP



Tract Map Application

Date Received 05/05/15
 By D. KLEN
 Fee BZHC
 Case # TPM 19044
 EA # EA 03-15

Map # _____
 Parcel
 Tract

General Information

APPLICANT Yucca Retail 5 LLC Phone 949-276-7571 Fax _____
 Mailing Address 228 Monarch Bay Plaza #Q Email matt@walbern.com
 City SJC State CA Zip 92629

REPRESENTATIVE GreenbergFarrow / DRC Phone 949-296-0450 Fax _____
 Mailing Address 19000 MacArthur Suite 250 Email colis@greenbergfarrow.com
gschiarbaum@drc-eng.com
 City Irvine State CA ZIP 92612

PROPERTY OWNER Yucca Retail 5 LLC Phone _____ Fax _____
 Mailing Address Same as above Email _____
 City _____ State _____ Zip _____

Project Information

Project Address 58707 29 Palms Hwy Yucca Valley CA 92284 Assessor Parcel Number(s) 601-201-49, 50, 51
 Project Location South side of 29 Palms Highway, 0.25 miles east of Avalon Ave.
 Project Description: PARCEL C OF CERTIFICATE OF COMPLIANCE NO.: COC 03-14
RECORDED MARCH 11, 2014 AS INSTRUMENT NO. 2014-0089105 OF OFFICIAL RECORDS.

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

Town of Yucca Valley
 Community Development Department
 Planning Division
 58928 Business Center Dr
 Yucca Valley, CA 92284
 760 369-6575 Fax 760 228-0084
www.yucca-valley.org

712

Environmental Assessment

- 1. Property boundaries, dimensions and area (also attach an 8 1/2 x 11" site plan):
1.89 acres
- 2. Existing site zoning: Commercial (C) 3. Existing General Plan designation: Commercial
- 4. Precisely describe the existing use and condition of the site: Site is developed with two retail uses, there are two additional vacant pads & associated site improvements, parking, landscaping.
- 5. Existing Zoning of adjacent parcels:
North N/A South Commercial East Commercial West Commercial
- 6. Existing General Plan designation of adjacent parcels:
North CG South CG East CG West CG
- 7. Precisely describe existing uses adjacent to the site: Hornes Depot to the south, Walmart to the west, Twenty-Nine Palms/Hwy 62 to the north.
- 8. Describe the plant cover found on the site, including the number and type of all protected plants: No protected plants; majority of overall site has been landscaped.

Note: Explain any "Yes" or "Maybe" responses to questions below. If the information and responses are insufficient or not complete, the application may be determined incomplete and returned to the applicant.

Yes Maybe No

- 9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils investigation report is required with this application.)
- 10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.)
- 11. Is the site within a resource area as identified in the archaeological and historical resource element?
- 12. Does the site contain any unique natural, ecological, or scenic resources?
- 13. Do any drainage swales or channels border or cross the site?
- 14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.) (On file with Town)
- 15. Is the site in a flood plain? (See appropriate FIRM)

Project Description

Complete the items below as they pertain to your project. Attach a copy of any plans submitted as part of the project application and any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. Commercial, Industrial, or Institutional Projects:

- A. Specific type of use proposed: Commercial retail
- B. Gross square footage by each type of use: 7,460 SF shops building
- C. Gross square footage and number of floors of each building: 7,460 SF/one story
- D. Estimate of employment by shift: 4-6 per tenant space
- E. Planned outdoor activities: N/A

2. Percentage of project site covered by:

 % Paving, % Building, % Landscaping, % Parking

3. Maximum height of structures 28 ft. in.

4. Amount and type of off street parking proposed: 262 parking stalls for overall site (4 parcels prepared)

5. How will drainage be accommodated? Connect to existing 24" storm drain

6. Off-site construction (public or private) required to support this project:

None

7. Preliminary grading plans estimate cubic yards of cut and cubic yards of fill

8. Description of project phasing if applicable: N/A

9. Permits or public agency approvals required for this project: Town of Yucca Valley Planning, Engineering.

10. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) Overall project was reviewed with Home Depot development & with Site Plan Review processed for Marshals and Pelco

h

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes Maybe No

- A. Emit dust, ash, smoke, fumes or odors?
- B. Alter existing drainage patterns?
- C. Create a substantial demand for energy or water?
- D. Discharge water of poor quality?
- E. Increase noise levels on site or for adjoining areas?
- F. Generate abnormally large amounts of solid waste or litter?
- G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
- H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
- I. Displace any residential occupants?

Certification

I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature: Catherine Otis Date: 04/07/15

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 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

Signed: Catherine Otis
Name: Catherine Otis
Date: 4/7/15

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 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 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

GreenbergFarrow & DRC

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

Signed: B. Jahl
Dated: 04-07-15

Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 04-38 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 notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

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 costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: \$ _____
Applicant's Signature B. Walsh Date: 04-07-15
Applicants Name Bernie Walsh
(Please print)



HAZARDOUS WASTE SITE STATEMENT

I have been informed by the Town of Yucca Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 04/07/15

Catherine Otis, GreenbergFarrow

Applicant/Representative printed name

Catherine Otis

Applicant/Representative signature

Developer Disclosure Statement

This portion of the Application must be fully completed and signed by the Applicant. If not fully completed and signed, the Application will be deemed incomplete.

Address of subject property: 29 Palms Highway

Cross street: _____

Date this Disclosure Statement is completed: 4/7/15

Name of Applicant: Yucca Retail S, LLC

The Applicant is a:

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

Information for LLC, Partnership, Corporation

Name Yucca Retail S, LLC Phone (949) 276-7571 Fax N/A

Mailing Address 28 Monarch Bay Plaza #A Email matt@walbern.com

City Dana Point State CA Zip 92629

State of Registration California

Managing member(s), General Partner(s) officer(s)

Name Bernie Walsh Phone (949) 276-7571 Fax N/A

Mailing Address 28 Monarch Bay Plaza #A Email bernie@walbern.com

City Dana Point State CA Zip 92629

Attach additional sheets if necessary

Agent for Service of Process

Name Steve Scheck Phone (949) 851-7221 Fax N/A

Mailing Address 2603 Main St Ste 1300 Email sscheck@ptwww.com

City Irvine State CA Zip 92614

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

The Owner is a:

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

Information for LLC, Partnership, Corporation

Name Yucca Retail S, LLC Phone (949) 276-7571 Fax N/A
 Mailing Address 28 Monarch Bay Plaza #A Email matt@walbern.com
 City Dana Point State CA Zip 92629
 State of Registration California

Managing member(s), General Partner(s) officer(s)

Name Bernie Walsh Phone (949) 276-7571 Fax N/A
 Mailing Address 28 Monarch Bay Plaza #A Email bernie@walbern.com
 City Dana Point State CA Zip 92629

Attach additional sheets if necessary

Agent for Service of Process

Name Stephen Scheck Phone (949) 851-7221 Fax N/A
 Mailing Address 2603 Main St. 1300 Email sscheck@ptwww.com
 City Irvine State CA Zip 92614

~~For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder~~

~~Name _____ Phone _____ Fax _____
 Mailing Address _____ Email _____
 City _____ State _____ Zip _____~~

The Party in escrow is a (if property is in escrow):

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

BY

Information for LLC, Partnership, Corporation

Name Yucca Retail S. LLC Phone (949) 216-7571 Fax N/A
Mailing Address 28 Monarch Bay Plaza # Q Email matt@walbern.com
City Dana Point State CA Zip 92629
State of Registration California

Managing member(s), General Partner(s) officer(s)

Name Bernie Walsh Phone (949) 216-7571 Fax N/A
Mailing Address 28 Monarch Bay Plaza # Q Email bernie@walbern.com
City Dana Point State CA Zip 92629

Attach additional sheets if necessary

Agent for Service of Process

Name Stephen Schedr Phone (949) 851-7221 Fax N/A
Mailing Address 2603 Main St Ste 1300 Email sschedr@ptwww.com
City Irvine State CA Zip 92614

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

~~Name _____ Phone _____ Fax _____
Mailing Address _____ Email _____
City _____ State _____ Zip _____~~

For any deeds of trust or other liens on the property (other than real property tax liens) please state the following:

- A. Name of beneficiary of the deed of trust or lien N/A
- B. Date of the deed of trust or lien. N/A

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on the date and location set forth below

B Walsh
Signature
Print Name: Bernie Walsh
Title: Manager
Date of signing: 04-07-15
Location: _____

Chapter 9.92 Parcel Maps and Final Maps

Sections:

- 9.92.010 – Purpose
- 9.92.020 – Waiver of Parcel Map
- 9.92.030 – Final Tract and Parcel Map Form and Content
- 9.92.040 – Filing and Processing of Final Tract and Parcel Maps
- 9.92.050 – Final Tract or Parcel Map Approval and Recordation
- 9.92.060 – Supplemental Information Sheets
- 9.92.070 – Composite Development Plans
- 9.92.080 – Correction and Amendment of Recorded Maps

9.92.010 – Purpose

This Chapter establishes requirements for the preparation, filing, processing, approval, conditional approval, or denial, and recordation of final tract and parcel maps, consistent with the requirements of the Act.

9.92.020 – Waiver of Parcel Map

Notwithstanding the provisions of this Chapter, the Town Engineer may elect to waive the requirement for a parcel map subject to the preparation of written findings and as provided for in the Act.

9.92.030 – Final Tract and Parcel Map Form and Content

- A. **Form and Content.** The form and content of final tract and parcel maps shall be as required by the Act and this Chapter. The map shall be considered submitted when it is complete and complies with all applicable provisions of the Act, this Chapter, and this Code.
- B. **Authorized Preparers**
 - 1. The final tract or parcel map shall be prepared by, or under the direction of, a registered civil engineer authorized to practice land surveying or licensed land surveyor.
 - 2. A final tract or parcel map shall be based upon a field survey made in compliance with the Professional Land Surveyors Act and as required by this Chapter.
- C. **Certificates and Acknowledgments**
 - 1. Before filing, the certificates and acknowledgements required by the Act and this Chapter shall appear on the map and may be combined where appropriate.
 - 2. The certificates and acknowledgments shall appear on the face of the map unless the Town Engineer advises the subdivider that the certificates and acknowledgments are to be made by separate instrument.

3. If a certificate or acknowledgment is made by separate instrument, there shall appear on the map a reference to the separately recorded documents.

D. Monuments. The location, number, and type of monuments shall be as specified in the Act and this Chapter and shall be in compliance with the standards prescribed in the California Business & Professions Code Section 8771.

E. Documentation Required for Town Review and Approval

1. The subdivider shall submit prints of the map to the Department for checking, who will distribute the map to other Town departments and agencies for review.
2. The preliminary prints shall be accompanied by documents, plans, and reports in a form approved by the Director, including but not limited to all of the following.
 - a. **Improvement Plans.** Improvement construction plans as required by the Town Engineer.
 - b. **Soils Report**
 - (1) A preliminary soils report, based upon test borings and prepared in compliance with the requirements of the Building Code, as it may be amended and as referenced in Municipal Code Title 8 *Buildings and Construction*, shall be required for all tract maps and for those parcel maps which involve commercial or industrial development.
 - (a) The soils report shall be prepared by a State-registered civil or soils engineer.
 - (b) The requirement of a preliminary soils report may be waived or reduced in scope by the Town Engineer if, in the Town Engineer's opinion, the soil characteristics in the vicinity of the proposed subdivision have been established by previous analyses.
 - (2) Parcel maps which propose the construction of single-family dwellings shall require the preparation of a report which includes the subsurface soil classification, as well as the results of an expansive index test.
 - c. **Title Report.** A title report prepared by a title insurer, with the title report required to be dated no older than within 90 days of the filing of the final map.
 - d. **Improvement Cost Estimate.** An improvement cost estimate, which shall include all improvements located within public or private rights-of-way, common areas, or easements, on-site and off-site drainage improvements, and utility trench backfill as provided by the subdivider, except for those utility facilities to be installed by a utility company under the jurisdiction of the Public Utilities Commission.
 - e. **Grant of Easements and Rights-of-way**

- (1) Grant of easements or rights-of-way required which are not proposed to be dedicated on the final map.
 - (2) The subdivider shall provide written evidence acceptable to the Town in the form of rights of entry or permanent easements across private property outside of the subdivision granting access to perform necessary construction work and allowing the maintenance of facilities, if required.
- f. Traverse Closure Calculations. Traverse closure calculations for the boundary blocks, easements, monument lines, parcels, and street centerlines.
 - g. Hydrology and Hydraulic Calculations. Complete hydrology and hydraulic calculations, if required by the project's conditions of approval.
 - h. Organization Documents
 - (1) Any proposed declaration of covenants, conditions, and restrictions and all other organization documents for the subdivision in a form prescribed by the Civil Code Section 1355.
 - (2) All documents shall be subject to review and approval by the Director and the Town Attorney.
 - i. Letter of Certification from Water Agencies. The subdivider shall submit written certification from the affected water provider that adequate domestic water facilities are or will be available to serve the proposed project and that all necessary financial arrangements have been made to ensure construction of the facilities.
 - j. Other Reports. Any additional calculations, data, reports, or information required by the Town Engineer.

9.92.040 – Filing and Processing of Final Tract and Parcel Maps

A. Official and Timely Filing of Map

- 1. The subdivider shall cause the map to be officially filed with the Town Engineer at least 20 days before the expiration of the approved or conditionally approved tentative map or any approved extension of time granted in compliance with Section 9.91.110 *Tentative Map Expiration and Extensions*.
- 2. The map shall not be considered officially filed until the engineer or surveyor has received notification from the Town Engineer that all provisions of the tentative map approval, the Act, the Municipal Code, this Development Code, and applicable Town standards have been complied with.
- 3. The filing of the official copy of the map with the Town Engineer shall constitute the timely filing of the map.

B. Review of Map

1. Upon filing of the application, the Town Engineer shall examine it as to sufficiency of affidavits and acknowledgements, correctness of surveying data, mathematical data and computations, and other matters which may require checking to ensure compliance with the provisions of the Act, this Chapter, and applicable Town standards.
2. If the map is found to be in substantial compliance with the tentative map and is in correct form, the matters shown on the map are sufficient, and the Town Engineer is satisfied that all of the conditions of approval have been met, the Town Engineer shall endorse approval of the map.
3. The Town Engineer shall combine with the map the agreements, easements, and securities as required by this Chapter.
4. The material shall be transmitted to the Council for its consideration of the map.

C. Time Limit for Filing Map. If the subdivider fails to file the map with the Town Engineer and the required accompanying data with the appropriate Town departments within 24 months, or other period of time specified in Government Code Section 66452.6 and Section 9.91.110 (Tentative Map Expiration and Extensions), following the effective date of tentative map approval by the review authority, or within any authorized extension of time, the tentative map approval or conditional approval shall become void. In this case, a new filing fee shall be paid, in compliance with the planning fee schedule, and an application for a new tentative map shall be filed.

1. If 120 days before the submittal of a map, the subdivider has failed to comply with the tentative map conditions which require the subdivider to construct or install off-site improvements on land in which neither the subdivider nor the Town has sufficient title or interest, including an easement or license, then at the time the map is filed with the local agency, to allow the improvements to be made, the subdivider shall enter into an agreement with the Town to pay all costs of the Town in acquiring the property.
2. The Town shall have 120 days from the filing of the map, in compliance with Government Code Section 66457, to obtain interest in the land to allow the improvement(s) to be made by negotiation or proceedings in compliance with Code of Civil Procedure Title 7 (commencing with Section 1230.010) of Part 3, including proceedings for immediate possession of the property under Code of Civil Procedure Title 7 Article 3 (commencing with Section 1255.410).
3. In the event the Town fails to meet the 120-day time limitation, the condition for construction of off-site improvements shall be conclusively deemed to be waived.
4. Before approval of the map, the Town may require the subdivider to enter into an agreement to complete the improvements, in compliance with Subsection 9.95.040. *Site Preparation and Grading for Subdivision Construction*, below, at the time the Town acquires an interest in the land which will allow the improvements to be made.
5. "Off-site improvements," as used in this subsection, do not include improvements which are necessary to ensure replacement or construction of housing for persons and families of low or moderate income, as defined in Health and Safety Code Section 50093.

9.92.050 – Final Tract or Parcel Map Approval and Recordation

After determining that the map is in compliance with Section 9.92.030 *Final Tract Map and Parcel Map Form and Content*, above, and is technically correct, the Town Engineer shall execute the Town Engineer's certificate on the map in compliance with Government Code Section 66442, and forward the map to the Town Clerk for Council action in the following manner.

- A. **Applicable Review Authority.** The applicable review authority is set forth in Table 6-1.
- B. **Review and Approval by the Review Authority**
 - 1. **Timing of Review Authority's Review.** The Review Authority shall approve or deny the map after it receives the map from the Town Engineer or, in the case of the Council, at its regular meeting after the meeting at which it receives the map, unless that time limit is extended with the mutual consent of the Director and the subdivider.
 - 2. **Criteria for Approval**
 - a. The Review Authority shall approve the map if it conforms to all of the requirements of the Act, all provisions of this Development Code that were applicable at the time that the tentative map was approved, and is in substantial compliance with the approved tentative map.
 - b. If the map does not conform, the Review Authority shall not approve the map.
 - c. Where a map does not include any offers for dedication or improvement, the Director shall review the map(s) and shall approve each map if the map conforms to the applicable requirements of the Act and this Chapter. If the map(s) does not conform, it shall not be approved.
 - 3. **Applicable Ordinances, Policies, and Standards.** In determining whether to approve or deny a map, the Review Authority shall apply only those ordinances, policies, and standards in effect on the date the proposal for the subdivision was accepted as complete, in compliance with Government Code Section 66474.2.
 - 4. **Action Not to Approve a Final Tract or Parcel Map**
 - a. If a map is not approved due to its failure to meet any of the requirements imposed by the Act or this Chapter, the denial shall be accompanied by findings identifying the requirements which have not been met or performed.
 - b. Approval of a map shall not be withheld when the failure of the map to comply is the result of a technical and inadvertent error which, in the determination of the Council or, in the case of a map not involving any offers of dedication or improvement, the Director, does not materially affect the validity of the map.

C. Map with Dedications

1. If a dedication or offer of dedication is required on the map, the Council may accept, subject to improvement or accept for dedication but not into Town maintained roadways and any other offers of dedications and maintained systems, or reject, on behalf of the public, of any real property offered for dedication to the public in compliance with the terms of the offer of dedication, at the same time as it takes action to approve the map.
2. If the Council rejects the offer of dedication, the offer shall remain open and may be accepted by the Council at a later date in compliance with Government Code Section 66477.2.
3. Any termination of an offer of dedication shall be processed in compliance with Government Code Section 66477.2 using the same procedures as specified by Streets and Highway Code Part 3 of Article 9.

D. Map with Incomplete Improvements. If improvements required by this Development Code, conditions of approval, or other applicable laws have not been completed at the time of approval of the map, the review authority shall require the subdivider to enter into an agreement with the Town as specified in Government Code Section 66462, and Section 9.96.040 *Improvement Agreements, Lien Agreements, and Securities*, as a condition precedent to the approval of the map.

E. Recording of Final Tract and Parcel Maps

1. After action by the Review Authority, as applicable, to approve the map, and after the required signatures and seals have been affixed, the Town Clerk shall transmit the map to the Title Company.
2. The Title Company shall obtain signatures at the County Tax collector and deliver to County Recorder for recordation.

9.92.060 – Supplemental Information Sheets

In addition to the information required by this Chapter to be included in all final tract and parcel maps, additional information may be required to be submitted and recorded simultaneously with a final or parcel map as required by this Section.

A. Preparation and Form

1. The additional information required by this Section shall be presented in the form of an additional map sheet(s), unless the Director determines that the type of information required would be more clearly and understandably presented in the form of a report or other document(s).
2. The additional map sheet(s) shall be prepared in the same manner and in substantially the same form as required for final tract and parcel maps by Section 9.92.030 *Final Tract and Parcel Map Form and Content*.

B. Content of Information Sheets. Supplemental information sheets shall contain the following statements and information:

1. Title. A title, including the number assigned to the accompanying final or parcel map by the Director, the words "Supplemental Information Sheet;"
2. Explanatory Statement. A statement following the title that the supplemental information sheet is recorded along with the subject final or parcel map, and that the additional information being recorded with the final or parcel map is for informational purposes, describing conditions as of the date of filing, and is not intended to affect record title interest;
3. Location Map. A location map, at a scale not to exceed one inch equals 1,200 feet. The map shall indicate the location of the subdivision within the Town;
4. Areas Subject to Flooding. Identification of all lands within the subdivision subject to periodic inundation by water;
5. Soils or Geologic Hazards Reports. When a soils report or geological hazard report has been prepared, the existence of the report shall be noted on the information sheet, together with the date of the report and the name of the engineer making the report; and
6. Information Required by Conditions of Approval. Any information required by the review authority (e.g., areas subject to earthquakes and other similar environmental constraints) to be included on the supplemental information sheet(s) because of its importance to potential successor(s)-in-interest to the property, including any other easements or dedications.

9.92.070 – Composite Development Plans

In addition to the information required to be included in a Parcel or Final Map (Sections 9.91.030 (E) Tentative Map Filing), a Composite Development Plan may be required to be submitted and recorded as follows, as provided by Map Act Section 66434.2 to provide additional and more detailed information.

- A. **Applicability.** The Director may require the filing of a Composite Development Plan at the time a Parcel or Final Map is accepted for recordation. The Composite Development Plan shall be filed with the Department concurrent with the recordation of the Final or Parcel Map.
- B. **Content.** A Composite Development Plan shall be prepared and shall include the information required by the Department handout on Composite Development Plans, as required by the Composite Development Plan Standards established by the Town Engineer and adopted by the Council, and as required by the conditions of approval.
- C. **Filing and Review.** A Composite Development Plan shall be filed as follows.
 1. Filing Advance Copy. At least three weeks before the recordation of the Parcel or Final Map, the Composite Development Plan shall be submitted for coordination of review to the Town Engineer.
 2. Filing Official Copy of Composite Development Plan. Concurrent with the filing for recordation of the Parcel or Final Map the Composite Development Plan, as approved by the Director and Town Engineer in compliance with this Section, shall be filed with the Building and Safety Division.

D. Amendments to Plan

1. Should an error be made on the Parcel or Final Map which affects the Composite Development Plan approved in compliance with this Section, the Parcel or Final Map and the Composite Development Plan may be amended as approved by the Director. A Revision to an Approved Action application is required for all other changes to a Composite Development Plan.
2. The Director is authorized to approve amended Composite Development Plans when they do not adversely impact the conditions of other departments and the amendment is in substantial compliance with the conditions of approval of the Tentative or Parcel Map.
3. Any request to modify or deviate from the standards that are shown on a Composite Development Plan shall be made in compliance with the provisions for Variances, except as otherwise provided by this Section.

9.92.080 – Correction and Amendment of Recorded Maps

A recorded final tract or parcel map (referred to as a map) may be amended by the Town Engineer to correct errors in the recorded map or to change characteristics of the approved subdivision in compliance with Map Act Chapter 3, Article 7.

A. Type of Corrections Allowed in Compliance with Government Code Section 66469

1. Filing of a Certificate of Correction or an Amending Map. In the event that errors in a map are discovered after recordation, or that other corrections are necessary, the corrections may be accomplished by either the filing of a certificate of correction or an amending map, in compliance with Government Code Chapter 3, Article 7.
2. Error Defined. For the purposes of this Section, "errors" include errors in course or distance (but not changes in courses or distances from which an error is not ascertainable from the map), omission of any course or distance, errors in legal descriptions, or any other map error or omission as approved by the Town Engineer that does not affect any property right, including but not limited to acreage, parcel numbers, street names, and identification of adjacent record maps.
3. Other Corrections. Other corrections may include indicating monuments set by engineers or surveyors other than the one that was responsible for setting monuments, or showing the proper character or location of any monument that was incorrectly shown, or that has been changed.
4. Review Authority. The Town Engineer shall be the review authority for reviewing and either approving or denying corrections to and amendments of recorded maps in compliance with Government Code Section 66469.
5. Application and Town Engineer's Review Process:
 - a. An application to amend a recorded map in compliance with Government Code Section 66469 shall be filed with the Town Engineer.

- b. The Town Engineer shall determine if the changes requested may be approved with a certificate of correction or an amending map.
 - c. The Town Engineer may request additional information based upon that determination and shall approve the certificate of correction or the amending map if all of the required findings specified in Subparagraph 6, *Required Findings*, below can be made.
6. Required Findings. A map may be amended only if the Town Engineer first finds all of the following to be true:
- a. The change(s) requested only involves a minor map annotation correction(s);
 - b. The amendment(s) does not impose any additional burden on the fee owner(s) of the real property;
 - c. The amendment(s) does not alter any interest, right, or title in the real property reflected on the map; and
 - d. The map, as amended, does not conflict with Government Code Section 66474.

B. Type of Corrections Allowed in Compliance with Government Code Section 66472.1. In the event that there are changes in circumstances which make any or all of the conditions of a recorded map no longer appropriate or necessary, the following procedures shall be followed to amend the map:

- 1. Application and Town's Review Process:
 - a. An application to amend a recorded map in compliance with Government Code Section 66472.1 shall be filed with the Town Engineer.
 - b. Once approved by the Town Engineer, the application shall be sent to the Council for approval of either a certificate of correction or an amending map.
 - c. The Council shall approve the application if all of the required findings specified in Subparagraph 3, *Required Findings*, below can be made.
- 2. Review Authority. The Council shall be the review authority for reviewing and either approving or denying corrections to and amendments of recorded maps in compliance with Government Code Section 66472.1.
- 3. Required Findings. A map may be amended only if the Council first finds all of the following to be true:
 - a. There is a change(s) in circumstances that make any or all of the conditions of the map no longer appropriate or necessary;
 - b. The amendment(s) does not impose any additional burden on the fee owner(s) of the real property;

- c. The amendment(s) does not alter any interest, right, or title in the real property reflected on the map; and
 - d. The map, as amended, does not conflict with Government Code Section 66474.
- C. **Recordation.** After approval, the certificate of correction or amending map shall be submitted to the County Recorder for recordation.
- D. **Amendment of an Approved Subdivision.** In the event that a subdivider wishes to amend (e.g., change or modify) the characteristics of an approved subdivision (e.g., a recorded final tract or parcel map), including but not limited to the number or configuration of parcels, location of streets or easements, or the nature of required improvements, the construction of which has been deferred through the approval of an agreement in compliance with Section 9.96.040 *Improvement Agreement, Lien Agreements, and Securities*, the subdivider shall file a new tentative, final, or parcel map in compliance with this Article or comply with the requirements of Government Code Sections 66469 through 66472.1.

SECTION 1: PLAN OVERVIEW

1.1 - INTRODUCTION (PURPOSE & AUTHORITY)

The Home Depot Retail Center Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, and Sections 65450 through 65457. The California Government Code authorizes jurisdictions to adopt Specific Plans by resolution as policy documents or by ordinance as regulatory documents. The law allows preparation of Specific Plans, as may be required for the implementation of the General Plan, and further allows for their review and adoption. Article 13 of Title 8, Division 3, Chapter 3 of the Development Code of the Town of Yucca Valley, provides the requirements and procedures for preparation and processing of Specific Plans in the Town.

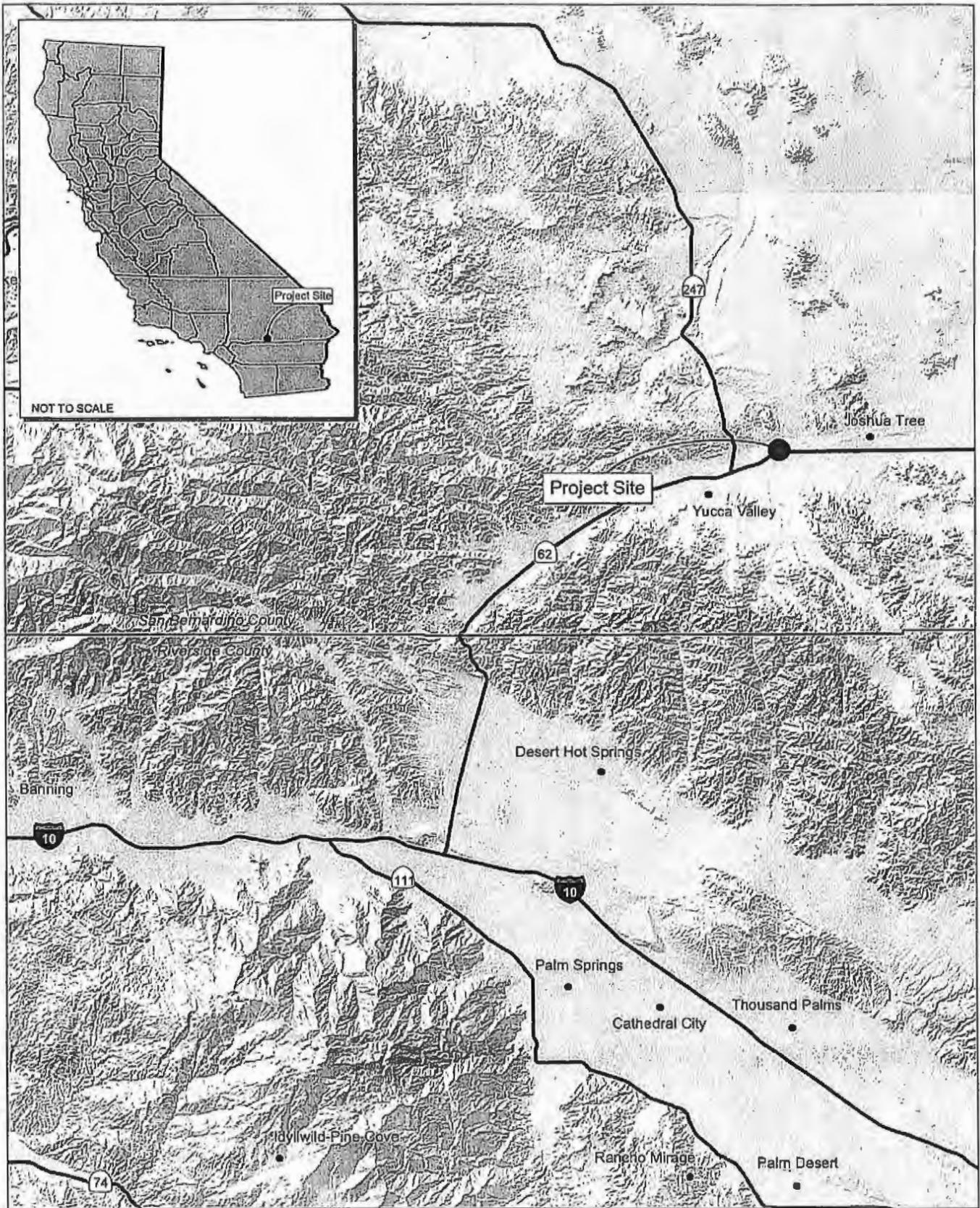
Specific Plans act as a bridge between the General Plan and individual development proposals. Specific Plans combine development standards and guidelines, capital improvement programs and financing methods into a single document that is tailored to meet the needs of a specific area.

The Home Depot Retail Center Specific Plan establishes the site planning concept, design and development guidelines, in addition to the administrative procedures needed to achieve an orderly and compatible development of the plan area. It carries out the goals, objectives and policies of the Town's General Plan, and is consistent with the Plan itself.

An objective of the Home Depot Retail Center Specific Plan is to establish a vibrant, high-quality commercial retail center that complements surrounding uses and reinforces the character of the community.

1.2 - PROJECT LOCATION

The project site encompasses 18.97 gross acres located on the eastern boundary of the Town of Yucca Valley, within the County of San Bernardino, California (Exhibit 1-1). The project site, located at 58705 Twenty-nine Palms Highway (State Highway 62), is within the area defined by State Highway 62 on the north, Indio Avenue on the east, Sunnyslope Drive on the south, and Avalon Avenue to the west (Exhibit 1-2). The legal description for the proposed Home Depot Retail Center property is contained in Appendix A-Property Legal Description.



Source: Census 2000 Data, The CaSIL, MBA GIS 2005.

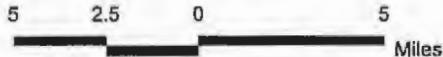
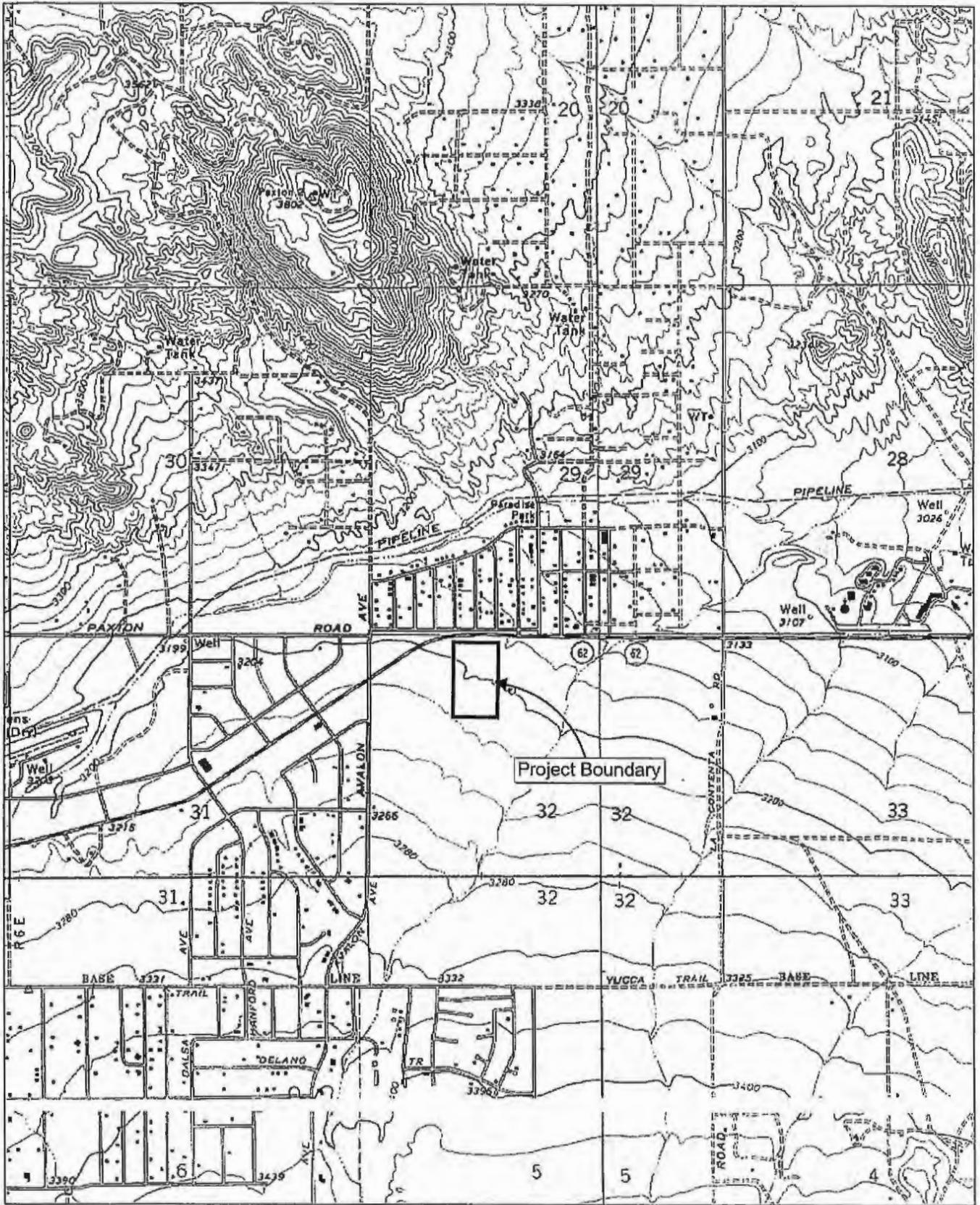
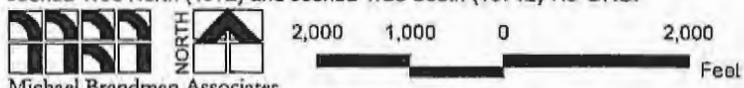


Exhibit 1-1 Regional Location Map



Source: USGS Yucca Valley North (1979), Yucca Valley South (1972), Joshua Tree North (1972) and Joshua Tree South (19712) 7.5' DRG.



Michael Brandman Associates

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Exhibit 1-2 Site Vicinity Map

HOME DEPOT RETAIL CENTER - DRAFT SPECIFIC PLAN

1.3 - PROJECT SETTING AND SITE FEATURES

The project site is designated by the General Plan of the Town of Yucca Valley as Commercial, and the zoning is General Commercial (C-G) with Specific Plan (SP) overlay.

Existing Site Features

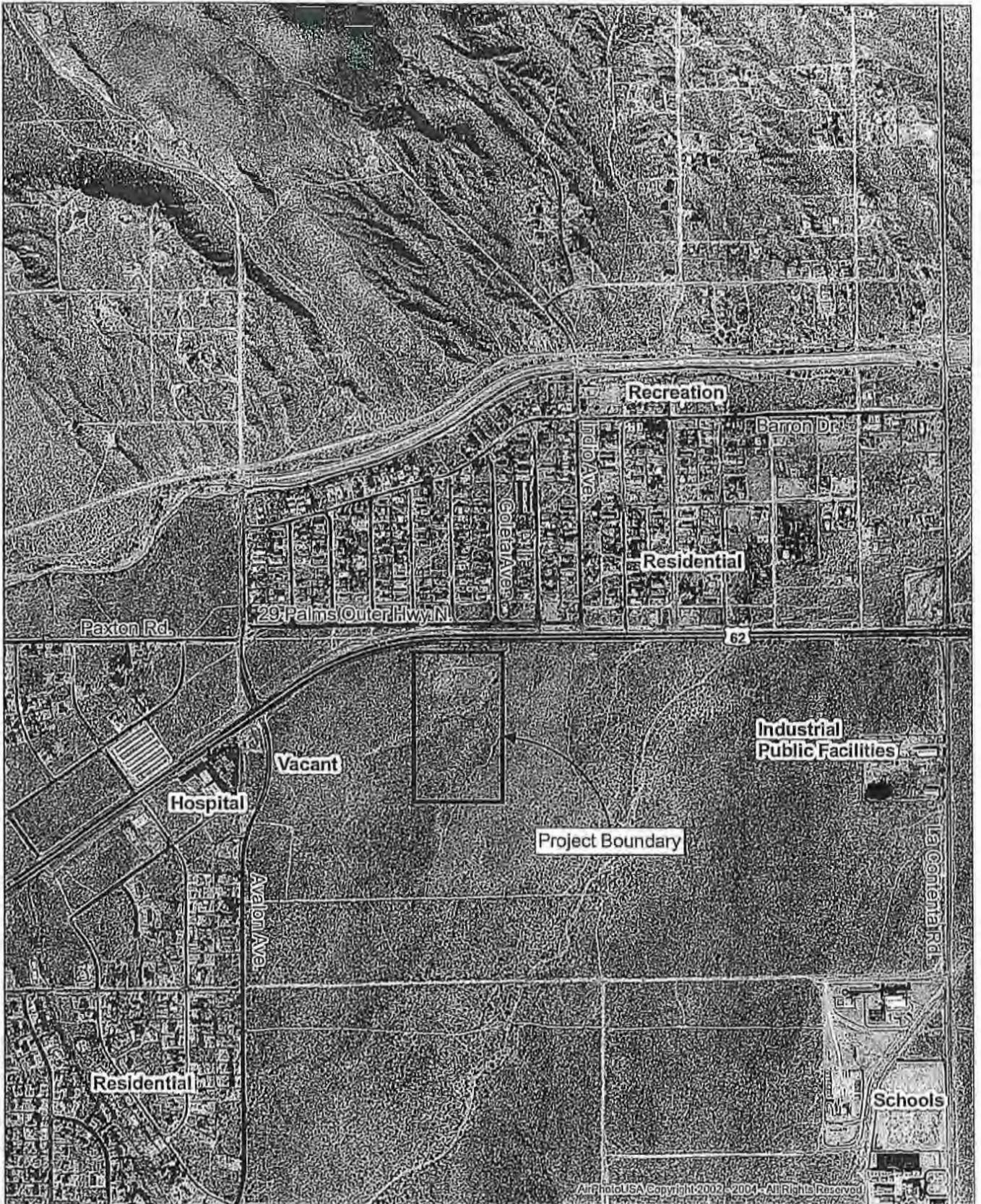
The elevation on average of the project site is 3,188 feet above mean sea level, with an approximate 35-foot slope gradient from the southerly project boundary at the future extension of Palisade Drive, to State Highway 62 at the northerly project boundary. A complete ALTA Land Title Survey, depicting easements, encumbrances, utilities, and legal description of the site is included as Appendix A.

The site is currently vacant land covered with native brush (Exhibit 1-3). Joshua trees and creosote bush are the dominant vegetative species. There are approximately 235 Joshua trees within the project impact area where grading will occur. The Joshua Tree Salvage Plan (Appendix C) indicates that approximately 166 trees were determined to be salvageable. The integration of Joshua trees within project landscape plans is described in Section 4.3 Landscape Concept. Salvage and maintenance requirements for Joshua trees to be retained on the developed project site are addressed in Appendix C.

Surrounding Land Uses

The adjacent land uses are varied. Portions of the property to the *north* are zoned R-S-5, Single Family Residential, with existing single family homes on the property, while other portions are zoned C-G, General Commercial, and have mixed commercial uses on the property. Property to the *south* of the proposed site is zoned I, Industrial, and is currently vacant. Property to the *east* is zoned C-RR, Commercial Resort Recreation, and is currently vacant. Property to the *west* of the project site is zoned C-G, General Commercial, and is currently vacant.

The contiguous property to the west of the project site is planned as commercial development, with a large anchor retail store and possible additional free-standing commercial/retail buildings. The proposed project will share a common entrance and exit on State Highway 62 with this contiguous proposed commercial development. Drives connecting the two developments would also be provided.



Source: AirPhoto USA, March 2004.



Michael Brandman Associates

06590007 • 08/2005 | 1-3_site_features.mxd



Exhibit 1-3 Site Features Map

HOME DEPOT RETAIL CENTER • DRAFT SPECIFIC PLAN

The development of the Home Depot Retail Center will require construction of off-site improvements shown in Exhibit 5-1, Shared Improvements. Both projects will contribute pro-rated funds toward the construction of these off-site improvements, which will be built in conjunction with the Home Depot Retail Center. In addition, some off-site improvements will be funded and constructed as part of the Home Depot Retail Center project. Following is a list of the shared off-site improvements shown in Exhibit 5-1, to be constructed as part of the Home Depot Retail Center project and funded on a pro-rated basis:

1. Install Traffic Signal at State Highway 62 and the proposed primary project entrance (shared with the Yucca Valley Retail Center to the west of the project site).
2. Construct a shared driveway south of the new signalized intersection on State Highway 62.
3. Construct street improvements on the south side of State Highway 62: Dedicate the right-of-way necessary for full half-width street of 68 feet on SR 62. Improvements designed and constructed by the Home Depot Retail Center shall include 8-foot wide shoulder, 6-foot wide sidewalk, curb and gutter, dedicated acceleration/deceleration lanes along the entire frontage from Avalon Avenue to east Home Depot property line, a third eastbound through lane along the entire frontage from Avalon Avenue to 500 feet east of the southeastern property corner (including merge lane) and an 8-foot wide landscaped median with Type B curb (Caltrans standard) from Avalon Avenue to the east Home Depot property line
4. Construct catch basins and install drain pipes on State Highway 62 along the street frontages of the Yucca Valley Retail Center and The Home Depot Retail Center.
5. Construct permanent storm drain inlet structures and storm drain pipes in Palisade Drive and a storm drain discharge outlet from the proposed on-site detention basin proposed near the southerly project boundary.
6. Grade Palisade Drive from the easterly right-of-way line at Avalon Street to approximately 10 feet east of the project site for improvements described in item 7 below.
7. Install a 12" Water Line in Palisade Drive between the easterly right-of-way line at Avalon Street to the easterly project boundary.
8. Construct 35-foot wide Palisade Drive between the easterly right-of-way line at Avalon Street to approximately 10 feet east of the project site including: curb, gutter, sidewalk, and travel lanes on the north side of the street centerline and one lane on the south side of the street centerline.
9. Provide connection or T-valves at 300-foot intervals along Palisade Drive east of Avalon up to the westerly project boundary.

Following is a list of off-site improvements which will be constructed and funded as part of the Home Depot Retail Center:

1. Construction of a secondary driveway from Palisade Drive near the easterly project entrance.
2. Construction of a secondary (right-in/right/out) driveway from improved State Highway 62 near the easterly property line.
3. Provide fire hydrants at 300-foot intervals along The Home Depot street frontage at Palisade Drive.

Following is a list of off-site improvements which will be constructed and funded by Home Depot and to be fully reimbursed by Yucca Valley Retail Center:

1. Widen Avalon Road to allow full turn movements at the Yucca Valley Retail Center Driveway.
2. The applicant shall dedicate the necessary right-of-way and improve Avalon Avenue from SR 62 southerly, sufficient to accommodate the necessary improvements for interim improvements of turn lanes and traffic signal improvements at the south leg of the intersection of SR 61 and Avalon Avenue. The improvements shall include one north bound through lane, two south bound through lanes that transition to one south bound through lane, two north bound left turn lanes at the intersection, and a dedicated north bound right turn lane at the intersection. Corresponding improvements to the north leg of the intersection shall be constructed as the street right-of-way as shown on the approved interim alignment plan, an agreement between the Town and The Home Depot shall be negotiated in accordance with Sections 66462(a) and 66462.5(d) of the Subdivision Map Act prior to issuance of encroachment permits for construction of public improvements.

1.4 - RELATIONSHIP TO THE GENERAL PLAN AND ZONING ORDINANCE

The Home Depot Retail Center Specific Plan implements the goals and policies of the Town of Yucca Valley General Plan within the Specific Plan area. The goals and objectives found in the Land Use Element support the Town's desire to continue to create a future in which the traditional character of the Town is preserved and enhanced by new development. Appendix B, the General Plan Consistency Analysis, demonstrates how the Home Depot Retail Center implements applicable goals and objectives of the General Plan. Various land use goals that support a viable economic future direction for the Town while preserving its traditional character are described. Because an adopted specific plan must be consistent with the Town General Plan, all projects that are found to be consistent with this Specific Plan are deemed consistent with the General Plan.

The Home Depot Retail Center Specific Plan works in concert with the Town of Yucca Valley Development Code, but provides additional zoning, development standards and guidelines that are customized to achieve the specific vision for the project area. The Town's zoning standards are utilized for certain aspects, such as parking, while the Specific Plan provides other standards that are tailored to the Home Depot Retail Center.

Development projects and new uses shall be subject to the review procedures, findings and provisions of the Town of Yucca Valley Development Code and the provisions of this Specific Plan. Related and/or subsequent approvals, such as Conditional Use Permits, Site Plan, and Parcel Maps, must be consistent with both the guidelines of the Home Depot Retail Center Specific Plan and the Town's Development Code.

1.5 - PROJECT OBJECTIVE

The Home Depot, U.S.A. has identified the following objectives for the Specific Plan and Home Depot Retail Center, Yucca Valley.

- To design the proposed project in a way that reflects the property's size and configuration, as well as the surrounding uses;
- To establish a subregional/regional commercial home improvement center with ancillary retail uses that will be compatible with the surrounding land uses;
- To develop a use consistent with the property's General Plan designation and the land use designations of the adjacent properties; and
- To develop a use that meets the spirit and intent of the Town of Yucca Valley Development Code.

1.6 - COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT

Adoption or amendment of a Specific Plan constitutes a project under the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) SCH# 2005051047 has been prepared in accordance with the CEQA Guidelines (CCR, Title 14, Division 6, Chapter 3 Section 15000-15387), and Guidelines Section 15161 ('Project EIR') in particular, to analyze the environmental impacts of the Home Depot Retail Center Specific Plan. The EIR, which has been prepared in conjunction with development of the Specific Plan, establishes the existing, on-site environmental conditions and evaluates the potential impacts posed by this Specific Plan. The EIR references project design features and includes various mitigation measures that will be implemented through either the Mitigation Monitoring Plan or Conditions of Approval.

SECTION 2: LAND USE

2.1 - LAND USE PLAN

The proposed project consists of 18.97 gross acres, 18.20 net acres which will be subdivided into four parcels to accommodate development of four commercial buildings and surface parking. The overall land use designation for the site is General Commercial (CG), consistent with the General Plan and zoning. Within this category, parking and open space areas are designated on the Land Use Plan (Exhibit 2-1, Development Plan).

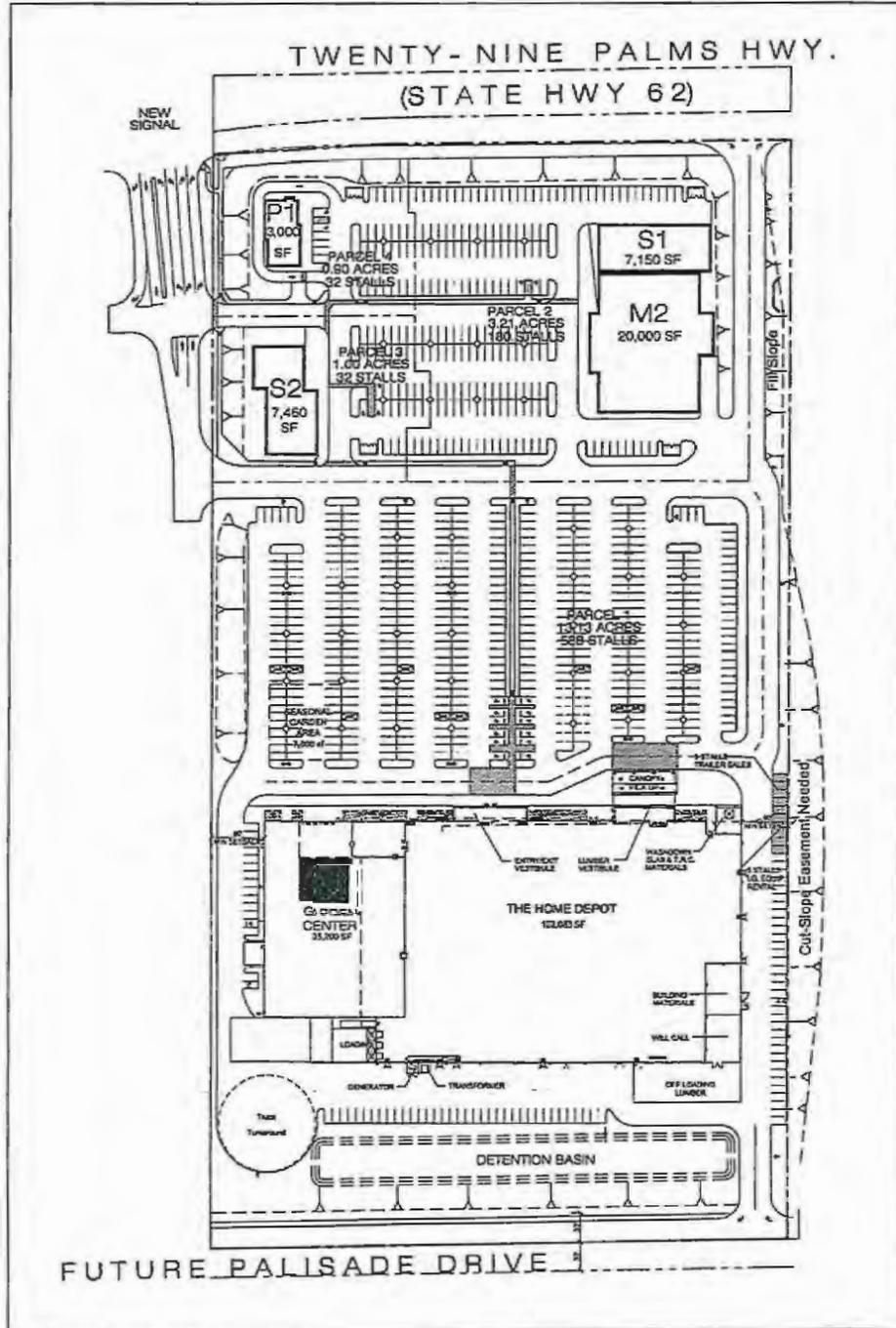
2.2 - LAND USE SUMMARY

Parcel 1 (13.09 acres) is planned to include a 137,283 SF retail building/house plant enclosure/outdoor garden center (the 'Home Depot') and 588 parking stalls. Parcel 2 (3.21 acres) is planned to include a retail building with adjoining 7,150 SF and 20,000 SF units, and 180 parking stalls. Parcel 3 (1.00 acre) is planned to include a 7,460 SF retail building with 32 parking stalls. Parcel 4 (0.90 acre) is planned to include either a 3,000 SF restaurant or bank building, and 32 parking stalls. A total of 832 parking stalls are provided on the site. The building site coverage ratio is 22.07 percent.

Open space areas consist of manufactured slopes (cut/fill) for development pads and a rectangular open space lot at the southern boundary that will be utilized as a storm water detention basin. Open space areas will be landscaped pursuant to the landscape concept and approved plant palette, and will serve a variety of functions, including separation and buffering from adjacent uses, providing visual amenity and storm water detention. A summary of the Land Use Development Plan is provided in Table 2-1.

Table 2-1: Home Depot Retail Center Development Summary

Parcel Size	Proposed Use	Parking Spaces
13.09 ac.	Home improvement retailer: 137,283 square feet (SF) retail building/house plant enclosure/outdoor garden center	588
3.21 ac.	20,000 SF and 7,150 SF retail buildings	180
1.00 ac.	7,460 SF retail building	32
0.90 ac.	3,000 SF restaurant or bank	32
Total 18.20 ac.	—	Total 832
Source: Conceptual Site Plan 'K' Prepared by Carter-Burgess (7/27/05).		



Source: Michtosh and Associates, July 2005.

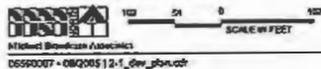


Exhibit 2-1
Development Plan

HOME DEPOT RETAIL CENTER - DRAFT SPECIFIC PLAN

SECTION 3: COMMERCIAL USE REGULATIONS

3.1 - GENERAL PROVISIONS

The regulations provide for implementation of a **General Commercial (CG) District** classification as a community-level commercial shopping center, anchored by a home improvement center and garden center, supported with accessory retail, financial or restaurant facilities ('The Home Depot Retail Center'). The standards set forth in this section will ensure that future development proceeds in a manner consistent with Town requirements and design guidelines.

Upon adoption of the Home Depot Retail Center Specific Plan by the Town of Yucca Valley, this Specific Plan shall be the zoning document for the subject property, superseding other zoning designations and development standards of the Town of Yucca Valley as described herein. If not specifically addressed in this Specific Plan, the applicable provisions of the Town of Yucca Valley Development Code shall apply.

3.2 - PERMITTED USES

Those uses specified below and in Section 84.0350 of the Town of Yucca Valley Development Code (CG-General Commercial District) shall apply.

- 3.2.1 **Principal Uses:** The following uses shall be permitted, subject to approval of a Site Plan, as specified in Section 6.2 herein:
- a. Home Improvement Center, including:
 - Material stored and sold within an enclosed building
 - Outdoor storage of material, such as lumber or other building materials
 - Operations listed in 3.2.2 below
 - b. General retail and service commercial uses contained within a shopping center
 - c. Restaurant, including:
 - Full service restaurant
 - Fast food with out drive-thru, take out, delivery
 - d. Banks, savings and loans, and other financial institutions
 - e. Medical, business and professional offices, clinics and related laboratory facilities
 - f. Other Commercial Uses designated 'SPR' Site Plan Review in Section 84.0350 of the Development Code

3.2.2 Operations: The following describes the operations of The Home Depot which are part of the primary retail sales of The Home Depot (listed in Section 3.2.1,a.) and are not limited or prohibited by the Town's Municipal Code. The specific location and example photographs are included in Appendix D herein:

- a. Outdoor Seasonal Garden Area- Approximately 7,000 square feet. A minimum of six special events per year lasting no more than two weeks except for the period from Thanksgiving to Christmas. Home Depot requires at least 65 days for that event (Item 1).
- b. Home Depot will be permitted by right to designate two stalls as "Load and Go" for small flat bed pick up truck rentals as shown on attached Exhibit (Item 2).
- c. Home Depot will be permitted by right to have a Trailer Display Sales area in a designated location as shown on attached Exhibit 3 (Item 3).
- d. Home Depot will be permitted by right to store and rent large equipment such as concrete mixers, scaffoldings, rototillers in 5 parking spaces year round as designated on attached Exhibit (Item 4).
- e. Home Depot will be permitted by right to, on a daily basis to display merchandise (i.e. BBQ's and kitchen appliances, etc.) in front of the store in designated areas as shown on attached Exhibit (Item 5).
- f. Home Depot will be permitted by right to place vending machines in front of the store in the designated area shown on the attached Exhibit (Item 6).
- g. Home Depot will be permitted by right to install pay phones in front of the store in the designated area as shown on attached Exhibit (Item 7).
- h. Allow Food Service, for example Hot Dog Food Cart, (Cart with 3 foldable and moveable chairs and a table), in a designated area (about 200 sq. ft.) as shown on Exhibit (Item 8).
- i. Home Depot will be permitted by right to operate the store 24 hours if deemed appropriate. The primary store operation hours are from 6:00 am to 12:00 midnight. However, customer hours are from 7:00 am to 10:00 pm. Additionally, outdoor seasonal sales of Christmas trees will be from 6:00 am to 12:00 midnight.
- j. Home Depot will be permitted by right to leave the outdoor display items along the front of the store overnight. Additionally, tents, awning will be used

occasionally in conjunction with the Seasonal sales and enclosed by a chain link fence for security.

3.2.3 *Accessory Uses:* The following uses shall be permitted, subject to approval of a Site Plan Review as specified in Section 6.2 herein, and when clearly incidental or necessary to the proper functioning of the above-stated principal uses:

- a. Public/private utility buildings, structures, enclosures, and facilities
- b. Other uses clearly incidental to the proper functioning of a principal use
- c. Equipment sales, service & rentals (e.g., tool rentals including but not limited to power tools (nailers, staplers, and cordless tools), shop tools and accessories (table saws, drill presses, and masonry saws) and hand tools (hammer, wrenches, electrical tools, and mechanics tools)

3.2.4 *Uses Permitted Subject to a Conditional Use Permit:* The following uses may be permitted subject to approval of a Conditional Use Permit:

- a. Arcade
- b. Automobile rental
- c. Communication facilities
- d. Convenience store
- e. Department store
- f. Entertainment, live (excluding adult entertainment)
- g. Fitness centers
- h. Maintenance & repair services: major
- i. Restaurant with drive-thru

3.3 - DEVELOPMENT STANDARDS

Those standards specified in Section 84.0350(c) Property Development Standards (CG-General Commercial District), of the Development Code shall apply, except that the minimum lot size shall be 0.90 acre.

Order of Procedure:

Request Staff Report
Open the Public Hearing
Request Public Testimony
Close the Public Hearing
Council Discussion/Questions of Staff
Motion/Second
Discussion on Motion
Call the Question (Roll Call Vote)

Discussion: The Ordinance revisions contain a new class of home occupation permits. Class V provides for an artist studio exemption as follows.

5. Class V, Artist Exemption.

Artist studios shall be exempt from the Home Occupation Permit requirement, subject to the following standards:

- a. A maximum of two customers per week may visit the residence.*
- b. All employees shall be members of the resident family and shall reside on the premises.*
- c. Outdoor storage of material and/or outdoor home occupation activity shall be limited to 10 percent of the lot area and shall be completely screened from public view.*
- d. Artist Studios within this Class shall be permitted to participate in Art Studio Tours and similar programs as they occur in Yucca Valley and the Morongo Basin.*

The following definitions shall apply:

i) ART OR ART WORK: An original work of an aesthetic nature in any variety of media produced by an artist and which may include creating, constructing or assembling sculptures, crafts, mixed media, performing arts, stone, masonry, electronic arts, murals, painting, photography and original works of graphic art, glass, mosaics, or any combination or forms of media, furnishings or fixtures. Art includes art related uses such as industrial arts and crafts uses, including, but not limited to, framing, jewelry making, metallurgy, pottery, sculpture, specialty sewing/monogramming, and weaving. Art or art work as defined herein may be permanent, fixed, temporary or portable, may be an integral part of a building,

facility, or structure, and may be integrated with the work of other design professionals.

Art shall further be defined as the creative application of a specific skill that does not primarily serve a functional use (including but not limited to: vehicles, helicopters, weapons, functioning firearms, cottage foods, fishing and hunting gear, knives) that prevails over the artistic, aesthetic or decorative quality of the end project.

ii) ARTIST STUDIO: A property combining working and living space, in which original works of art are created.

The recommended amendment are designed to implement Town Council direction provided at the meeting of June 2, 2015, and consistent with the Town's Parks and Recreation Master Plan, adopted October 2008.

Alternatives: The Planning Commission may elect to make recommended changes to the Chapter.

Fiscal impact: Costs for preparation of these materials are included in the annual operating budget, including both staff and legal counsel costs.

Attachments: Ordinance No.
Existing Yucca Valley Development Code Chapter 9.50, Home Occupation Permits
Morongo Basin Cultural Arts Council Presentation Materials from Parks, Recreation and Cultural Commission Meeting of May 12, 2015
2014 Highway 62 Open Studio Art Tours Brochure
2008 Parks & Recreation Master Plan pages

ORDINANCE NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF
YUCCA VALLEY, CALIFORNIA, AMENDING CHAPTER 9.50, HOME OCCUPATION
PERMITS, OF ARTICLE 3, GENERAL DEVELOPMENT STANDARDS, OF TITLE 9,
YUCCA VALLEY DEVELOPMENT CODE

WHEREAS, the Morongo Basin Arts Council made a presentation to the Town's Parks, Recreation and Cultural Commission on May 12, 2015; and

WHEREAS, the Parks, Recreation and Cultural Commission supports the Morongo Basin Arts Council through their recommended action of: **"Motion: Commissioner Quander moved to direct staff to support the Morongo Basin Cultural Arts Council ~ Hwy 62 Open Studio Art 2015 Tour in the form of a donation of in kind marketing services through inclusion in the Town Fall/Winter Activities Guide and on the Town's website. Commissioner Silver seconded. Motion carries 4-0-1-0 on a roll call vote".**; and

WHEREAS, the Town's Hi Desert Nature Museum sponsors and provides programs designed for art and artists, such as the Kids EdVentures Be A Painter Program; and

WHEREAS, the Hi Desert Nature Museum sponsors, partners and provides other opportunities for arts and culture within the Town and the Morongo Basin including for example:

- **"Reduce, Reuse, Recycle" and the Morongo Basin Cultural Arts Council "Wild Creature of the Desert" Show:**
January 24 - April 30, 2014
- **Yucca Valley High School Art Show**
May 1 - May 24, 2014
- **Morongo Basin Arts Council "Art Tours Collective Show" Exhibition**
October 3 - November 29, 2014
- **"Reduce, Reuse, Recycle" and Morongo Basin Cultural Arts Council "Desert Moods" Show**
March 5 - April 25, 2015
- **"Copper Mountain College Student Art Show"**
May 1 - May 30, 2015

WHEREAS, the Town's Park, Recreation and Master Plan contains numerous issues that identify the importance of arts within the Town and the Morongo Basin including:

- Yucca Valley has a rich and diverse cultural environment;
- There is a significant population of artists and musicians in the Morongo Basin.

WHEREAS, an analysis of Yucca Valley's cultural strengths and assets, confirmed by the stakeholder interviews and surveys conducted during the Master Plan process are:

- The abundance of local creative talent;
- A population interested in arts education:

- A vibrant music and art scene in the region;
- Local Leaders with a desire to enhance cultural programming;
- A diverse number of private sector commercial art establishments; and

WHEREAS, the Parks and Recreation Master Plan provides a summary of recommended strategies for meeting future cultural needs as follows:

- Market Yucca Valley as a major center known for quality arts offerings;
- Increase media participation in marketing cultural arts in Yucca Valley;
- Work to increase public awareness of the value of arts and culture in Yucca Valley and the region;
- Work to coordinate organizational development efforts of the community arts organizations; and

WHEREAS, the Parks and Recreation Master Plan states:

Finally, this chapter concludes that the key to successfully implementing the Cultural Component will be the Town's ability to develop greater resources within public and private sectors to support the arts. The Town will have to broaden partnerships beyond Town boundaries to become a part of the regional arts community. The Town will need to work to support the efforts of Yucca Valley's Arts Organizations to help them sustain each other through collaborations and by sharing information, resources, and facilities; and

WHEREAS, the Town Council believes that arts and culture are important to the foundation of the Town cultural, economic and social base, it therefore seeks to facilitate accessible arts and cultural opportunities to its residents and visitors alike; and

WHEREAS, there are numerous artists within the Town of Yucca Valley that participate in the Highway 62 Open Studio Arts Tour; and

WHEREAS, the Town Council desires to expand the presence of artists within the Town in its efforts to continue expanding the artist industry as part of the Town's cultural, economic and social base; and

WHEREAS, the Town Council seeks to help anchor the diverse creative sector that enriches the Town's cultural, social and economic base, and seeks to promote the Town as an artistic destination; and

WHEREAS the Town Council seeks to support the Morongo Basin Arts Council's mission "to inspire and enliven the community through the arts, and to enhance the cultural and economic health of the region; Building community through the arts, the Arts Council continues to be a leading source of information, inspiration and energy for artists and patrons throughout the Morongo Basin and beyond."

WHEREAS, the Town Council desires to encourage participation in the Highway 62 Open Studio Art Tours as it believes the Tours bring valuable enhancements to the community including artistic expression, tourism and economic opportunities to the community.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, DOES ORDAIN AS FOLLOWS.

Section 1: Chapter 9.50 of Article 3, General Development Standards, of Title 9, Yucca Valley Development Code, is hereby repealed and restated in its entirety.

Chapter 9.50 Home Occupation Permits

Sections

- 9.50.010 – Purpose and Applicability
- 9.50.020 – Classes of Home Occupations Described
- 9.50.030 – Development Standards
- 9.50.040 – Review
- 9.50.050 – Renewal
- 9.50.060 - Amendment
- 9.50.070 - Revocation
- 9.50.080 – Appeal

9.50.010 Purpose and Applicability

- A. **Purpose.** The purpose of this Section is to establish regulations allowing for the operation of certain business activities in single and multi-family residential neighborhoods. The standards and requirements are intended to ensure that home occupation operations do not alter the character of any residential neighborhood, or create impacts or activities that are not typically and commonly associated with residential neighborhoods. It is the intent of this Section to allow for business uses that are accessory and incidental to the primary purpose of residential zones, which is that of providing a habitable dwelling for the owner or occupant as the primary use of the residential dwelling unit.
- B. **Applicability.** The provisions in this Section shall apply to home occupations as defined in Article 7, *Definitions* and where allowed in compliance within this Article and the following standards. A home occupation shall only be allowed as an accessory use on a parcel with a legal residential dwelling unit.

A Home Occupation is defined as “a business activity conducted in compliance with this Chapter, carried out by an occupant and conducted as an accessory use within the primary dwelling unit, an accessory structure or approved outdoor activity”.

9.50.020. Classes of Home Occupations Described

- A. Home occupations are business uses that are accessory and incidental to a residential land use and do not alter the character or the appearance of the residential environment or neighborhood.
- B. No person shall engage in a home occupation without first obtaining a Home Occupation Permit from the Planning Division consistent with the requirements of this Chapter, unless otherwise exempt. In addition, the operator of the home occupation shall procure a Business Registration in compliance

with Municipal Code Chapter 5.20 (Business Registration Certificate), including home occupations that are exempt from permitting.

1. Class I, Exempt from Permitting

Class I Home Occupations shall have no impact on the neighborhood in which they are located. Work is performed exclusively by phone and mail, or over the internet, and/or the activity is limited so that there are no impacts on the neighborhood. Class I Home Occupations are allowed in any residential zoning district.

These uses include telecommuting and internet or electronic based businesses, or other similar activities that are not visible from the exterior of the residential structure, and do not involve customers to the site, employees, or any structural alteration.

In addition, no permit is required for home based businesses where no business activity takes place other than the scheduling of appointments or paperwork, there are no customers received at the residence, the exterior of the property is not modified for the business and there is no outdoor storage of materials or vehicles, except as normally associated with and allowed in a residential area. These business activities include, but are not limited to, contractors, housecleaning, carpet cleaning, mobile carwash or gardeners.

Class I Development Standards:

1. No customers or clients shall visit the residence
2. All employees shall be members of the resident family and shall reside on the premises.

2. Class II, No Hearing Required.

Class II Home Occupations may have a limited impact on the neighborhood in which they are located. Class II Home Occupations shall be allowed in the Residential Single Family (RS), Rural Living (RL) and Rural Hillside Reserve (R-HR) zoning districts.

Subject to the authority and discretion of the Director, Home occupations that meet the following standards, after appropriate application and subject to a field investigation, may be permitted without notice or a hearing. Alternatively, the Director may schedule a hearing or forward the matter to the Commission for action. The Director may establish any other special condition of approval for any Home Occupation Permit as necessary to carry out the intent of this subsection.

Class II Development Standards:

1. There may sales of products on the premises.
2. A maximum of three customers or clientele per day may visit the residence.
3. All employees, except one, shall be members of the resident family and shall reside on the premises.

-
4. Operating hours of a home occupation in which there are customers visiting the site shall be between the hours of 9:00 a.m and 5:00 p.m. Operating hours of all other home occupations requiring a permit shall be between the hours of 7:00 a.m. and 7:00 p.m.
 5. There shall be no outdoor home occupation activity, and screened outdoor storage of material shall be limited to 10% of the lot area.

3. Class III, Notice and Hearing Required

Class III Home Occupations may have a limited impact on the neighborhood in which they are located but are also slightly more intense than Class II in that they may involve outdoor storage of material and/or outdoor home occupation activities that do not impact the neighborhood. Class III Home Occupations are permitted in the Rural Living (RL) and Rural Hillside Reserve (R-HR) zoning districts.

Class III Home Occupations shall be subject to notice and hearing. The Commission is the review authority, and the Commission may forward the application to the Council for consideration.

Class III Development Standards:

1. There may be sales of products on the premises.
2. Customers may visit the residence and then only by appointment. This is restricted to a single appointment at a time. The monthly average of the total trip count for business activities shall not exceed 12 trips per day in all zoning districts.
3. All employees, except two, shall be members of the resident family and shall reside on the premises.
4. Operating hours of a home occupation in which there are sales on the premises or customers visiting the site shall be between the hours of 9:00 a.m and 5:00 p.m. Operating hours of all other home occupations requiring a permit shall be between the hours of 7:00 a.m. and 7:00 p.m.
5. Lots in the Rural Living (RL) and Hillside Reserve (R-HR) zoning districts that are one acre or larger shall be permitted outdoor business activity or screened outdoor storage of materials subject to review and approval by the Commission.

4. Class IV, Conditional Use Permit.

Home Occupations which may exceed the standards provided in (D (2) or (3) may be approved subject to the review and approval of a Conditional Use Permit by the Commission.

5. Class V, Artist Exemption.

Artist studios shall be exempt from the Home Occupation Permit requirement, subject to the following standards:

- a. A maximum of two customers per week may visit the residence.
- b. All employees shall be members of the resident family and shall reside on the premises.

- c. Outdoor storage of material and/or outdoor home occupation activity shall be limited to 10 percent of the lot area and shall be completely screened from public view.
- d. Artist studios within this Class shall be permitted to participate in Art-Studio Tours and similar programs as they occur in Yucca Valley and the Morongo Basin.

The following definitions shall apply:

i) **ART OR ART WORK:** An original work of an aesthetic nature in any variety of media produced by an artist and which may include creating, constructing or assembling sculptures, crafts, mixed media, performing arts, stone, masonry, electronic arts, murals, painting, photography and original works of graphic art, glass, mosaics, or any combination or forms of media, furnishings or fixtures. Art includes art related uses such as industrial arts and crafts uses, including, but not limited to, framing, jewelry making, metallurgy, pottery, sculpture, specialty sewing/monogramming, and weaving. Art or art work as defined herein may be permanent, fixed, temporary or portable, may be an integral part of a building, facility, or structure, and may be integrated with the work of other design professionals.

Art shall further be defined as the creative application of a specific skill that does not primarily serve a functional use (including but not limited to: vehicles, helicopters, weapons, functioning firearms, cottage foods, fishing and hunting gear, knives) that prevails over the artistic, aesthetic or decorative quality of the end project.

ii) **ARTIST STUDIO:** A property combining working and living space, in which original art works are created, and the primary use of the property is residential.

**TABLE 3-26:
PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONING DISTRICTS**

Zoning Districts: R-HR: Rural Hillside Reserve RL: Rural Living
RS: Residential Single Family RM: Residential Multi Family

Permit Required CUP: Conditional Use Permit SPR: Site Plan and Design Review
HOP: Home Occupation Permit SUP: Special Use Permit
E: Exempt NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	

Care Uses

Child Day Care (small family)	E	E	E	NP	Eight or fewer children, pursuant to Residential District Standards, Section 9..08.040
Child Day Care (large family)	SUP	SUP	SUP	NP	Nine to fourteen children, pursuant to Residential District Standards, Section 9..08.040
Child Day Care Center	CUP	CUP	CUP	NP	Fifteen or more children, pursuant to Section 9..08.040
Homeless Shelter	NP	NP	NP	NP	Including Transitional and supportive uses.
Social Care Facility, Six or Fewer	E	E	E	E	Includes but is not limited to elderly care and sober living facilities. Pursuant to Residential District Standards Section 9..08.090
Social Care Facility, Seven or More	CUP	CUP	CUP	NP	Includes but is not limited to elderly care and sober living facilities See Section 9..08.090 (/Residential/Social Care Facilities)

Agriculture, Animal Related, and Open Space Uses

Animal Care Facility	NP	NP	NP	NP	Including, but not limited to animal hospitals, veterinarian, pet stores, and grooming.
Community Gardens	HOP	HOP	NP	NP	
Equestrian Facility	SUP	SUP	NP	NP	
Feed and Tack	NP	NP	NP	NP	

**TABLE 3-26:
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FOR RESIDENTIAL ZONING DISTRICTS**

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Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Horticulture for private use, including growing fruit, flowers, ornamental plants and vegetables	E	E	E	E	Permitted as a use that is incidental to the primary use
Agriculture for commercial use not including animal husbandry or stockyards	CUP	CUP	NP	NP	Including but not limited to row, field, tree, and nursery crop cultivation
Kennels and Catteries (over 15 animals)	NP	NP	NP	NP	
Livestock Operations	NP	NP	NP	NP	
Natural Resources Development	NP	NP	NP	NP	
Nature Preserve	NP	NP	NP	NP	
Nursery/Garden Supply (with outdoor display)	NP	NP	NP	NP	
Nursery/Garden Supply (without outdoor display)	NP	NP	NP	NP	
Retail Commercial Uses					
Ammunition Sales	NP	NP	NP	NP	
Antique/Second Hand Stores	NP	NP	NP	NP	
Adult-Oriented Business	NP	NP	NP	NP	
Appliance Sales and Home Goods (no repair)	NP	NP	NP	NP	

**TABLE 3-26:
PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONING DISTRICTS**

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E: Exempt NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Auto and Vehicle Sales and Rentals and Parts Sales	NP	NP	NP	NP	
Building and Landscape Materials Sales (indoor)	NP	NP	NP	NP	
Building and Landscape Materials Sales (outdoor)	NP	NP	NP	NP	
Convenience Store	NP	NP	NP	NP	
Construction and Heavy Equipment Sales and Rentals	NP	NP	NP	NP	
Farmers Market/Arts and Crafts Events	NP	NP	NP	NP	
Firearms Sales	HOP	HOP	NP	NP	
Fuel/Propane Dealer	NP	NP	NP	NP	
Grocery, Supermarket, Specialty Food Store, Drug Store	NP	NP	NP	NP	
Manufactured Home Sales	NP	NP	NP	NP	
Boat and Recreational Vehicle Sales	NP	NP	NP	NP	
Pawn Shop	NP	NP	NP	NP	
Retail Store (less than 80,000 sf)	NP	NP	NP	NP	
Retail Store (80,000 or greater sf)	NP	NP	NP	NP	

**TABLE 3-26:
PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONING DISTRICTS**

Zoning Districts: R-HR: Rural Hillside Reserve RL: Rural Living
 RS: Residential Single Family RM: Residential Multi Family

Permit Required CUP: Conditional Use Permit SPR: Site Plan and Design Review
 HOP: Home Occupation Permit SUP: Special Use Permit
 E: Exempt NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Seasonal Holiday Sales Facilities	NP	NP	NP	NP	
Swap Meet, Outdoor Market, Auction Yard (permanent)	NP	NP	NP	NP	
Shopping Center (neighborhood, community, or regional),	NP	NP	NP	NP	
Warehouse Retail	NP	NP	NP	NP	
Business, Financial, and Professional					
ATM	NP	NP	NP	NP	
Financial Institution and Related Service	NP	NP	NP	NP	
Laboratory	NP	NP	NP	NP	
Office	HOP	HOP	HOP	NP	HOPs are required when customers or clients visiting the residence. See also the exemption to the requirement of an HOP at section _____ above.

Eating and Drinking Establishments

Bakery (retail), Coffee Shop and Similar Uses	NP	NP	NP	NP
Bakery (delivery only)	HOP	HOP	HOP	NP--
Bar, Lounge, Nightclub, Tavern, and Pool Hall	NP	NP	NP	NP
Catering Service	HOP	HOP	HOP	NP--
Cottage Food Operation	HOP	HOP	HOP	HOP
Fast Food (w/drive through, delivery)	NP	NP	NP	NP
Fast Food (w/o drive through, delivery)	NP	NP	NP	NP
Full Service Restaurant	NP	NP	NP	NP

Commercial Service Uses

Ambulance Service	NP	NP	NP	NP
Appliance Sales, Service, Repair, and Rental	NP	NP	NP	NP
Automobile Gas Station	NP	NP	NP	NP
Automobile Service/Repair (minor repair, maintenance, upholstery, painting)	NP	NP	NP	NP
Automobile Service/Repair (major repair/body work)	NP	NP	NP	NP
Automobile Washing (car wash)	NP	NP	NP	NP
Barber, Beauty Shop, and other Similar Personal Service Uses	HOP	HOP	HOP	NP
Printing and Duplication Services	HOP	HOP	HOP	NP
Equipment Sales, Service, Repair, and Rental	NP	NP	NP	NP
Fitness Center	NP	NP	NP	NP

Fortune Telling and Related Service	HOP	HOP	HOP	NP	
Funeral Service (excluding crematorium)	NP	NP	NP	NP	
Funeral Service (including crematorium)	NP	NP	NP	NP	
Laundry and Dry Cleaning	NP	NP	NP	NP	
Locksmith	HOP	HOP	HOP	NP	
Maintenance and Repair, General (Minor)	HOP	HOP	NP	NP	
Maintenance and Repair (Major)	NP	NP	NP	NP	
Massage Establishment	NP	NP	NP	NP	
Personal Trainer	HOP	HOP	HOP	NP	Customers or clients visiting the residence
Studio (dance, music, martial arts, artists)	HOP	HOP	HOP	NP	Unless exempt
Tattoo and Piercing	NP	NP	NP	NP	
Commercial Recreation					
Amusement Arcade or Park	NP	NP	NP	NP	
Carnivals/Circuses/Festivals/ Fairs	NP	NP	NP	NP	
Campgrounds	NP	NP	NP	NP	
Concerts, Open-Air Theaters, Outdoor Entertainment Events	NP	NP	NP	NP	
Game Arcade, Internet Café, and Similar Businesses	NP	NP	NP	NP	
Golf Course	NP	NP	NP	NP	
Hookah Lounge	NP	NP	NP	NP	
Parks/ Recreation Facilities	NP	NP	NP	NP	
Private Clubs and Lodges	NP	NP	NP	NP	

Recreation and Entertainment (commercial indoor and outdoor)	NP	NP	NP	NP	
Recreational Vehicle Park	NP	NP	NP	NP	
Industry, Manufacturing and Processing, Wholesaling					
Construction/Contractor Storage Yard	NP	NP	NP	NP	
Hazardous Waste Operations	NP	NP	NP	NP	
Manufacturing Operations	NP	NP	NP	NP	
Motor Vehicle Storage/Impound Facility	NP	NP	NP	NP	
Recycling Facility (small collection facility)	NP	NP	NP	NP	
Recycling Facility (processing facility)	NP	NP	NP	NP	
Research and Development	NP	NP	NP	NP	
Salvage Facility	NP	NP	NP	NP	
Storage – Mini-Storage (personal storage)	NP	NP	NP	NP	
Storage (outdoor vehicles storage)	NP	NP	NP	NP	
Welding and machining	NP	NP	NP	NP	
Wholesaling and Distribution	NP	NP	NP	NP	
Transportation, Communications, and Infrastructure					
Communication Facility	NP	NP	NP	NP	Including, but not limited to, radio and television stations or towers, satellite receiving stations, but not wireless telecommunication facilities
Wireless Telecommunication Facilities	CUP	CUP	CUP	CUP	Pursuant to Chapter 9.44(Wireless Communications Facilities)
Parking Lot	NP	NP	NP	NP	

Public/Government Facilities	NP	NP	NP	NP	
Public Safety Uses (permanent)	NP	NP	NP	NP	
Solar Energy Systems (accessory)	P	P	P	P	See Section 9.45.010 (Solar Energy Systems)
Solar Energy Systems (Commercial /primary use)	NP	NP	NP	NP	
Transmission utility lines, pipelines, and control stations	NP	NP	NP	NP	
Utilities (major)	NP	NP	NP	NP	
Wind Energy System (accessory)	SPR	SPR	SPR	SPR	See Section 9.46.010 (Wind Energy System)
Wind Energy System (Commercial /primary use)	NP	NP	NP	NP	
Other Uses					
Archery and Gun Ranges (Indoor)	NP	NP	NP	NP	
Archery and Gun Ranges (Outdoor)	NP	NP	NP	NP	
Bed and Breakfast	SUP	SUP	SUP	NP	See Section 9.08.030 (Bed and Breakfast)
Cemeteries, Including Pet Cemeteries	NP	NP	NP	NP	
Churches, Religious Assembly, and Other Public Assembly	NP	NP	NP	NP	
Conference Centers and Group Camps	NP	NP	NP	NP	
Correctional Institution	NP	NP	NP	NP	
Emergency Facilities (temporary)	NP	NP	NP	NP	
Hotels and Motels	NP	NP	NP	NP	
Hospitals/Medical/ Rehabilitation Centers/Clinics	NP	NP	NP	NP	
Medical and Dental Offices, clinics, laboratories	NP	NP	NP	NP	

Medical Marijuana Dispensary	NP	NP	NP	NP	
Museum, Library, Art Gallery, Outdoor Exhibit	NP	NP	NP	NP	
Schools (private, vocational, charter, and other)	NP	NP	NP	NP	Not to include home schooling

9.50.030 Development Standards.

All home occupations shall comply with all of the following conditions of approval at all times:

1. No dwelling or accessory structure shall be built, altered, furnished or decorated for the purpose of conducting the home occupation in such a manner as to change the residential character and appearance of the dwelling, or in such a manner as to cause the structure to be recognized as a place where a home occupation is conducted;
2. There shall be no displays, sale, or advertising signs on the premises;
3. There shall be no signs other than one unlighted identification sign containing the name and address of the owner attached to the building not exceeding two square feet in area per street frontage;
4. All maintenance or service vehicles and equipment, or any vehicle bearing any advertisement, shall be in conformance with Town regulations regarding vehicle signs;
5. The home occupation shall not encroach into any required parking, setback, or open space area and required covered parking shall not be altered for the purpose of conducting the home occupation.
6. There shall be no outdoor home occupation activity or outdoor storage of stock, merchandise, scrap supplies, or other materials or equipment on the premises, except as approved by the Commission, unless exempt.
7. Any storage of hazardous, toxic, or combustible materials in amounts exceeding those typically found in residential uses shall be prohibited;
8. There shall be complete conformity with Fire, Building, Plumbing, Electrical, and Health Codes and to all applicable State and Town laws and ordinances. Activities conducted and equipment or material used shall not change the fire safety or occupancy classification of the premises;
9. No home occupation shall generate pedestrian or vehicular traffic in excess of that customarily associated with a residential use and the neighborhood in which it is located;
10. No home occupation shall be initiated until a current business registration certificate is obtained, including home occupations that are exempt from permitting;

11. A Home Occupation Permit shall not be transferable to another person or property;
12. No use shall create or cause noise in excess of noise standards established for residential zoning districts, dust, light, vibration, odor, gas, fumes, toxic or hazardous materials, smoke, glare, electrical interference, or other hazards or nuisances;
13. Public advertising shall only list phone number, operators name, post office box and description of business. Business address or location shall not be included in any public advertising.
14. Parking shall comply with the requirements of Chapter 9.33. One additional parking space shall be provided for each non-resident employee.
15. If the home occupation is to be conducted on rental property, written permission from the property owner shall be submitted.

9.50.040 Review.

The Review Authority shall review all applications for a Home Occupation Permit to determine if the proposed use is consistent with the provision of this Chapter. If all standards are met after complying with the noticing provisions of Section 9.75, the review authority shall make the following findings prior to issuance of the permit;

1. That the proposed use is not prohibited;
2. That the proposed use will comply with all applicable standards;
3. That the issuance of the Home Occupation Permit will not be detrimental to the public health, safety, and general welfare;
4. That the proposed use will be consistent with any applicable specific plan.
5. That the proposed use will not alter the character of the neighborhood and will not induce physical or socioeconomic changes to the neighborhood that are inconsistent with the goals and objectives of the General Plan, and the Development Code, and that do not create characteristics more closely associated with commercial, office or industrial land use activities.

9.50.050 Home Occupation Permit Renewal

Home Occupation Permits are approved for a period of three (3) years. The Director shall be the review authority for all home occupation permits renewals, without notice or hearing.

9.50.060 Home Occupation Permit Amendment

Refer to Article 5, Chapter 9.83 Permit Amendments

9.50.070. Home Occupation Permit Revocation

Refer to Article 5, Chapter 9.84 Permit Revocation

9.50.080. Appeal.

Refer to Article 5, Chapter 9.81 Appeals

Section 2. Severability: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The Town Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

Section 3. Certification; Publication: The Town Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the Town of Yucca Valley, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the Town Clerk in accordance with Government Code § 36933.

Section 4. Effective Date: This Ordinance shall become effective thirty (30) days from its adoption.

APPROVED AND ADOPTED this ____ day of _____, 2015.

MAYOR

APPROVED AS TO FORM:

TOWN ATTORNEY

ATTEST:

- ◆ Yucca Valley has a rich and diverse cultural environment.
- ◆ There is a significant population of artists and musicians in the Morongo Basin.
- ◆ There is a very high interest in the programs, events and exhibits presented by the Hi-Desert Nature Museum, the Yucca Valley Branch Library, the Community Services Department and various cultural groups and organizations.

The Cultural Component provides an updated look at conditions of existing cultural facilities; analyzes the need and demand for cultural facilities and programs; and presents strategies for the Town's consideration to address future needs. There are a number of key issues related to providing cultural arts including:

- ◆ The effect of two concurrent planning projects (*Public Facilities Master Plan* and *Old Town Specific Plan*) has on the Hi-Desert Nature Museum and the San Bernardino County Branch Library in Yucca Valley.
- ◆ Residents and visitors to Yucca Valley enjoy a number of cultural activities throughout the year. A variety of festivals, concerts, exhibits and events contribute to an emerging cultural image.
- ◆ Over the past five years, the Town has developed a public art program which is complimented by various special events and a growing number of private galleries.

While Yucca Valley's art organizations face financial challenges, public support for the arts has confirmed a community interest in expanding a diverse range of cultural opportunities.

The Cultural Component provides Town leaders with a vision for developing and expanding these cultural opportunities in Yucca Valley and strategies and options to accomplish that vision.

An analysis of Yucca Valley's cultural strengths and assets, confirmed by the stakeholder interviews and surveys conducted during the Master Plan process are:

- ◆ The abundance of local creative talent
- ◆ The popularity and awareness of the Hi-Desert Nature Museum
- ◆ The high attendance and use of the Branch Library
- ◆ The large community support for festivals and town wide events
- ◆ A population interested in arts education
- ◆ A vibrant music and art scene in the region
- ◆ Local leaders with a desire to enhance cultural programming
- ◆ A diverse number of private sector commercial art establishments

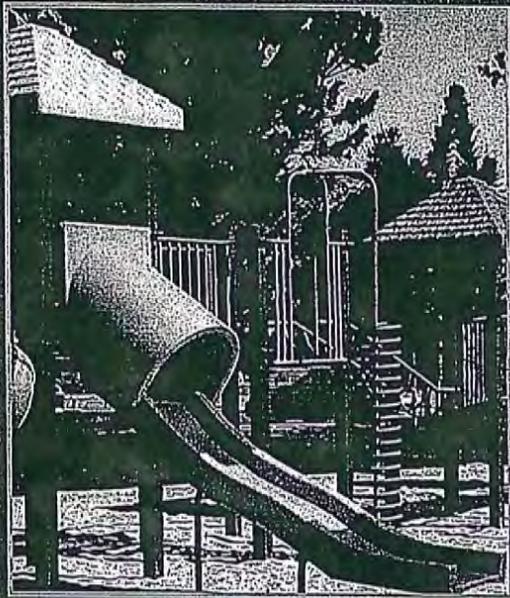
One of the key findings was the economic benefits of pursuing cultural facilities and programs in Yucca Valley:

- ◆ Increased Transit Occupancy Tax (TOT) from visitors attending festivals and events
- ◆ Spending by non-profit arts businesses and industry
- ◆ Employment in both public and private arts related jobs
- ◆ Event related spending (meals, lodging, souvenirs, retail)
- ◆ Admission fees
- ◆ Increased donations

A summary of recommended strategies for meeting future cultural needs presented in this chapter include:

- ◆ Support cultural groups with facilities in which to work, perform, exhibit, and teach.
- ◆ Plan comprehensively for cultural facility development
- ◆ Pursue development of a new Hi-Desert Nature Museum and Branch Library, along with a amphitheater/activities plaza in the Old Town Specific Plan
- ◆ Pursue development of a Yucca Valley Show Grounds and Events Center to provide a venue for large scale community events, equestrian activities, exhibitions, and specialty shows and festivals

Parks & Recreation Master Plan Update



Chapter 5: Cultural Component



Town of
Yucca Valley

5.0 – CULTURAL COMPONENT

5.1 Introduction

The Cultural Component to the Yucca Valley Parks, Recreation, and Open Space Master Plan is intended to provide an overview of cultural services, programs, and facilities available to Yucca Valley residents and visitors and to provide recommendations for meeting the community's future cultural needs.

Yucca Valley has a rich and diverse cultural environment. There is a significant population of artists and musicians in the Morongo Basin, as well as, a very high interest in the programs, events and exhibits presented by the Hi-Desert Nature Museum, the Yucca Valley Branch Library, the Community Services Department and various cultural groups and organizations.

The Cultural Component provides an updated look at the condition of existing cultural facilities; analyzes the need and demand for cultural facilities and programs; and presents key findings for the Town's consideration to address future needs. There are a number of issues related to providing cultural arts in Yucca Valley, including the effect of two concurrent planning projects (Public Facilities Master Plan and Old Town Specific Plan) on the Hi-Desert Nature Museum and the San Bernardino County Branch Library in Yucca Valley.

Residents and visitors to Yucca Valley enjoy a number of cultural activities throughout the year. A variety of festivals, concerts, exhibits and events contribute to an emerging cultural image. Over the past five years, the Town has developed a public art program which is complemented by a growing number of private galleries.

While Yucca Valley's art organizations face financial challenges, public support for the arts has confirmed a community interest in expanding a diverse range of cultural opportunities.

The goal of this section is to provide Town leaders with a vision for developing and expanding these cultural

opportunities in Yucca Valley and strategies and options to accomplish that vision.

5.1.1 Hi-Desert Nature Museum Overview

As the Morongo Basin’s museum of natural history, culture, and art the Hi-Desert Nature Museum is the institution most directly charged with preserving, interpreting, and fostering stewardship of these resources. The Hi-Desert Nature Museum has served this purpose for more than 40 years.



The museum’s natural history and cultural collections number over 3,000 specimens and artifacts. These represent a library of Morongo Basin culture, history, art, animal life, and geology. The Hi-Desert Nature Museum offers a full schedule of natural history programs related to the High Desert’s unique natural elements. The museum features educational opportunities for visitors of all ages, including natural history dioramas displaying wildlife in the desert, an interactive “Kids Corner” with plenty of hands-on

activities, a mini-zoo with live desert creatures, a gem and mineral collection, a Native American artifacts exhibit and a fossil collection.

The museum collaborates closely with the Joshua Tree National Park and plays a key role in supporting heritage organizations, educational programs, and community arts organizations throughout the high desert region.

5.1.2 Overview of Culture, Arts & Music in Yucca Valley

In addition to the exhibits and programs at the Hi-Desert Nature Museum and Yucca Valley Branch Library, several community organizations offer a wide variety of concerts, performing arts, festivals, and cultural events to the community.

It became very apparent during the public input process of this Master Plan that there is a vibrant art and music scene throughout the basin. And the need for venues for cultural events was widely expressed. Cultural arts activities scored

very high as a response to resident survey and interview questions regarding what they like about living in Yucca Valley and what they would like to see more of in the future.

Most respondents felt that it is important for Yucca Valley to be a year-round center for the arts, with “arts” defined to encompass all visual, literary, performing, traditional, dance, music, festivals, and cultural social events. Residents also felt that the arts should be sustained through increased collaborations between the Town, schools, library, local businesses, and community art organizations. Finally, residents surveyed felt that cultural facilities and programs are a key factor in Yucca Valley’s economic future and vital to the success of the Old Town Specific Plan.

5.1.3 Art in Public Places Program Overview

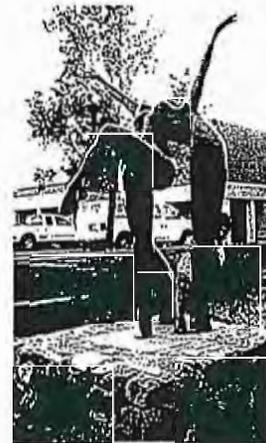
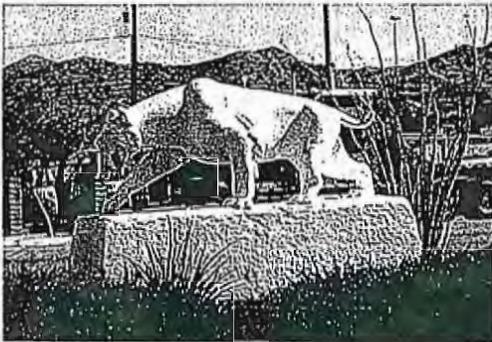
Public art is an important element in defining the quality of life in a growing community. The Yucca Valley Town Council adopted its first public art policy in the fall of 2002 and appointed the Public Art Advisory Committee shortly afterward. The Committee has cataloged the Town’s inventory of public art, identified locations for future placements and initiated dialogue with potential donors and contributors. The Committee continues to work with staff and the community to promote public art and to identify potential funding sources.

The open spaces, changing seasons and natural beauty of the high desert all provide inspiration for a growing community of exceptional artists who have chosen to make their homes in Yucca Valley and the other Morongo Basin communities.

This treasury of artistic talent has advanced Yucca Valley’s awareness that public art is vital in defining the values and image of the community. A fledgling but well-crafted public art program is positioned to assist in promoting the town’s unique atmosphere and thus to heighten the local quality of life.

When Yucca Valley incorporated in 1991, the public art inventory consisted of three sculptures:

- ◆ Sabre-Tooth Tiger (Antoine Martin) – displayed at Remembrance Park
- ◆ Angel of Flight (Antoine Martin) – displayed in the Community Center rose garden
- ◆ Owls (Howard Pierce) – displayed in front of the Hi-Desert Nature Museum



Since the adoption of the Public Arts Policy in 2003, eleven additional pieces have been acquired through donation or commission:

- ◆ “Sunburst” 10-06-01 (Simi Dabah) – displayed on the California Welcome Center north-facing wall
- ◆ Unnamed sculpture 05-12-01 (Simi Dabah) – displayed at the Park and Ride facility
- ◆ “Gecko” steel sculpture (John Gleason) – donated by Hi-Desert Nature Museum Association, displayed on Museum wall
- ◆ Unnamed sculpture 4-4-04 (Simi Dabah) – displayed at the Community Development building
- ◆ “Eagle” metal sculpture (Ric Vigallon) – displayed on the east-facing wall of the Town Hall building

- ◆ “Nautilus” paper sculpture (Keith Anderson) – displayed in the Community Development building lobby
- ◆ Untitled Oil Painting (Irene Scoggins Bertrand) – on display in the Mesquite Room, Yucca Valley Community Center
- ◆ “Bloom Hill” Digital Photograph on Canvas (Geoffrey Fennel) – displayed in the Community Services Office
- ◆ Boys & Girls Club Statuette (Howard Pierce) – on display in the Yucca Valley Town Hall
- ◆ “Together We Can” sculpture (John Fisher) – temporarily displayed in the Yucca Valley Branch Library
- ◆ Unnamed sculpture 11-28-01 (Simi Dabah) – installation pending

The goals of the program are to create an artistic harmony between the buildings, land and open spaces in Yucca Valley, as well as, provide permanent, outdoor art work accessible to the general public throughout the Town in order to bring art into the community's daily life.

5.2 Existing Conditions

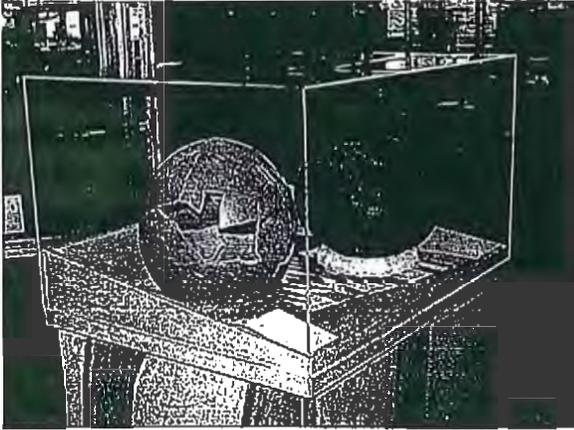
5.2.1 Hi-Desert Nature Museum

The Museum is currently housed in a 5,300 square-foot, single-story, reinforced concrete block and masonry building that is part of the Town of Yucca Valley’s Community Center Complex.



The museum building is over 30 years old and in need of upgrades to accommodate the long-term preservation of its collections. There is currently a need for environmental controls, additional office and work space, and modern collection storage facilities.

The museum has out grown the exhibition spaces which are not large enough to accommodate displays and exhibits requested by museum audiences. The museum offers permanent collection exhibits, which are rotated on a periodic basis in order to ultimately display all of the Museum's permanent collection; and temporary or traveling exhibits, that present short-term, topical education opportunities for all ages.



Additional storage space with environmental controls is needed for the permanent collection. There is currently a need for a receiving and shipping area so that traveling exhibitions can be inventoried and staged prior to installation.

The museum offers a multitude of education programs independently and also in cooperation with the Morongo Unified School District and the library. Additional rooms for educational programs are needed. The children's discovery and

educational corner is often filled to capacity and could benefit from additional space. It often doubles as a workshop, demonstration and lecture area.

In addition to providing indoor space for exhibitions and programs, the museum also does periodic outdoor events and programs in the available space adjacent to the facility.

The Hi-Desert Nature Museum staff is currently working on a five-year Strategic Plan, which will attempt to synchronize museum growth and activities with the master plans being developed for the Town. The Strategic Plan will articulate goals and objectives for the future that will allow it to increase its educational offerings, public programs, exhibits, storage of its collections, interactive technologies, marketing, and revenue development. The Museum Strategic Plan will recommend an expansion of the existing building to increase

in size from its current 5,300 sq. ft. to a final build-out of 15,000 sq. ft. The additional square footage is contemplated to provide a 5,000 sq. ft. gallery space for traveling and temporary exhibits; a 3,500 sq. ft. exhibition space for permanent collection display; a 1,000 sq. ft. of meeting room space; 2,000 sq. ft. of multi-purpose performance and event space; and the remaining 3,500 sq. ft. for offices, controlled climate storage, lobby/reception, and restrooms.

While the existing site at the Community Center Complex could accommodate an expansion of the Hi-Desert Nature Museum to the 15,000 sq. ft. required, the Strategic Plan will incorporate the flexibility to relocate to another site if necessary.

5.2.2 San Bernardino County Library - Yucca Valley Branch

The Library is located in the Town Hall building within the current Community Center Complex. In addition to typical library services, the library offers a number of cultural activities and coordinates education programs with the Hi-Desert Nature Museum. The library offers themed activities for children, youth, and adults and coordinates with the museum when school tours are scheduled through the Morongo Unified School District and other agencies.

The Public Facilities Master Plan currently being conducted by the Town indicates that the library should be a 20,000 square-foot facility at the town's build-out population. In its current location there is not enough room for expansion to accommodate a 20,000 sq. ft. facility. The library is in the same situation as the Hi-Desert Nature Museum, in that a different site might be necessary to accommodate future needs.

5.2.3 Festival & Events Space

The Community Services Department, several community organizations, and various community groups conduct a wide variety of cultural activities year round in Yucca Valley. From Holiday events to the annual Grubstake Community Faire, Starry Nights Festival, equestrian events, to the annual

Summer Music Festival, Yucca Valley residents and visitors can participate in community events all year long.

Because of the growth that has taken place over the past several years, the sites that the Town has traditionally used to stage community events have become less available. During the community input process it became very apparent that there is a great need for venues that can hold both small and large events within the Town.

A number of events are equestrian-related or otherwise draw large attendance for shows or festivals. The Needs Analysis contained in Chapter 6 indicates that a “Yucca Valley Show Grounds and Events Center” should be developed to accommodate these large scale events. The second type of facility needed for community events are places for small concerts/music presentations, local performing arts activities, art shows, community organization activities, and outdoor show space. If the Town does not create these two kinds of venues then its ability to continue to host large scale events and smaller community cultural activities will be severely hampered.

5.3 Facility Analysis

5.3.1 Hi-Desert Nature Museum

The ultimate goal for the Hi-Desert Nature Museum should be a 15,000 sq. ft. facility containing a permanent exhibit hall, traveling exhibition gallery, youth discovery/events space, secure patio exhibit/performance space, conference/meeting rooms, reception/lobby, secure climate-controlled storage, administrative offices, and restrooms.

There are two possible scenarios for obtaining this square footage requirement. The first scenario would be to expand existing museum at the Community Center Complex. There is space to the north of the existing museum building to accommodate the additional square footage. There has been discussion about adding a second floor to the existing building; but the financial feasibility of meeting retrofit requirements of the building is questionable.

A two-story museum building would allow exhibition and event space to have higher ceilings to accommodate taller exhibits and would provide sufficient wall space to project film and other media on. If the museum is expanded in its current location a two-story building should be designed to compliment the existing single story building and create the ceiling height necessary to implement the Museum's planned programming.

The second scenario would be for the Town to relocate the Hi-Desert Nature Museum into the area considered in the Old Town Specific Plan. This option would allow the design and development of a 15,000 sq. ft. museum building to specifically provide the type of spaces needed to allow the museum to implement its vision and mission. It would also put the museum in a desirable location to attract people into the Old Town District thus creating pedestrian traffic for adjacent Old Town commercial uses. Finally, moving the museum to the future Old Town area would allow the museum to coordinate with other planned cultural arts uses, such as private galleries, artist in residency development projects, and local businesses.

The ideal scenario would incorporate both the Hi-Desert Nature Museum and the San Bernardino County Branch Library in a single project whereby the two entities would have separate facilities but share common amenities, such as reception/lobby area, conference/meeting rooms, receiving areas, restrooms, outdoor plaza/amphitheater area, and staff parking. This would promote visitation to both the library and the museum, allow for joint programming and joint marketing, and decrease both capital and overhead costs for development and operation of both facilities.

By combining the museum, the library, and an amphitheater/activities plaza space in the Old Town Specific Plan, the Town would not only realize an economic benefit for the Old Town commercial district but would also gain a venue that would enable the Town to implement its vision for establishing its cultural image.

5.3.2 San Bernardino County Library – Yucca Valley Branch

As stated above, the ideal scenario for the future of the Branch Library would be to combine it with the Hi-Desert Nature Museum in an Old Town Specific Plan project.

If the combined building scenario in Old Town cannot be implemented for the museum and library, it should be considered important that the two facilities continue to be located within a short walking distance of each other so that the two agencies can continue to coordinate education programs, lecture series, and themed events.

5.3.3 Yucca Valley Events Show Grounds

Yucca Valley has a strong sense of community ownership of the Town's special events. The annual Grubstake Parade and Community Faire, Rodeos & Equestrian Events, Summer Music Festivals, Art Shows, Shakespeare in the Park, Collector's Shows, and other events that attract regional audiences are an important part of the fabric that makes up the social and cultural environment throughout the Morongo Basin. Town leaders, community organizations and residents all recognize the importance of having a venue to host major events. Yucca Valley's location and climate allow for a year-round events schedule in a desirable weekend destination. By developing a facility specifically designed to host a variety of shows, festivals, and cultural events the Town can continue its tradition of community events and enhance the opportunities for increased tourism and economic benefit.

The ideal design for such a facility would accommodate equestrian events including rodeos, shows, and competitions; summer music festivals and concerts; outdoor performing arts; specialty collector shows; and holiday celebration events. This facility should also contain support amenities such as an RV Park, group picnic facilities, adequate restrooms, food concessions, and covered exhibition space. Such a facility would require 100-200 acres and should be located in an area of town that is easily accessible but does not impact residential neighborhoods.

The show grounds facility would be intended primarily for weekend events; however, it could also serve as meeting and activity space for local 4H Clubs, Boy Scouts and Girl Scouts, and other community organizations during the week. The RV Park could also serve in-transit visitors traveling to and from other areas in addition to those attending planned events.

Another use for this facility would be as a staging and/or sheltering area in the event of a local disaster or other emergency.

5.3.4 Performing Arts Center

During the community input process, particularly in the resident phone survey, there was a high degree of support and interest in developing a Performing Arts Center in Yucca Valley for both school related performing arts and community based performing arts programs. A large auditorium/performing arts facility in Yucca Valley could serve the entire Morongo Basin and become a visitor destination that would positively affect the local economy.

Performing Arts (i.e. plays, concerts, cabaret, lectures, etc.) were highly requested during the community workshops and stakeholder interviews conducted as part of the Master Plan process. The music scene in Yucca Valley and the Morongo Basin would be enhanced tremendously with the development of a Performing Arts Center.

The ideal scenario for developing a Performing Arts Center would be for the Town and the School District to partner together for the development and operation of a performing arts facility adjacent to Yucca Valley High School.

Other options could include a Performing Arts Center within the Old Town Specific Plan or a joint development project with the Copper Mountain Community College.

5.3.5 Amphitheater/Activities Plaza

In addition to large scale destination events, the Needs Analysis clearly indicated that residents are desirous of less formal venues for smaller events associated with the

performing arts, visual arts, music, social activities, and family-oriented cultural programs.

This trend is growing in popularity nationwide. Towns and cities are incorporating small amphitheater/activity plazas in the design of their downtown redevelopments, community center projects, and within community park development. These venues primarily serve local neighborhoods or business districts and allow outlets for local performing and visual artists to present their talents to the community. These amphitheater/activity plazas also serve as a community gathering space, a place to relax and contemplate, and usually contain public art and unique landscaping to visually enhance the environment that they are located in. While design of these types of venues varies widely, the common elements include a seating area surrounding a platform or stage; a level plaza area that can be used for displays or activities; and public art, usually commissioned from local artists to enhance the cultural environment.

Within the recommendations in Chapter 9 of the Yucca Valley Parks, Recreation & Open Space Master Plan there are three sites where it would be appropriate to include an Amphitheater/Activities Plaza. The first would be in conjunction with the Hi-Desert Nature Museum and Library in the Old Town Specific Plan. The second venue could be designed into the Multi-Generational Community Center Complex; and the third venue could be included in the Community Park Design for the Yucca Mesa area.

These versatile, programmable spaces not only add to the ability to increase the number and frequency of community events, but also serve as passive open space in a cultural park-like setting. The amphitheater/activity plazas should also incorporate shade structures so that programming can take place during the warm summer months. Themed landscaping and public art can be added to discourage anti-social behavior and provide a comfortable upscale environment. Given the tremendous number of musicians, artists, and cultural organizations in Yucca Valley, these spaces will provide programming opportunities on a continuous year-round schedule.

5.4 Key Findings

5.4.1 Yucca Valley's Arts Strengths and Assets

An analysis of Yucca Valley's cultural strengths and assets, confirmed by the stakeholder interviews and surveys conducted during the Master Plan process are:

- ◆ The abundance of local creative talent
- ◆ The popularity and awareness of the Hi-Desert Nature Museum
- ◆ The high attendance and use of the Branch Library
- ◆ The large community support for festivals and town wide events
- ◆ A population interested in arts education
- ◆ A vibrant music and art scene in the region
- ◆ Local leaders with a desire to enhance cultural programming
- ◆ A diverse number of private sector commercial art establishments

5.4.2 Greatest Challenges

From the information gathered through the public input process and the consultant's analysis of the current cultural conditions in Yucca Valley, the following are the major challenges facing the arts community in Yucca Valley:

- ◆ Lack of sufficient funding for cultural facilities and programs
- ◆ The need for performance venues
- ◆ Insufficient space at the Museum & Library facilities to accommodate programs and events
- ◆ Lack of a dedicated staff position for marketing, promotion and audience development.
- ◆ Need for collaboration among community arts groups

- ◆ Need a Public Arts Master Plan to outline the future of public art in the Yucca Valley
- ◆ Consensus building among the diversity of lifestyles in the town
- ◆ Involving young people in arts and culture
- ◆ Enhancing Yucca Valley's cultural image in the region and beyond

5.4.3 Culture & Arts Contribution to Yucca Valley's Economic Growth

Measuring the impact of cultural and arts from a financial perspective is difficult and can be subjective; however, recent studies conducted on a national and local level by the Americans for the Arts shows that nationally, the art industry spends approximately \$134 billion annually. Federal tax revenue from these expenditures amounts to over \$10.5 billion dollars per year.

On a more local level, the revenue generated by restaurants, hotels/motels, retail stores, art galleries, and other businesses has a major impact on the economy in Yucca Valley. The impact is not only by patrons attending cultural facilities, Town events, and private galleries, but also by organizations that spend a significant amount of money locally in pursuit of their cultural interests.

Cultural facilities and events are a key to the economic growth of tourism in the Morongo Basin. Quality of life issues, including a community's cultural image, contribute significantly to businesses' site selection decisions. Cultural facilities available in the community act to attract and retain a creative work force and to generate pedestrian traffic that bring people into an area that who in turn partake of other retail opportunities. Finally, tourists who attend cultural events, museums, and performing arts functions spend nearly twice as much traveling as those who do not travel for cultural reasons.

It is apparent that the economic success of the Old Town Specific Plan will be tied to the Town's ability to develop and

implement cultural facilities and programs as a key component of the overall development plan for Old Town.

The economic benefits of pursuing cultural facilities and programs in Yucca Valley include:

- ◆ Increased Transit Occupancy Tax (TOT) from visitors attending festivals and events
- ◆ Increased sales tax revenue from spending by non-profit arts organizations and art related businesses for supplies, equipment and promotions
- ◆ Employment in both public and private arts related jobs
- ◆ Event related spending i.e. meals, lodging, souvenirs, retail, etc.
- ◆ Admission fees
- ◆ Donations and other financial support for the arts

5.4.4 Cultural Facilities and Venues Development Vision Plan

The results of the community surveys and interviews provide concrete evidence of the importance of cultural arts in Yucca Valley. The vision for Yucca Valley is to enhance its cultural image, provide quality of life cultural experiences for its citizens, and use cultural facilities and programs as an economic strategy for future financial health.

Therefore, the following objectives and strategies for reaching this vision should be pursued by the Town as funding and resources permit.

5.4.4a Cultural Facilities Development

- ◆ Support cultural groups with facilities in which to work, perform, exhibit, and teach. Examples would include a multi-purpose performing arts center with classroom and studio space, open amphitheaters in parks, use of lobby areas at the museum and library for galleries for local artists.
- ◆ Plan comprehensively for cultural facility development including the following:

- Pursue development of a new Hi-Desert Nature Museum and Branch Library, along with a amphitheater/activities plaza in the Old Town Specific Plan area
- Pursue development of a Yucca Valley Show Grounds and Events Center to provide a venue for large scale community events, equestrian activities, exhibitions, and specialty shows and festivals
- Include smaller amphitheater/activity plazas in the design of the future Multi-Generational Community Center Complex and the Yucca Mesa Community Park

5.4.4b Positioning, Marketing, and Promotion

- ♦ Position Yucca Valley as a major center known for quality art offerings by developing superior cultural facilities, hosting a variety of cultural events and including public and private art venues in the Old Town Specific Plan.
- ♦ Increase media participation in marketing cultural arts in Yucca Valley by establishing better relationships with regional and local press, getting sponsors to pay for radio spots, and working with local press and local businesses to develop a weekly or monthly advertising supplement promoting cultural activities with a calendar of events and offerings.
- ♦ Promote multi-cultural expression and participation in the arts by holding art fairs and festivals for local and regional artists; including native and ethnic food and dance in community events; hosting talent competitions open to all types of ethnic talent; and by hosting traveling exhibitions at the museum and library depicting cultural customs of different peoples.
- ♦ Advocate on behalf of Art in Public Places and take steps to expand and refine the Yucca Valley Art in Public Places Program to compliment Yucca Valley's natural beauty, involve local artists and promote tourism.

- ◆ Continue to expand online events calendar for cultural arts programs and activities by including non-profit and private art activities in the listings.
- ◆ Promote Old Town when it is developed as a “Cultural Corridor” by locating the Hi Desert Museum, Library, “Henge” amphitheater, private art galleries, art studios, restaurant/entertainment establishments and “artist-in-residency” housing projects within the Old Town corridor. Develop a cultural theme for advertising the Old Town area, such as, “Old Town Yucca Valley, the Cultural Corridor for Art Creation, Exploration and Collection” Consider devoting .05 percent of TOT tax to promoting cultural opportunities in Old Town. Define both east and west entries into Old Town with Public Art pieces. Consider establishing a Cultural Business Improvement District (CBID) to generate revenue and oversee cultural development and promotion in the Old Town area.

5.4.4c Arts Education: Audience Development and Advocacy

- ◆ Work to increase public awareness of the value of arts and culture in Yucca Valley and the region
- ◆ Build participation in cultural arts programs and activities
- ◆ Increase collaboration with the schools and library to provide targeted programs and outreach tied to broad educational themes

5.4.4d Organizational Development

- ◆ Support the organizational development efforts of community arts organizations.
- ◆ Consider facilitating the evolution of the current Public Arts Advisory Committee into a Cultural Arts Commission with representation from the many cultural organizations now established in Yucca Valley. The Commission should be responsible to oversee and encourage collaboration between public arts and community arts organizations, and to facilitate the acquisition and care of public art

- ♦ Pursue development of a Yucca Valley Cultural Foundation as a 501(c)3 non-profit organization with the specific purpose of raising funds for implementation of the Cultural Master Plan

5.4.5 Community Arts Partnerships

The key to successfully implementing the Cultural Master Plan will be the Town's ability to develop greater resources within public and private sectors to support the arts. The Town will have to broaden partnerships beyond Town boundaries to become a part of a regional arts community. The Town will need to work to support the efforts of Yucca Valley's art organizations to help them sustain each other through collaborations and by sharing information, resources, and facilities.

Keeping arts leaders in the community together and focused will be a challenge for the Town. In addition to the establishment of a Cultural Arts Commission and non-profit Arts Foundation, the Town should formalize its intent and future direction by developing and adopting a Public Arts Master Plan. With a Master Plan in place, the Town can work through the Commission and Foundation to pursue collaborative grants, develop re-granting programs, develop a sense of community ownership of the arts, create a strong arts representation in educational settings, strengthen communication among cultural groups, and create effective partnerships between arts organizations and the business community.

Two specific ways to accomplish the above would be to strengthen partnerships with higher education, arts educators and arts resource providers such as colleges, universities, libraries, and other regional cultural institutions; and to recruit local artists as resources for art curriculums and activities. Although there are currently limited resources for this, expansion of Copper Mountain College, greater partnerships with the National Park Service and possible satellite operations from regional agencies, such as California State University San Bernardino, should be explored.

Expansion of Yucca Valley's Art in Public Places program will make it possible for talented artists of local and national renown to enhance public spaces throughout the Town with works of art ranging from outdoor sculptures and murals to functional works integrated into architecture. Art in Public Places can create cultural landmarks that will become cornerstones of Yucca Valley's cultural identity and it can promote Yucca Valley's image as the premier arts community of the high desert.

In summary, the emerging cultural themes developed from this planning process include:

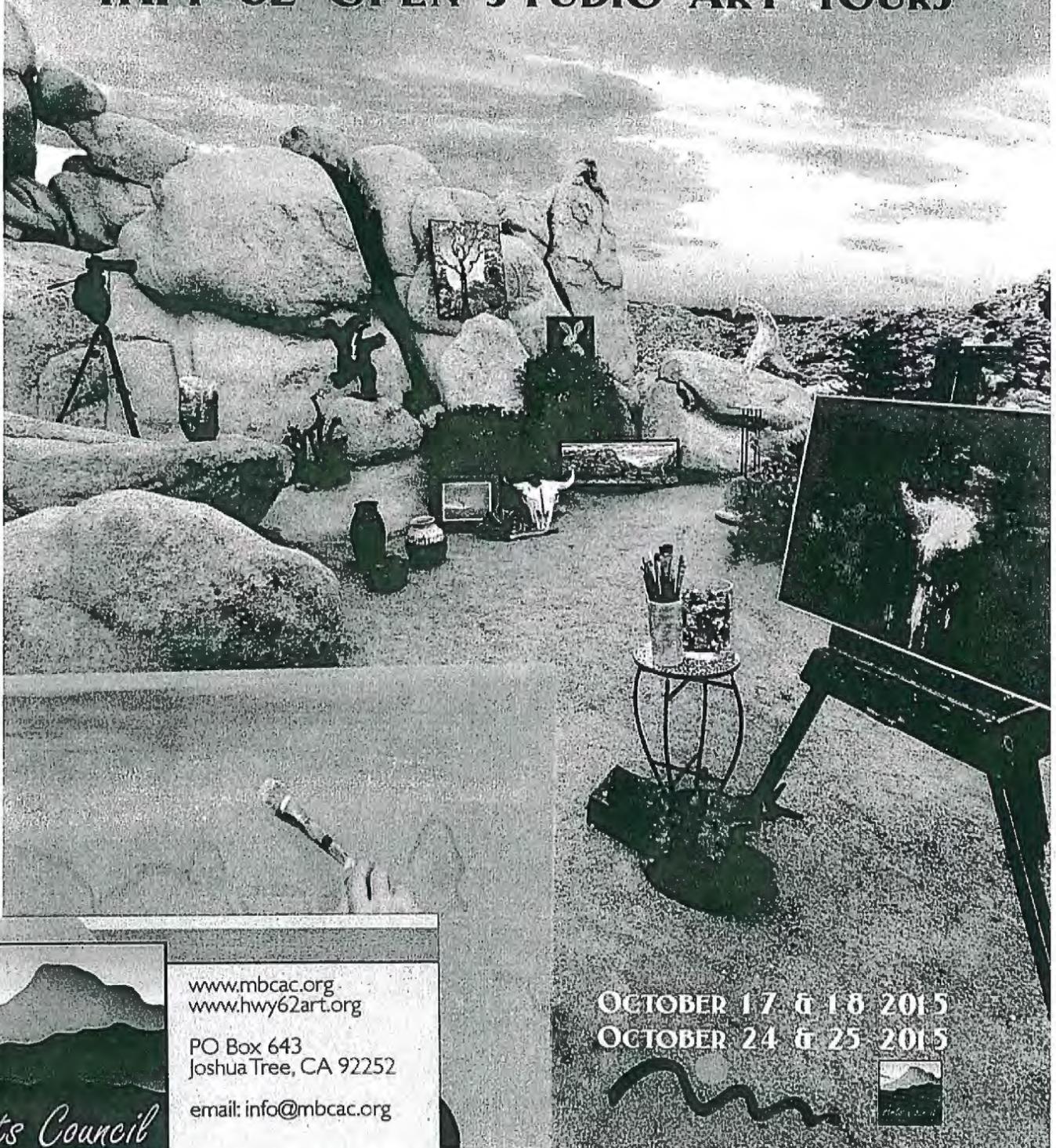
- ◆ Yucca Valley is uniquely defined by its history of diverse lifestyles, natural beauty, high desert terrain, desirable climate, small town atmosphere and community support for the arts
- ◆ Arts and culture, as part of the mix of "quality of life" factors, can be a powerful tool for economic development
- ◆ Arts and culture are key to passing on traditions. Involving young people in arts and culture can build audiences, enhance learning and communication skills, build self esteem, foster community involvement, and train potential artists and arts appreciators
- ◆ Building a dynamic program to raise the awareness of Yucca Valley's cultural offerings throughout the Morongo Basin will not only build audiences in Yucca Valley but will enhance Yucca Valley's image in the region and beyond
- ◆ A "state of the art" Hi-Desert Museum, Branch Library, Amphitheater/Activities Plaza and Show Grounds/Events Center will provide the following benefits:
 - Cultural and artistic resources that enhance the quality of life for individuals living in, working in and visiting the city

- A balanced development of cultural and artistic resources for programming the diverse cultural demands of the community
 - Improved image of Yucca Valley making it a marketable commodity as a destination place
 - Facilities that will promote the general welfare through balancing the community's physical growth and revitalization and its cultural and artistic resources
- ♦ It will be critical to the success of the Old Town Specific Plan to include development of both public and private arts and cultural venues
 - ♦ Significant effort will be required to resolve the space and facility requirements of the Hi-Desert Nature Museum and the Branch Library
 - ♦ Little of this plan will be implemented without additional human and financial resources

Strategies for funding and implementing the Cultural Component are contained in *Chapter 9* of this document.

MORONGO BASIN CULTURAL ARTS COUNCIL
PRESENTS THE 14TH ANNUAL

HWY 62 OPEN STUDIO ART TOURS



www.mbcac.org
www.hwy62art.org

PO Box 643
Joshua Tree, CA 92252

email: info@mbcac.org

OCTOBER 17 & 18 2015
OCTOBER 24 & 25 2015



Sponsor of the Hwy 62 Open Studio Art Tours



Morongo Basin Cultural Arts Council
2015 Hwy 62 Open Studio Art Tours
14th Annual Morongo Basin Wide Celebration of the Arts

The Hwy 62 OSAT event is held over 2 weekends in October.
This year's event will be held on October 17 & 18 and 24 & 25.

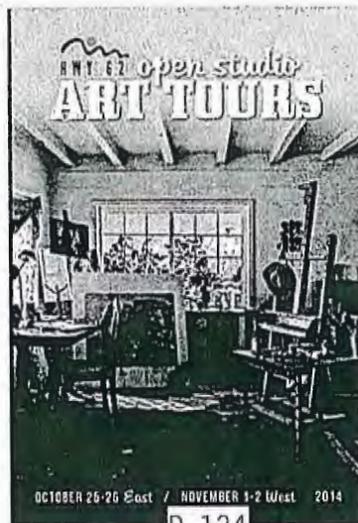
Last year 7,000 people visited 140 artists in 90 studios.
48% of visitors were from outside the Morongo Basin.

In 2014 the MBCAC chose to advertise in Regional Media as well
as Local Media.

Half Page Ads were purchased in SOUTHWEST ART magazine with
40,000 subscribers, and in THE GUIDE, a monthly calendar driven
publication placed in every hotel room in Coachella Valley.

Ads also ran on a Coachella Valley radio station.

Postcards were handed out at the San Diego Travel Show and the
Joshua Tree Music Festival.



Morongo Basin Cultural Arts Council
2015 Hwy 62 Open Studio Art Tours
14th Annual Morongo Basin Wide Celebration of the Arts

In 2015 we plan to duplicate last years regional ad footprint while increasing our presence in the Coachella Valley, we plan to:

- ♦ Meet with the Coachella Valley Concierge Association.
- ♦ Establish several "Information Centers" in C.V.
- ♦ Place small countertop information easels in C.V. and local hotels.
These will list our website and locations where OSAT catalogs will be available.
- ♦ Solicit C.V. local TV and radio stations for interview opportunities.
- ♦ Contact Regional Bus Tour companies.

The MBCAC funds this advertising through fees paid by participating artists, ads purchased by local businesses and paid sponsorships. In 2014, the City of 29 Palms (a Featured Sponsor) and the Hi-Desert Cultural Center (a Patron Sponsor) joined artists and local businesses to fund this effort to attract visitors into our Morongo Basin. These visitors not only purchase art, but frequent local restaurants, shops, hotels and gas stations during their visits. This economic activity contributes to local Sales Tax and T.O.T. revenue. Many visitors keep the OSAT Catalog to help plan future trips to our area.

In 2014 there were 24 studios in Yucca Valley during the two weekends. Several of these studios hosted multiple Yucca Valley artists.

The Morongo Basin Cultural Arts Council invites the Town of Yucca Valley to invest in this effort to expand the tourist based local economy by choosing to become a Featured Sponsor for this years Hwy 62 Open Studio Art Tours. In addition, including this event in Town calender publications and website would be an added value to us all.

Please see the following page for Sponsorship and advertising prices.

2015 Hwy 62 OSAT Ad and Sponsorship pricing

1/8 Page \$165

1/4 Page \$330

1/2 Page \$550

Full Page \$990

Paul Morehead Photography
Joshua Tree, CA
760-364-4567
paul@paulmorehead.com
PaulMorehead.com

PATRON SPONSOR \$1,250

Full page in catalog, company name or logo on front page of mbcac.org and link on OSAT website.

Logo and company name on 2015 Poster.

Recognized in OSAT catalog.

FEATURED SPONSOR \$2,500

Full page ad in catalog, company name/logo on front page of mbcac.org, in Hwy 62 Newsflash & link on OSAT website.

Logo and company name on 2015 Poster.

Recognized in all OSAT press releases, special events and in OSAT catalog.

Ad and Sponsorship deadline July 17, 2015

Camera Ready ad deadline July 17, 2015

Payment is due with ad copy.

Help in designing your ad available for an additional \$100.

"I need help" deadline is July 1, 2015.

Send Camera Ready Ad to images@mbcac.org

Send payment to MBCAC PO BOX 643 Joshua Tree CA 92252

The Morongo Basin Cultural Arts Council is a 501c3 organization.





- HOME
- ABOUT US
- HWY 62 ART TOURS
- MEMBERS' DIRECTORY
- CALENDAR OF EVENTS
- GALLERY 62
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Advertise

HWY 62 open studio ART TOURS

Two weekends in the beautiful Morongo Basin:

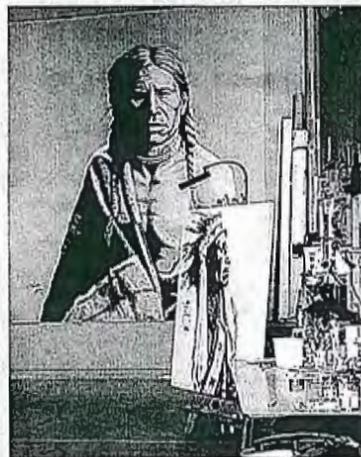
October 17 & 18, 2015 (west end)
October 24 & 25, 2015 (east end)

Standard registration for the 2015 Art Tours ended May 15, 2015.

[Click here](#) to apply for late registration.

Please read the [2015 Art Tours Guidelines](#) before applying.

We are excited to be in our 14th year offering the Hwy 62 Open Studio Art Tours. Local artists work all year preparing for this event. The talent on display is endless, with artists who work in two- and three-dimensional media exploring everything from traditional and representational techniques to contemporary and abstract styles. You'll enjoy a wide range of artwork on your self-guided tour. There's serious art, humorous art, whimsical art, large art and small art -- all presented on-site by the artists who make it.



"Heavy Shield," one of many murals produced by the mother-and-daughter team of Linda Shrader and Echo Westover, who run Larger than Life Murals. This striking work, which measures over 10' x 12', was created in preparation for the 2014 Art Tours.

A Brief History Of the Art Tours

Originated by a small group of local artists in 2001 as a Festival for the Arts with 24 artists participating, the Hwy 62 Open Studio Art Tours is now considered the area's biggest art event of the year.

With steady growth and support, the Morongo Basin Cultural Arts Council as sponsor, and a team of volunteer organizers, the 2014 Tours boasted 140 artists and 95 studio locations -- an incredible array of artistic talent.

Adjacent to Joshua Tree National Park, this somewhat isolated desert arts community, located only a short drive from Palm Springs and Los Angeles, has its own unique feel and expression.

There is truly no place like the Morongo Basin, and the area has attracted a variety of artists working in many artistic disciplines. People from all over the world make a point of being here in the fall.

Visitors find themselves fascinated not only by the quality and diversity of art they see, but also by the unique experiences they have as they travel along both highway and dusty dirt roads while visiting the studios. For many visitors, this is a chance to experience firsthand the behind-the-scenes creativity of this thriving art community, inspired by its incredible wide-open sky, amazing rock formations and unique wildlife reminiscent of the Wild West.

[Click here](#) to view our mobile-friendly online 2014 Hwy 62 Open Studios Art Tours catalog.



Your Ad H
(click for deta

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HWY 62 *open studio*
ART TOURS

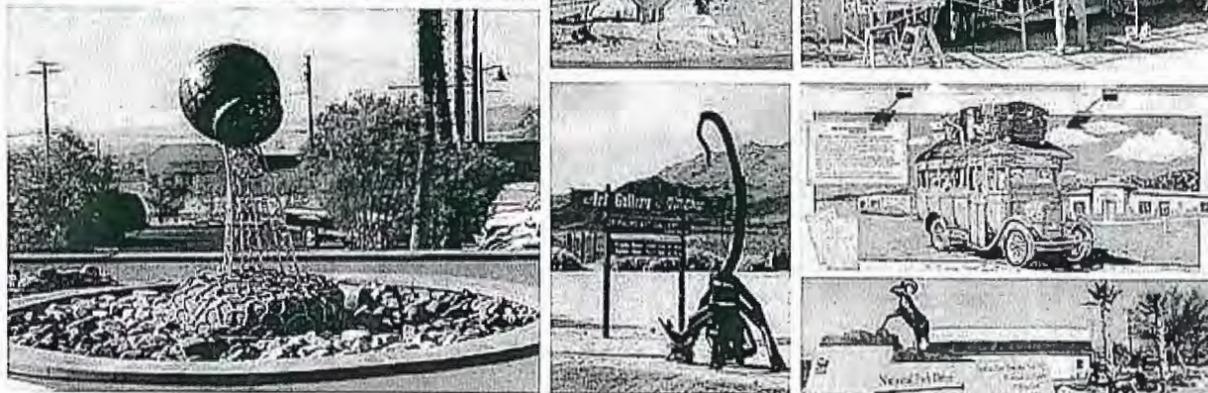
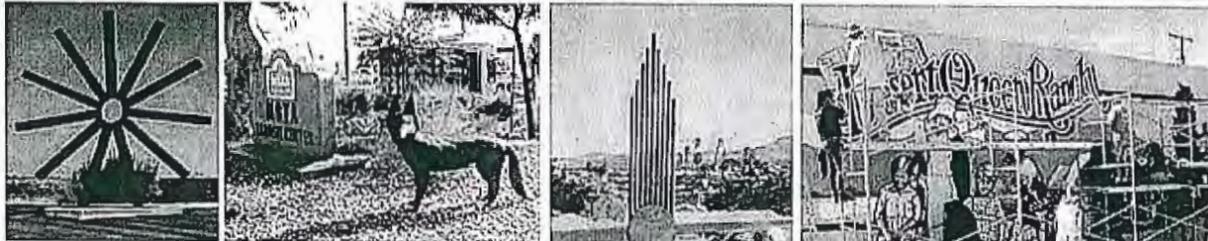
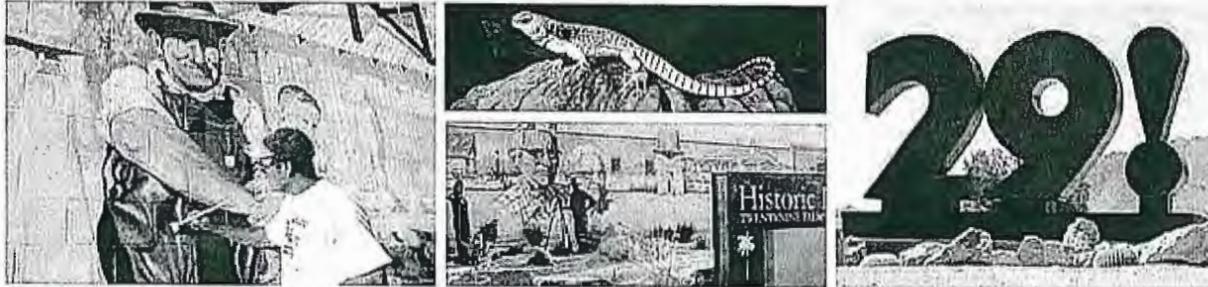


OCTOBER 25-26 *East* / NOVEMBER **P.138** *West*

2014

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 Eclectic Restaurants
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 Cultural Events + Star Gazing
 Drive-in Movies + Casino



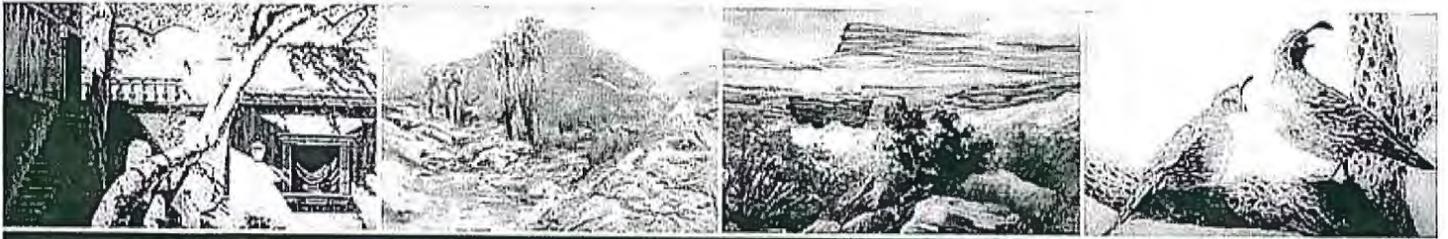
Visitor Center & Gallery
 73484 29 Palms Hwy. at Desert Queen
 (760)367-6197 + www.29Chamber.org



www.visit29.org



29 Palms Art Gallery
 74055 Cottonwood Dr. at National Park Dr.
www.29PalmsArtGallery.com



YOUR PERFORMING & VISUAL ARTS CENTER

IN THE GATEWAY COMMUNITIES TO

JOSHUA TREE NATIONAL PARK

celebrating
50
YEARS



HI-DESERT CULTURAL CENTER

www.HiDesertCulturalCenter.org | BOX OFFICE 760.366.3777 | 61231 HWY 62, JOSHUA TREE, CA

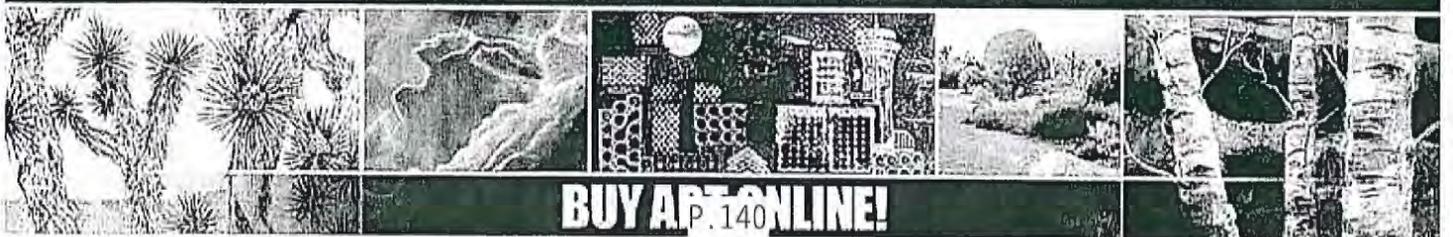
Visit any of our...

the **ARTISTS**[™]
GALLERIES

HI-DESERT CULTURAL CENTER
in our **THEATERS' FOYERS**

HI-DESERT MEDICAL CENTER
in the **MAIN LOBBY & CAMPUS**

NOW FEATURING THE FINE ART OF **Mike Fagan | S.E. James | Susan Madsen | D.H. Morris**



BUY ART ONLINE!



MBCAC
Morongo Basin Cultural
Arts Council

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General Board Member

The Hwy 62 Open Studio Art Tours is sponsored by the Morongo Basin Cultural Arts Council, a non-profit volunteer-based organization. The Arts Council's mission is to inspire and enliven the community through the arts, and enhance the cultural and economic health of the region.

Building community through the arts, the Arts Council continues to be a leading source of information, inspiration and energy for artists and patrons throughout the Morongo Basin and beyond. We'd like to thank our Board of Directors along with the rest of the MBCAC Art Tours Planning Team, who wholeheartedly volunteer their time in support of this event.

www.mbcac.org
www.hwy62art.org

Welcome

TO THE 2014

HWY 62 OPEN STUDIO ART TOURS

We are excited to be in our 13th year offering the 2014 Hwy 62 Open Studio Art Tours, sponsored by the Morongo Basin Cultural Arts Council. This annual fall event provides the public a unique chance to visit the artists in their studio environments, purchase art directly from the artists, all while experiencing the beautiful and majestic Mojave Desert. Local artists have been working all year expanding their artistic visions in preparation for this event. The talent on display is endless, evidenced by artists working in 2-dimensional and 3-dimensional media, exploring traditional to contemporary and representational to abstract styles. You'll enjoy a wide range of artwork as you take the self-guided tour. You will find serious art, humorous art, whimsical art, large art, and small art. It is the perfect time to purchase art! Choose from what you see while on the Tour, or ask if the artist would consider a customized consignment piece. Since the artists will be present, you have only to ask.

Each artist you meet has chosen to live in this magical environment. Many were drawn to the area, inspired by adjacent Joshua Tree National Park, which is celebrating its 20th anniversary as a National Park. Please take a few minutes to read the article written by longtime resident Paul Smith about the Park and its history. In addition to visiting the artist studios, we hope you allow time to join in our special evening events. From the "Starry Nights" event at the JT Astronomy Arts Theater to the Closing Party at Furstworld, you'll be treated to events and experiences that will take you from day into evening for a full spectrum of the best that the area has to offer.

Fall is always the perfect time to visit the high desert communities of the Morongo Basin and the Hwy 62 Open Studio Art Tour provides the opportunity to explore locations in the desert towns dotted along the highway as well as off the beaten path. Enjoy the panoramic views and big, open skies as you travel through this unique environment filled with spikey Joshua Trees and other-worldly rock formations. Look closely and you may see coyotes, roadrunners, desert tortoises, and jackrabbits! Your adventure may include both paved and dirt roads, but just follow the map and look for the Hwy 62 Open Studio Art Tours signs and get ready to enjoy the art and the artists! With this catalog as your guide you get to choose what you want to see and where you want to go on your art adventure.

All of us on the 2014 Hwy 62 Open Studio Art Tours Planning Team would like to extend a big Thank You for attending the Tour and we look forward to greeting you at our studios!

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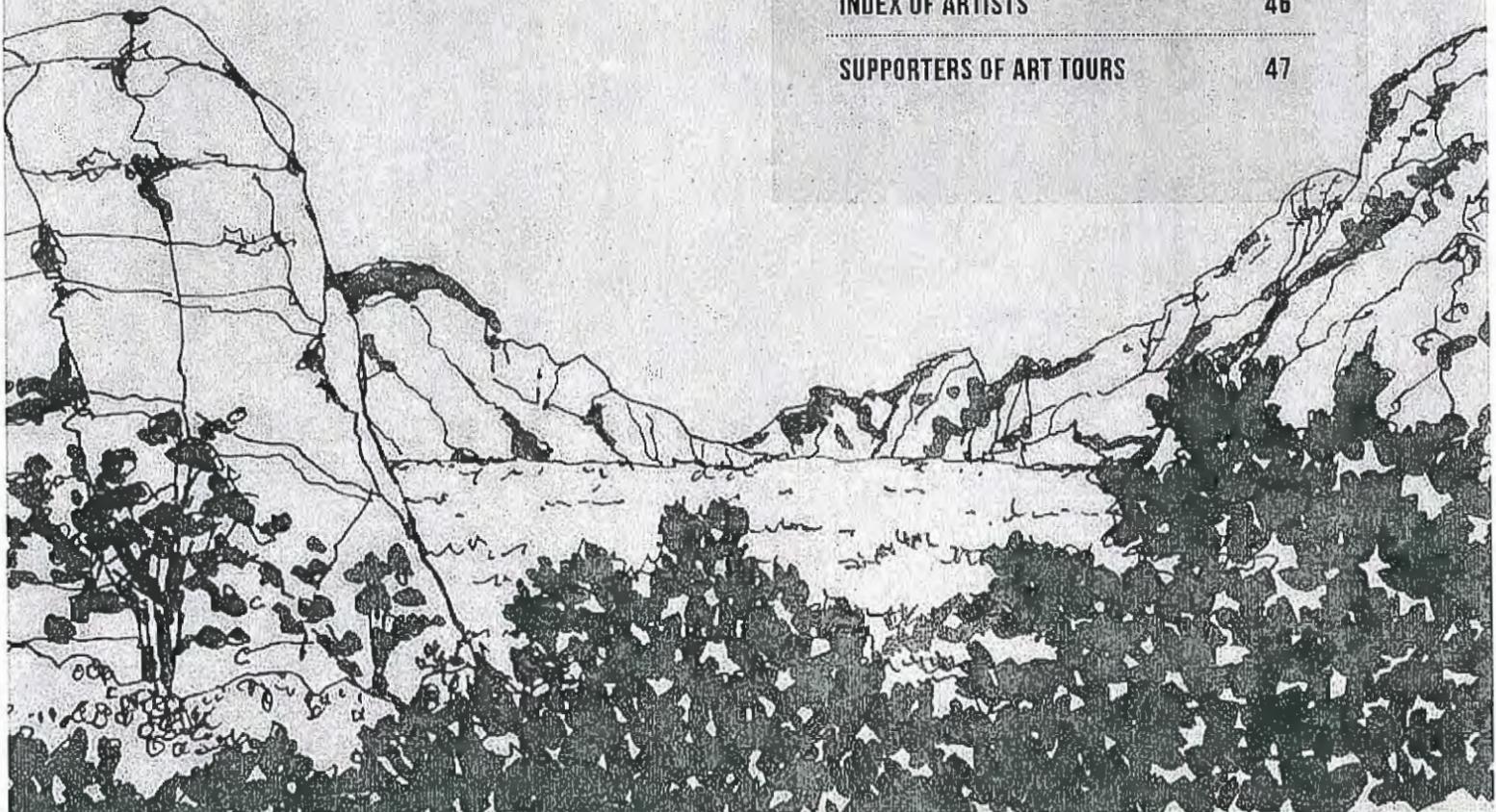
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HWY 62 *open studio*
ART TOURS

INFORMATION CENTERS

MORONGO VALLEY:

Blue Agave Gallery & Cactus Mart
49889 Twentynine Palms Hwy
760-363-6076
www.cactusmart.net

YUCCA VALLEY:

ArtFx & Furnishings
55836 29 Palms Hwy
619-990-5683
YVDigital.com

Oasis Office Supply
56925 Yucca Trail
760-365-1773
www.oasisoffice.com

California Welcome Center
56711 Twentynine Palms Hwy
760-365-5465

JOSHUA TREE:

Gallery 62
61871 Twentynine Palms Hwy
exhibits@mbcac.org
www.mbcac.org

Joshua Tree Art Gallery JTAG
61607 Twentynine Palms Hwy
310-562-0511
www.joshuatreeartgallery.com

Wind Walkers
61729 29 Palms Hwy
760-366-7841
www.windwalkers.com

TWENTYNINE PALMS:

29 Palms Gallery and Artist Guild
74055 Cottonwood Dr
760-367-7819
www.29palmsgallery.com

29 Palms Visitor Center and Gallery
73484 Twentynine Palms Hwy
760-367-6197
www.visit29.org

**HOW TO USE
THIS CATALOG**

First Weekend (East)
OCTOBER 25-26

Second Weekend (West)
NOVEMBER 1-2

9AM - 5PM

ALTHOUGH THE TOUR IS HELD OVER TWO WEEKENDS, with 95 studio locations, 140 artists and evening events on each weekend, it will require some diligent planning to experience all that you wish to see. We suggest you begin with a review of the Artist Pages where each artist is listed in order by studio number. Once you've selected the artists whose work resonates the most with you, refer to the map section to chart the course for your art adventure. You will also find a section with written directions to each studio location that can prove to be helpful. Look for the Art Tours Directional signs to guide you. Please note that Twentynine Palms Highway, 29 Palms Hwy, and Hwy 62, are all the same road and the names are used interchangeably. Whichever route you chose we are sure your experience will be a rewarding one.

A FEW SAFETY PRECAUTIONS TO KEEP IN MIND: Do not attempt to drive through soft sand. If it is raining, avoid the washes. Flash floods happen quickly. Cell phone service can be spotty and please do not try to get to the studios using your GPS which has been proven unreliable in the area. Bring layers of clothing as warm days can turn to cool evenings in the high desert.



Events



COLLECTIVE ART SHOW

Oct. 3rd – Nov. 29th

Opening Reception: Oct. 3rd 4:30-7pm
Location: Hi-Desert Nature Museum
located in the Yucca Valley Community Center Complex
57116 Twentynine Palms Highway, Yucca Valley, CA 92284
Phone: (760) 369-7212

All artwork is for sale.



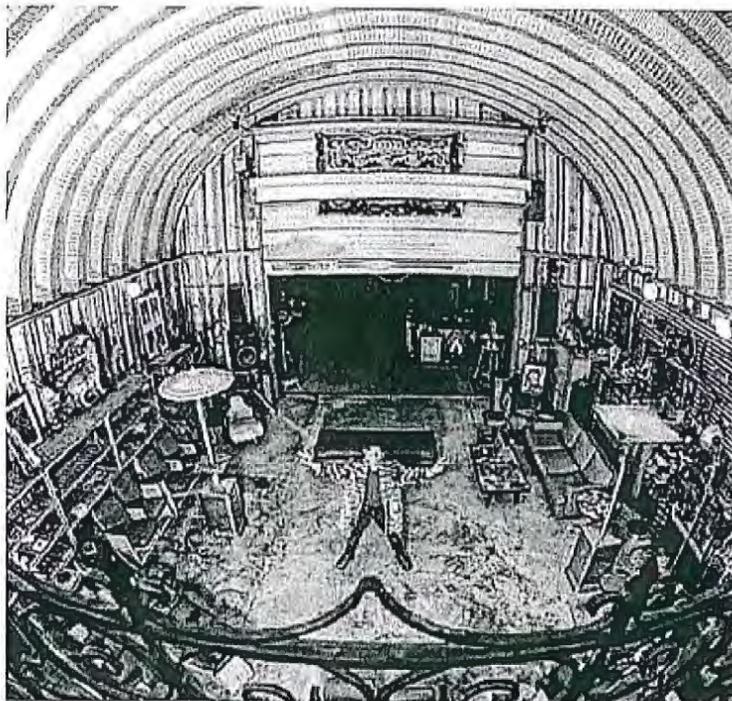
STARRY NIGHTS -THE COSMOS AND US

A unique experiment in visual participatory art focusing on the art of the night sky.

Saturday Oct. 25th
6pm to 11pm
Joshua Tree Astronomy Arts Theater
2601 Sunfair Rd., Joshua Tree
(see Studio #81 on the catalog map)

\$10 cover charge
Featuring live ambient music by Clive Wright

Food and Libations available for purchase. Bring a camp chair and relax under the starry skies of Joshua Tree



CLOSING PARTY AT FURSTWORLD

Join us for the Annual Art Tours Closing Party!
Held at the crazy world of Bobby Furst's

Sunday Nov. 2nd
7pm – 11pm
8528 Desert Shadows Rd., Joshua Tree
(see Studio #68 on the catalog map)

\$10 cover charge
(Free to participating artists and accompanying guest)

Pot Luck Dinner – bring a dish to share
No Host Bar

Enjoy live music brought to you by
Radio Free Joshua Tree, our local non-profit
online radio station
Dance Floor – Get up and shake your booty!
Make it a Masquerade – Dress up and get crazy,
funky, wild!

WHY ARE ALL THESE ARTISTS

LIVING AND WORKING IN THE MOJAVE DESERT?

By Paul Smith

Hundreds of talented artists from all walks of the art world have chosen to come here.

They did not come to sell their art. They came to experience the wildness of the desert which became an inspiration in the creation of their art.

National Geographic has pointed to our Mojave Desert as "One of the 100 Most Beautiful Places in the World." Several farsighted federal laws are responsible for that designation, The Wilderness Act and the California Desert Protection Act, among them.

THE WILDERNESS ACT

1964

Fifty years ago a bipartisan congress passed The Wilderness Act. Manifest Destiny was long over. The American people had crossed and conquered the continent and would now look back on our country to protect important wild landscapes for future generations to experience.

It is in essence a spiritual quest. Our cities are fine for buying and selling. However, it is in our wild spaces that we experience those qualities of life and landscape which refresh our souls and renew our love of life.

When President Lyndon Johnson signed the Wilderness Act he declared its primary purpose as: "If future generations are to remember us with gratitude rather than contempt, we must leave them more than the miracles of technology. We must leave them a glimpse of the world as it was in the beginning, not just after we got through with it."

The initial scope of the Act was the creation of 54 protected areas with 9.1 million acres of wilderness. Since then, over 109 million acres have been set aside as wilderness, many of them included in the California Protection Act.

The primary criterion for these wilderness landscapes is that they be untrampled by man. Motorized vehicles are not welcome and human impact is minimal.

The first sentence of the Act declares its public policy purpose: "In order to assure



that an increasing population, accompanied by expanding settlement and growing mechanization, does not occupy and modify all areas within the United States and its possessions, leaving no lands designated for preservation and protection in their natural condition, it is hereby declared to be the policy of the Congress to secure for the American people of present and future generations the benefits of an enduring resource of wilderness."

The artists living and working in the desert have captured their own visions of its importance. Artist Mary Austin-Klein said it well: "In order to promote preservation of California's fragile desert regions, I paint landscapes with detailed realism documenting the mountain ranges and the magical light conditions of the Mojave Desert." And from the photographer Sam Roberts we hear, "Photography has always played a key role in bringing awareness to the public of our need to protect wild places."

THE CALIFORNIA DESERT PROTECTION ACT 1994

This year marks the 20th anniversary of the California Desert Protection Act (CDPA), championed by Senator Dianne Feinstein and signed into law by President Bill Clinton on October 31, 1994. It was far-reaching in its important role of protecting desert wild lands.

- Designated 69 wilderness areas with a total of 3,570,000 acres.
- Created Joshua Tree National Park, with a total of 795,000 acres, nearly three quarters of which is wilderness.
- Created the Mojave National Preserve, with a total of 1.6 million acres, approximately one-half of which is wilderness.
- Created Death Valley National Park, with a total of 3,396,000 acres, nearly 95% of which is wilderness.
- Created the Desert Lily Sanctuary.

The significance of the CDPA is huge. It came at a time when the desert was being ravaged by immense open pit mines, commercial development, and off-road vehicle abuse.

Not long ago the desert was thought to be barren and hostile - a land to be avoided by civilized man. But after World War II, a growing population began to see the region as filled with economic opportunities such as tourism, ranching, mining and commercial development. That growth continues to this day with new industries of solar and wind energy over an area that could exceed 2 million acres.

People discovered magnificent scenery with wide open vistas which ranged up to 100 miles, towering sand dunes, rugged craggy mountains, animals large and small, and an immense bounty of plants, cacti, wildflowers and the iconic Joshua Tree. Hundreds of these species conserve moisture and beat the heat in fascinating ways which are still the subject of serious scientific scrutiny.

A balanced protection of the natural resources was needed and the California Desert Protection Act provided the answer.

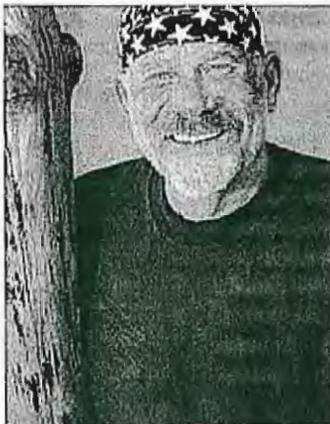


THE SPIRITUAL IMPORTANCE OF WILDERNESS

A few years back, President Gerald Ford commented: "I believe that the Wilderness System serves a basic need for all Americans, even those who may never visit wilderness areas - the preservation of a vital element of our heritage. Wilderness preservation insures that a central facet of our Nation can be realized, not just remembered."

"It is tempting to believe that what the desert holds uppermost for man is not a raceway for his engines but a crucible for his spirit" - John Waugh. That is why artists have chosen to come here. They did not come to sell their art. They came to experience the wild spirit of the desert.

A Tribute to JR



JR was always in awe over the many talented people here in the high desert. How diverse and creative they are. Making things out of rusty metal, wood, ceramics, paintings. The list goes on and on. Each year when he encountered a visitor, who enquired about our local art community, his face would light up, as he would tell them about the Open Studio Art Tours. It didn't matter if it was January or October. He was always delighted to share with them the entire experience, being able to meet the artist, see their workplace/studio and discover a special place we call home. He would share with them his personal experiences, but more so the Art Tour Catalog that would guide them throughout the High Desert in search of all matters of artwork. When Wind Walkers first opened in 2006 and local artists started to bring samples of their work, he was both supportive and eager to give those an opportunity to share what they had created for the world to see. Even if the artwork did not fit the store's theme he would try and direct them to another venue that might be able to assist them. JR never felt that he had "the artistic gene", however art is not only considered such by the artist, but by the viewer as well. In that sense he too was an artist. On January 10, 2014, JR transitioned to his next level of our journey. He might not be here in physical form but still encourages all in his spiritual form. For as in art, the essence is still very present.

Abe Daniels:

JR was, along with Abe Daniels, co-owner of Wind Walkers, one of our more prominent stores in downtown Joshua Tree. As his partner Abe has so eloquently expressed, he was a huge proponent of the arts and will be greatly missed.



Art All Year

The 2014 Hwy 62 Open Studio Art Tours Committee thanks all of the galleries and retail stores who support the local arts community by providing space for local artists to display and sell our artwork all year long.

If your business or gallery is not listed, or listed by name only, please subscribe to the MBCAC regular news email flash by going to Hwy62Art.org, so we may include more accurate information next year. THANK YOU!

MORONGO VALLEY:

Blue Agave Gallery & Cactus Mart
49889 Twentynine Palms Hwy
760-363-6076
www.cactusmart.net

YUGCA VALLEY:
ArtFx & Furnishings
55836 29 Palms Hwy
619-990-5683
YVDigital.com

Plaza Art & Frame
57246 29 Palms Hwy
760-365-3396

Rainbow Stew
55509 29 Palms Hwy
760-418-5170
www.rainbowstew4u.com

Pioneer Crossing Antiques
Corner of Hwy 62 & Pioneertown Rd
760-228-0603

Sweet Digs
55838 29 Palms Hwy
720-228-1010

Oasis Office Supply
56925 Yucca Trail
760-365-1773
www.oasisoffice.com

California Welcome Center
56711 Twentynine Palms Hwy
760-365-5465

JOSHUA TREE:
Hi-Desert Cultural Center
61231 Twentynine Palms Hwy
760-366-3777
www.HiDesertCulturalCenter.org

***Gallery 62**
61871 Twentynine Palms Hwy
exhibits@mbcac.org
www.mbcac.org

***Pie For The People**
61740 Twentynine Palms Hwy
760-366-0400
www.pieforthepeople.net

Joshua Tree Art Gallery JTAG
61607 Twentynine Palms Hwy
310-562-0511
www.joshuatreeartgallery.com

Natural Sisters Restaurant
61695 Twentynine Palms Hwy
760-366-3600

Grateful Desert Herb Shop
61695 Twentynine Palms Hwy
760-366-8333

Listening Lounge
61597 Twentynine Palms Hwy
www.rljt.com
760-475-4680

Wind Walkers
61729 29 Palms Hwy
760-366-7841
www.windwalkers.com

***Office of County Supervisor
Ramos, Bob Burke County Building**
63665 Twentynine Palms Hwy

***Joshua Tree Branch Library**
6465 Park Blvd.
760-366-8615

TWENTYNINE PALMS:

***29 Palms Inn**
3950 Inn Ave
760-367-3505
www.29PalmsInn.com

Raven's Book Shoppe
69225 29 Palms Hwy.
760-362-4900

Roadside Attraction
69197 29 Palms Hwy
760-401-8038
www.douglasosmith.com

Bowden Frame Shop
73355 Sullivan Rd. #B
760-367-1174
www.facebook/BowdenFrameShop

29 Palms Gallery and Artist Guild
74055 Coltonwood Dr
760-367-7819
www.29palmsgallery.com

**29 Palms Visitor Center and
Gallery**
73484 Twentynine Palms Hwy
760-367-6197
www.visit29.org

***29 Palms Creative Center &
Gallery**
6847 Adobe Rd
760-361-1805
www.29palmscreativecenter.com

WONDER VALLEY:
The Glass Outhouse Gallery
77575 Twentynine Palms Hwy
760-367-3807

***Arts Council sponsored rotating
art shows at this location**

These galleries and stores support the local art community by providing space for our artists to show and sell art work all year long. The list shown here is compiled from businesses who responded to the Arts Council's invitation for inclusion in this catalog and therefore may not be a complete representation.

A BRIEF HISTORY OF Hwy 62 Open Studio Art Tours

Originated by a small group of passionate local artists in 2001 as a Festival for the Arts with 24 artists participating, the Hwy 62 Open Studio Art Tours is now considered the area's biggest art event of the year. With steady growth and support, the strength of the Morongo Basin Cultural Arts Council as sponsor, and a team of volunteer organizers, the 2014 Tours boast 140 artists with 95 studio locations and an incredible array of artistic talent. Adjacent to Joshua Tree National Park, this somewhat remote desert arts community, located only a short drive from Palm Springs and Los Angeles, has its own unique feel and expression. There is truly no other place like it, and the ever growing numbers of visitors who come to experience the tour find themselves fascinated not only by the quality and diversity of art they see, but also by the unique experiences they have as they travel along the highway and dusty dirt roads while visiting the studios. For many, it is a chance to experience intimately the behind the scenes of this thriving art community, inspired by its incredible wide open sky, amazing rock formations and unique wildlife reminiscent of the Wild West.

ABOUT THE COVER

Special thanks to Constance Walsh for the use of her wonderful studio, and the collaboration between Marcia Geiger and Paul Morehead for their creative work in staging, photographing and developing the cover image. Try to find and identify the artwork done by local artists in the image!

Also a special thank you to Melissa Sabol and Rhonda Lane Coleman for volunteering their time and expertise in helping refine the cover. They both spent many hours working from the MBCAC Art Tour Planning Team's initial concept, developing its design and final layout. Thank You!

Thank You!



OUR MAJOR SPONSORS

Featured Sponsor - City of 29 Palms
Patron Sponsor - Hi-Desert Cultural Center

CATALOG LAYOUT AND DESIGN

Melissa Sabol, owner of Oasis Office Supply

ADVISORS

Chuck Caplinger and Rhonda Lane Coleman

INFORMATION CENTERS

We want to give a special thank you to those locations in our area that offer their businesses to us as Hwy 62 Open Studio Art Tour Information Centers. These locations, dotted along Hwy 62, are key distribution centers for our catalogs and are there to support us before and during the Tour weekends: Cactus Mart, Oasis Office Supply, ArtFx, California Welcome Center, Joshua Tree Art Gallery (JTAG), Wind Walkers, Gallery 62, 29 Palms Visitor Center and 29 Palms Art Gallery.

OTHER SUPPORTERS (in no specific order)

Karine Swenson, Sal Sinare, Sherry Rand, Ellie Tyler, Janis Commentz, Jenifer Palmer-Lacy, Cheryl Kandel, Marjorie Franklin, Esther Shaw, Judy Wold, Abe Daniels, the Hi-Desert Nature Museum, the Town of Yucca Valley, Cathy Allen from CMC and the Copper Mountain College Foundation, Paul Smith, Gretchen Grunt, Barnet English of the Joshua Tree Music Festival, Vickie Waite, Andy Woods, David Fick, Sarah Habershon, Candacy Taylor, Z107.7 Radio, Ted Quinn with Radio Free Joshua Tree, the Board of Directors of the MBCAC and the membership of the MBCAC.

Special Thanks TO OUR MBCAC HWY 62 OPEN STUDIO ART TOURS PLANNING TEAM VOLUNTEERS

The 2014 Hwy 62 Open Studio Art Tours has been organized by a dedicated group of artists who volunteered many hours to make this the best year ever.

ART TOURS OVERVIEW & COORDINATION TEAM

Alita VanVliet, Ed Keesling, Anne Beattie,
Paul Klopfenstein, Kathi Klopfenstein, Jimbo
Gimson, Paul Morehead

COMMUNICATION TEAM

Scott Doten, Alita VanVliet, Lenne Rosen-Kabe,
Jimbo Gimson, Donna Eastman

PROGRAM/CATALOG MANAGEMENT TEAM

Marcia Geiger, Tami Roleff, Paul Morehead,
Scott Doten, Alita VanVliet, Anne Beattie,
Kathi Klopfenstein, Paul Klopfenstein, Jimbo
Gimson, Lenne Rosen-Kabe, with special thanks
to Melissa Sabol, owner of Oasis Office Supply,
for her work in design and layout of the
catalog

CATALOG COVER IMAGE

Constance Walsh (studio), Marcia Geiger
(staging), Paul Morehead (photography)

CATALOG "DESERT THEME" INK ILLUSTRATIONS

Alita VanVliet

CATALOG ARTIST PHOTO PREPARATION

Diana Shay Diehl

CATALOG MAPS

Thanks to the collaboration between Karyn
Sernka, Marcia Geiger, Tami Roleff

MOBILE CATALOG

Donna Eastman

MARKETING & PROMOTIONS TEAM

Paul Morehead, Valerie Davis, Scott Doten

COLLECTIVE SHOW TEAM

Stefanie Ritter and the Hi-Desert Nature
Museum, Alita VanVliet, Ed Keesling, Kathi
Klopfenstein

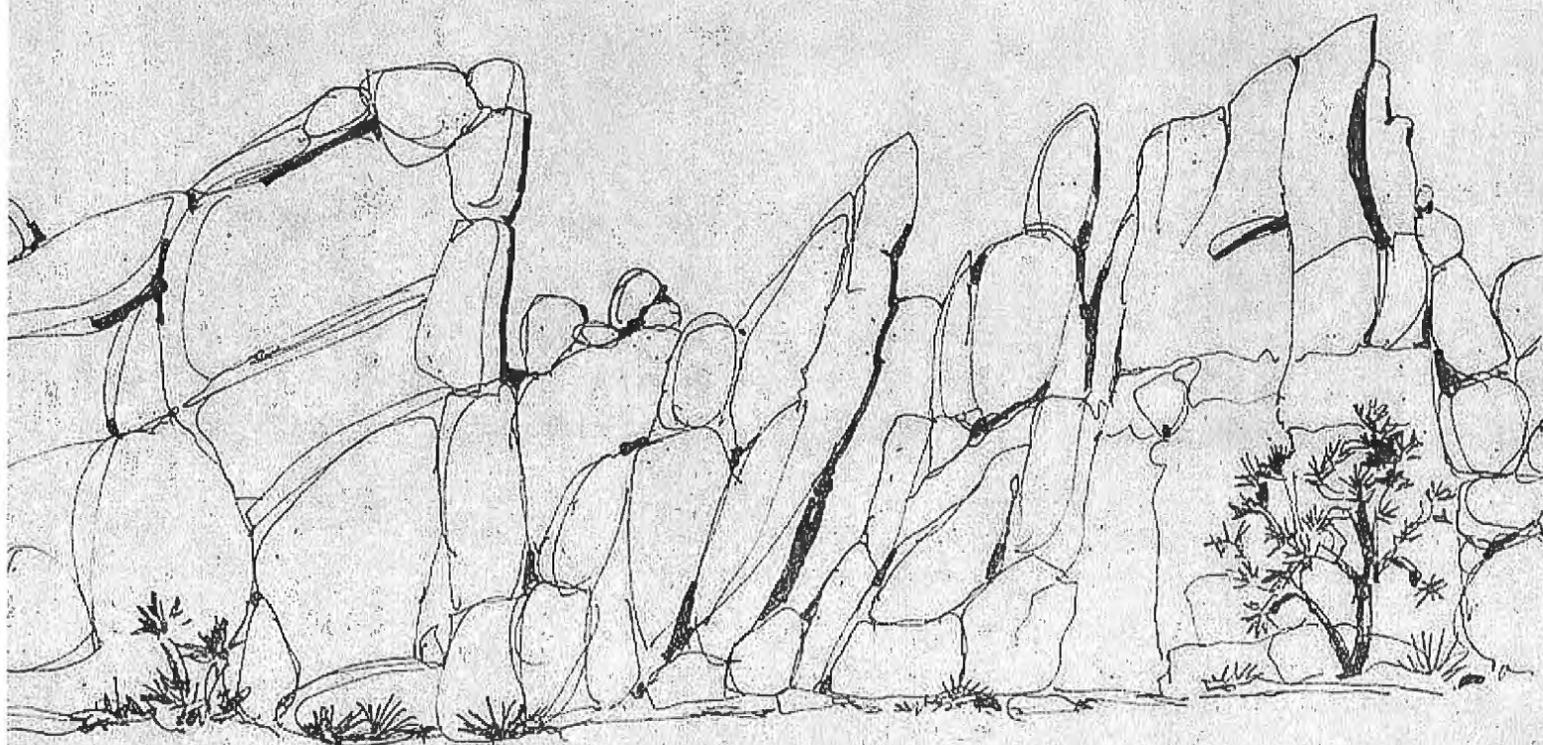
ARTIST GATHERING EVENTS & CLOSING PARTY TEAM

Anne Beattie, Bobby Furst, Paul Morehead,
Ed Keesling, Alita VanVliet, Kathi
Klopfenstein, Ted Quinn with Radio Free Joshua
Tree and Closing Party musicians

ARTIST APPLICATION PROCESSING & PAYMENTS

Miriam Taylor, Alita VanVliet, Scott Doten,
Kathi Klopfenstein, Jimbo Gimson, Laura
Dennison

ARTIST
Studios
9AM - 5PM





First Weekend



Second Weekend



Both Weekends



1

SEBASTIANO GRASSO

First Weekend
11398 Juniper Ave
Morongo Valley, CA 92256
grassosebastiano@gmail.com
www.artedisebastiano.smugmug.com
760.363.2018

Assemblage, Painting, Sculpture

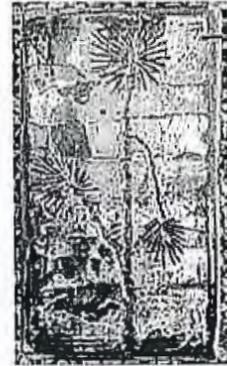


2

SNAKE JAGGER

Both Weekends
51063 29 Palms Hwy. #19
Morongo Valley, CA 92284
snakejagger@gmail.com
www.snakejagger.com
760.641.6342

Assemblage, Painting, Mixed Media



2

TAMI WOOD

Both Weekends
51063 29 Palms Hwy. #19
Morongo Valley, CA 92284
tamiwoodcreations@gmail.com
www.tamiwoodcreations.com
760.774.2553

Assemblage, Painting, Metal Art



3

DANIEL BARTLETT

Both Weekends
8686 Little Morongo Road
Morongo Valley, CA 92256
danbartlett@gmail.com
www.danbartlettphotos.com
760.401.9997

Photography: Nature, Landscape, Desert Themes



4

SUCCULENT SURPRISES

Both Weekends
8524 Little Morongo Road
Morongo Valley, CA. 92256
succulent.surprises@gmail.com
www.succulentsurprises.com
909.362.2016

Succulents, Ceramics



5

GAY SMITH

Second Weekend
53722 Pioneertown Road
Pioneertown, CA 92268
gaysmith40@gmail.com

760.228.1363

Gourd Art

Studios



6

**THOMAS AND AMARA ALBAN
(MAZAMAR ART POTTERY)**

Both Weekends
53626 Mane Street
Pioneertown, CA 92268
amaraalban@gmail.com
www.mazamar.com
760.228.0290

Ceramics



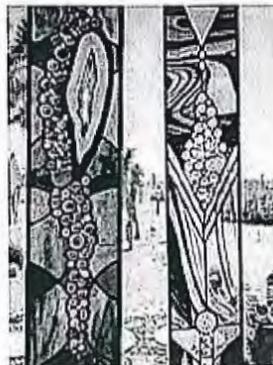
6

GEOFFREY FENNEL

Both Weekends
53626 Mane St.
Pioneertown, CA 92268
windsweeparts@hotmail.com

760.278.0290

*Photography, Painting, Jewelry,
Giclee Prints*



7

BOBETTE MILICI

Second Weekend
2808 Ox Yoke Pass
Pioneertown, CA 92268
bobette@bobettesglassact.com
www.bobettesglassact.com
760.369.8252

Glass



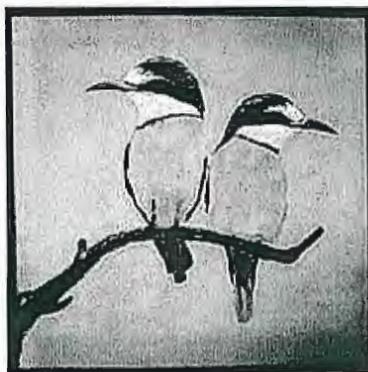
7

TONY MILICI

Second Weekend
2808 Ox Yoke Pass
Pioneertown, CA 92268
bamilici@wildblue.net

760.369.8252

*Assemblage, Ceramics, Painting,
Photography*



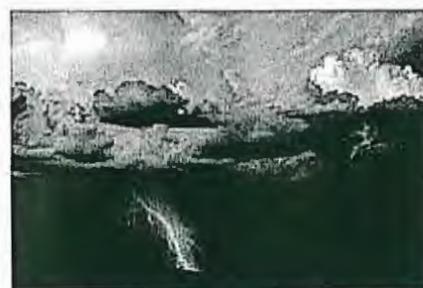
8

CHRISTINA RENEE

Second Weekend
51088 Burns Canyon Rd
Pioneertown, CA 92268
anglintrning5@aol.com

503.804.1986

Painting



8

CHRISTINA STRATTON

Second Weekend
51088 Burns Canyon Rd
Pioneertown, CA 92268
christina.elisha23@gmail.com

760.774.6934

Photography



First Weekend



Second Weekend



Both Weekends



DAN ROMERO

Both Weekends
2891 Tumbleweed Trail
Pioneertown, CA 92268
romerometal@gmail.com
<http://romerometal.com/index.html>
909.569.5077

Metal Art

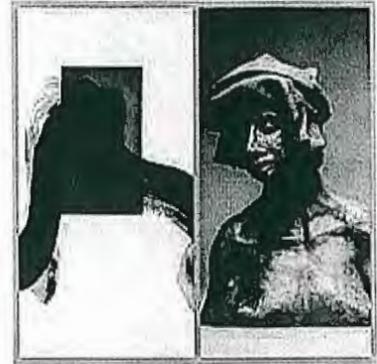


DEE SMALL

Both Weekends
2891 Tumbleweed Trail
Pioneertown, CA 92268
deesmall3@hotmail.com

760.413.7466

Drawing, Painting, Mixed Media

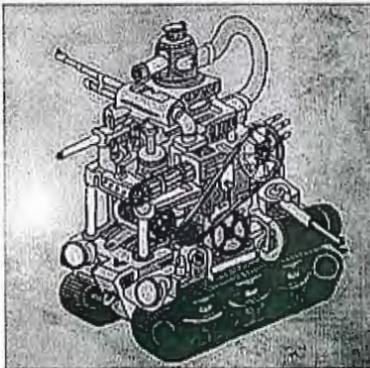


LARRY WHITE

Both Weekends
2891 Tumbleweed Trail
Pioneertown, CA 92268

laremail68@gmail.com
www.larrywhiteartmix.com
909.234.5337

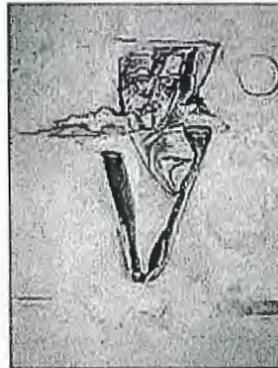
*Ceramics, Drawing, Metal Art,
Painting, Sculpture*



JUAN THORP

Second Weekend
2860 Orange Trail
Pioneertown, CA 92268
susiejeaton@aol.com
www.bunnygunner.com
909.519.1729

*Painting, Assemblage, Ceramics,
Drawing, Metal Art*



JASON GRAVES

Second Weekend
8577 Great House Lane
Yucca Valley, CA 92284
Jason@JasonGravesArt.com
www.JasonGravesArt.com
310.980.4570

Painting



JAMES LUNA

Both Weekends
7933 Hammett Rd
Yucca Valley, CA 92284
jamesyv92284@gmail.com

760.660.1234

Southwestern Crafts, Painting

Studios



CLARK HUNTER

Second Weekend
55109 Mountain View Trail
Yucca Valley, CA 92284
werdoomed@aol.com
www.ClarkHunter.com
323.459.0603

Photography



KATHRYN HUNTER

Second Weekend
55109 Mountain View Trail
Yucca Valley, CA 92284
kathrynhunter@yahoo.com

423.920.0192

Painting, Photography



ANDREW EIDEN

Second Weekend
55109 Mountain View Trail
Yucca Valley, CA 92284
andreweiden@hotmail.com

562.945.6352

Photography



MICHAEL EIDEN

Second Weekend
55109 Mountain View Trail
Yucca Valley, CA 92284
zenith8746@aol.com
www.oldmaninthedesert.com
562.945.6352

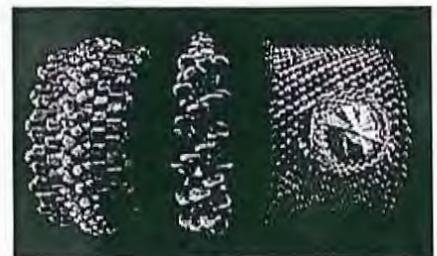
Jewelry



RAINBOW STEW

Both Weekends
55509 29 Palms Highway
Yucca Valley, CA 92284
Rainbowstew4u@aol.com
www.rainbowstew4u.com
760.418.5170

*Ceramics, Drawing, Glass, Jewelry,
Painting, Photography*



MARY JONASSE

Second Weekend
8444 Bannock Trail
Yucca Valley, CA 92284
res1bqvc@verizon.net

760.567.6380

Jewelry



First Weekend



Second Weekend



Both Weekends

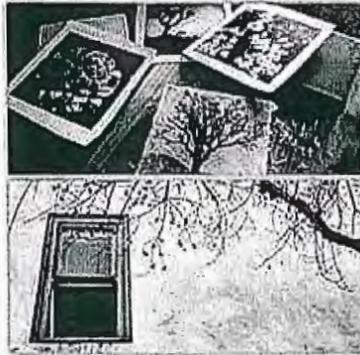


BARBARA PRESTRIDGE

Second Weekend
8444 Bannock Trail
Yucca Valley, CA 92284
hayhaynut35@hotmail.com

760.567.6640

*Creative Gourd Art and Fine Gourd
Jewelry*

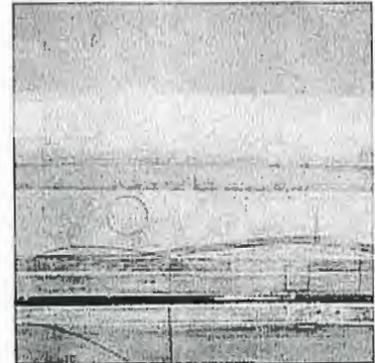


DIANA SHAY DIEHL

Second Weekend
8444 Bannock Trail
Yucca Valley, CA 92284

4diana.shay@gmail.com
[https://www.facebook.com/
MojaveLightStudio](https://www.facebook.com/MojaveLightStudio)
760.365.9276

*Transferred Print Images,
Photography*

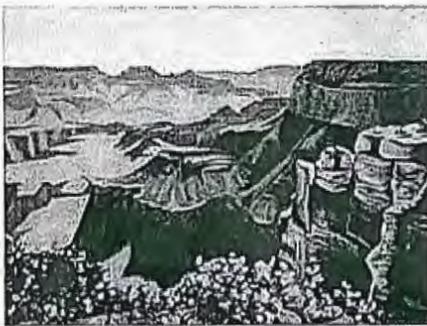


JAMES JARED TAYLOR

Second Weekend
8444 Bannock Trail
Yucca Valley, CA 92284

cvgtolax@earthlink.net
www.jamesjaredtaylorarts.com
760.285.5672

Painting, Sculpture



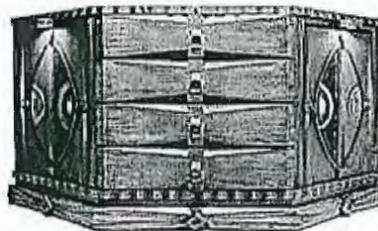
KRISTA WARGO

Second Weekend
8444 Bannock Trail
Yucca Valley, CA 92284

kristart21@gmail.com
www.krista-wargo.artistwebsites.com

760.799.8115

Painting- Oil

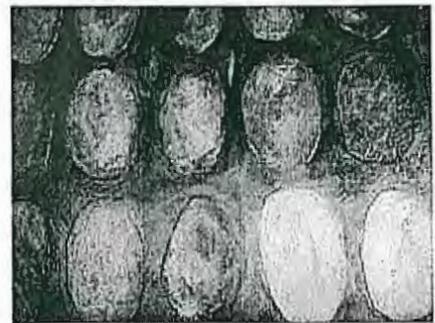


CORY HAMILTON

Second Weekend
8070 Palm Ave
Yucca Valley, CA 92284

coryhamilton@verizon.net
www.coryhamilton.com
760.799.8159

Custom Wood Furniture



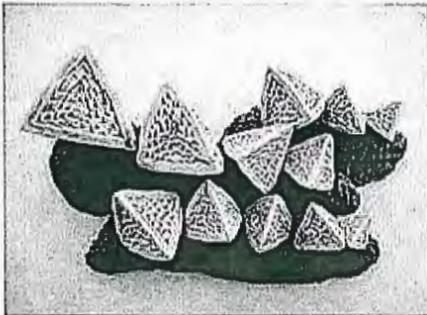
BONNIE BRADY

Second Weekend
56790 Desert Gold
Yucca Valley, CA 92284

bonniebrady@roadrunner.com

760.899.7779

Painting, Collage

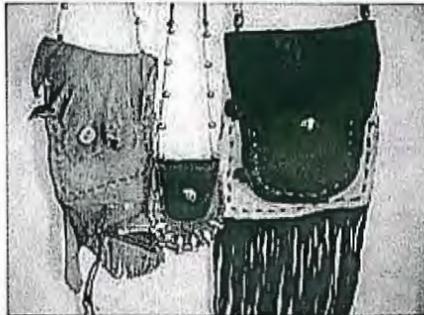


17

JOHN GREENFIELD

Both Weekends
56790 Desert Gold
Yucca Valley, CA 92284
greenfieldjohn27@yahoo.com

760.899.2230

Ceramic Sculpture

17

SUSAN BRADY GONZALES

Second Weekend
56790 Desert Gold
Yucca Valley, CA 92284
Bonniebrady@roadrunner.com

951.659.3181

Ceramics, Leather

18

DEBORAH WHYTOCK

Both Weekends
56670 Kismet Rd
Yucca Valley, CA 92284
deborah@deborahwhytockart.com
www.deborahwhytockart.com

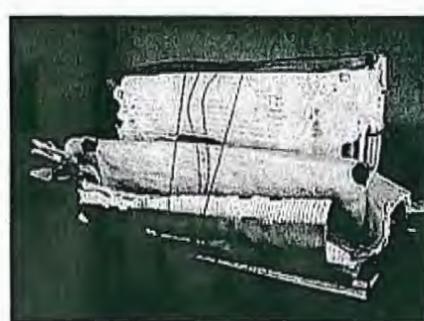
760.401.0244

Photography

18

JOHN WHYTOCK

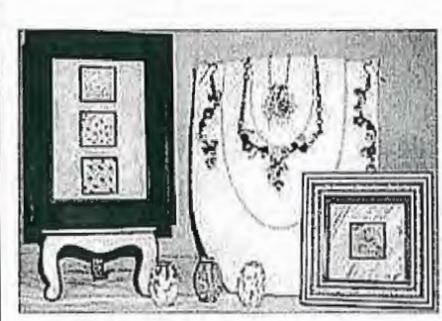
Both Weekends
56670 Kismet Rd
Yucca Valley, CA 92284
deborah@johnwhytockart.com
www.johnwhytockart.com
760.401.0244

Painting

19

TOBI TABOADA

Second Weekend
7638 Dumosa
Yucca Valley, CA 92284
ttaboada@roadrunner.com
www.tobitaboada.com
760.228.2725

Encaustic; Handmade Books and Paper

20

CHRISTINE LAMB

Second Weekend
8762 Alaba Ave
Yucca Valley, CA 92284
lamb@embellishedlamb.com
www.embellishedlamb.com
760.401.2254

Fiber Art, Jewelry, Painting



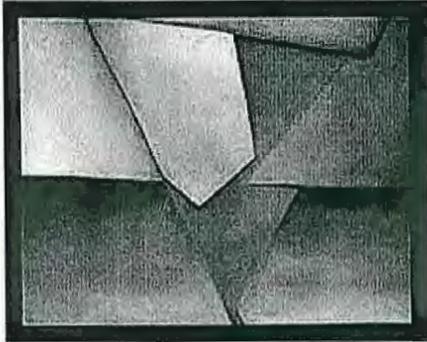
First Weekend



Second Weekend



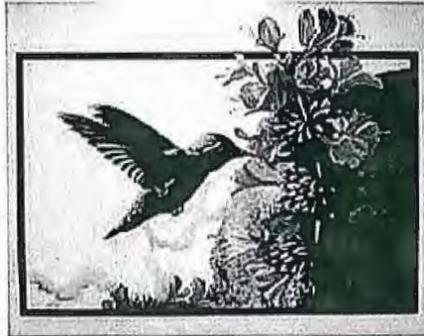
Both Weekends



20

RAY LAMB
 Second Weekend
 8762 Alaba Ave
 Yucca Valley, CA 92284
 ray@fineartlamb.com
 www.fineartlamb.com
 760.401.2255

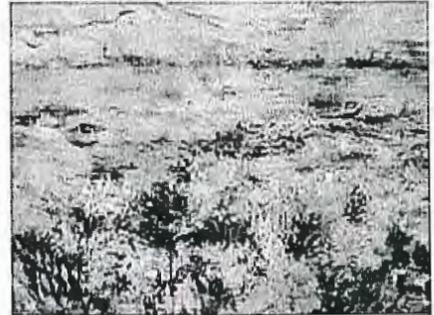
Painting



21

LARGER THAN LIFE MURALS
 Both Weekends
 58217 Desert Gold Dr
 Yucca Valley, CA 92284
 linda@largerthanlifemurals.com
 www.largerthanlifemurals.com
 760.413.2116

*Ceramics, Drawing, Painting,
 Photography, Sculpture*



22

ESTHER SHAW
 Second Weekend
 8289 Palomar Ave
 Yucca Valley, CA 92284
 esthernmike@verizon.net
 www.estershawsart.com
 760.369.9025

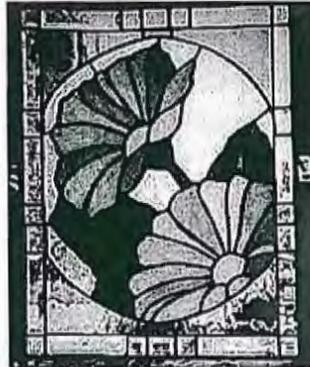
*Painting- Oil, Watercolor, Acrylic &
 Mixed Media*



23

BARBARA SPILLER
 Second Weekend
 59388 Journey Ln
 Joshua Tree, CA 92252
 barbospiller@gmail.com
 www.barbaraspillerarts.com
 310.430.1380

Assemblage, Jewelry

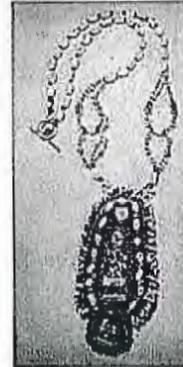


24

MAE FOX
 Second Weekend
 6929 Grand Ave
 Yucca Valley, CA 92284

760.228.1172

Painting, Glass



25

EMILIA LOUISA FRASHER
 Second Weekend
 57604 Sunnyslope
 Yucca Valley, CA 92284
 emilialou@roadrunner.com
 www.emilialouisa.com
 760.218.0539

Jewelry

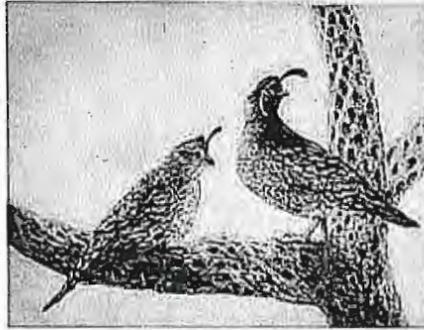
Studios



25

NANCY MIEHLE
 Second Weekend
 57604 Sunnyslope Dr
 Yucca Valley, CA 92284
 nancy_miehle@yahoo.com

760.861.5078
Glass, Painting



26

SUSAN MADSEN
 Both Weekends
 57326 Crestview Dr
 Yucca Valley, CA 92284
 susankmadsen57@hotmail.com

Painting- Monotype and Mixed Media



26

NICHOLE VIKDAL
 Both Weekends
 57326 Crestview Dr
 Yucca Valley, CA 92284
 nvikdal@roadrunner.com
 www.facebook.com/kln2perfection

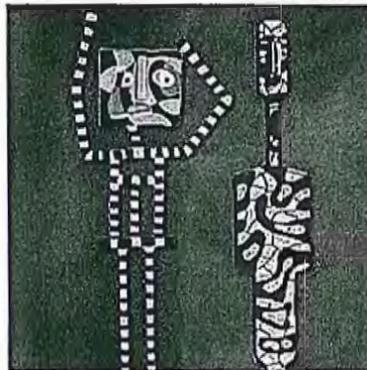
Ceramics, Sculpture



27

REUVEN WALLACK
 Both Weekends
 57523 Old Mill Road
 Yucca Valley, CA 92284
 reuvenwallack@yahoo.com
 www.reuvenwallack.com
 401.297.1622

Painting



28

SALVATORE SINARE
 Second Weekend
 56375 Cobalt Rd
 Yucca Valley, CA 92284
 salsinare@earthlink.net
 www.salvatoresinareart.com
 760.365.2403

Drawing, Painting, Sculpture



29

JULIANNE KOZA
 Both Weekends
 5405 Grand Ave
 Yucca Valley, CA 92284
 juliannekoza@verizon.net

760.365.8837
Jewelry, Photography, Kiln Glass



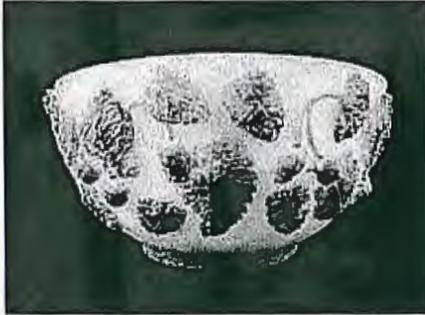
First Weekend



Second Weekend



Both Weekends



29

GEORGIA RYAN

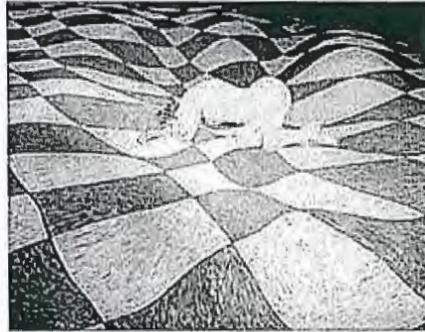
Both Weekends

5405 Grand Ave
Yucca Valley, CA 92284

jimandgeorgiaryan@frontiernet.net
www.woodgatestudio.com

928.303.1292

Ceramics, Jewelry, Kiln Glass



30

RAY YEAGER

Second Weekend

5563 Grand Ave
Yucca Valley, CA 92284

ryeager890@aol.com
www.photomontage-ryeagerart.com

760.365.7897

Photography



31

BILL DAHL

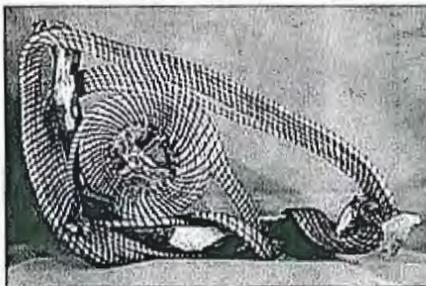
Both Weekends

5330 Grand Ave
Yucca Valley, CA 92284

bdahl@billdahlphotography.com
www.billdahlphotography.com

760.362.3043

Photography



31

KATHI KLOPFENSTEIN

Both Weekends

5330 Grand Ave
Yucca Valley, CA 92284

desklop92@verizon.net
www.bearcourt.com

760.285.3898

Basketry



31

PAUL KLOPFENSTEIN

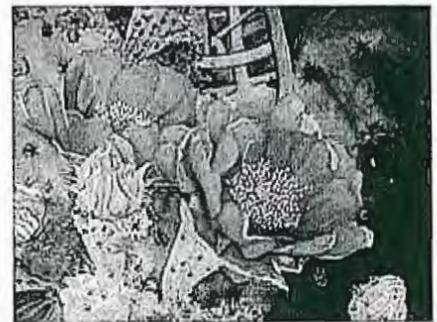
Both Weekends

5330 Grand Ave
Yucca Valley, CA 92284

pklops@yahoo.com
www.bearcourt.com

760.285.3799

Gourds



31

DEANE LOCKE

Both Weekends

5330 Grand Ave
Yucca Valley, CA 92284

dlockefineart@verizon.net
www.dlockefineart.com

760.285.2318

Painting

Studios



32

JANELLEN FARMER
(GHOST TOWN IMAGES)

Both Weekends
56701 Chipmunk Tr
Yucca Valley, CA 92284
janellenf@yahoo.com

760.221.4343

Photography



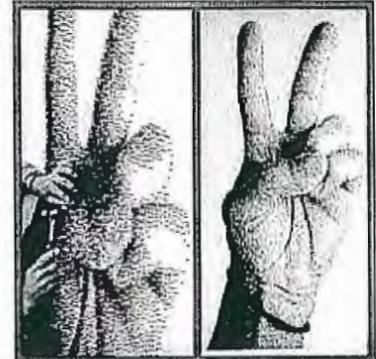
32

JOANN PETERSEN

Both Weekends
56701 Chipmunk Tr
Yucca Valley, CA 92284
nj2capetersen@msn.com

760.902.3426

Painting



33

JOHN HENSON

Second Weekend
5634 Roberts Road
Yucca Valley, CA 92284
sweetrockranch@gmail.com

Nails in Wood



34

ED KEESLING

Second Weekend
58775 Wilmar Ave
Yucca Valley, CA 92284
ededkeesling@aol.com
www.edsclyworks.com
760.401.3232

Ceramics



35

KAREN CAYGILL

Both Weekends
58979 Los Coyotes
Yucca Valley, CA 92284
dkcaygill@gmail.com

760.578.5258

Ceramics



36

SHERRY KIMMEL

Second Weekend
59262 Romans Road
Yucca Valley, CA 92284

www.kimmelart.com

Painting



First Weekend



Second Weekend



Both Weekends

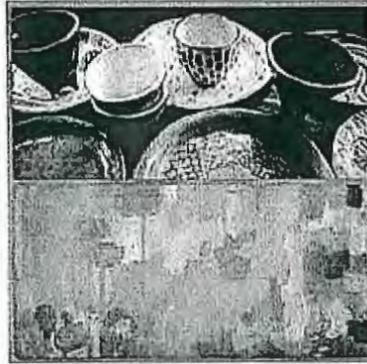


VIRGINIA NEAL

Second Weekend
59262 Romans Rd
Yucca Valley, CA 92284
desertartistvn@verizon.net

760.365.3402

Assemblage, Drawing, Painting



KELLY WITMER

Second Weekend
4959 Paradise View Road
Yucca Valley, CA 92284
kellywitmer@gmail.com
www.Kellywitmer.com

Ceramics, Painting



MICHAEL FAGAN

Second Weekend
3768 El Dorado Ave
Yucca Valley, CA 92284
magiconthemesa@yahoo.com
www.magiconthemesa.com
760.636.9358

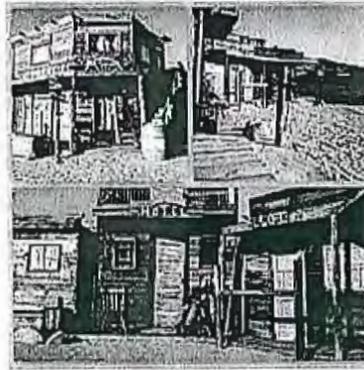
Ceramics, Photography



BARBARA WURDEN

Both Weekends
3353 Sage Ave
Yucca Valley, CA 92284
wurden@wurden.com
www.wurden.com
562.716.9079

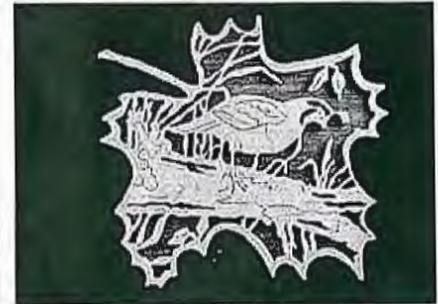
Painting



DAVID DURAN

Second Weekend
55468 Pipes Canyon Rd
Pioneertown, CA 92268
mindancer01@yahoo.com
www.goldmountainfilmstudios.com
760.660.9743

*Assemblage, Ceramics, Basketry,
Drawing, Fiber Art*



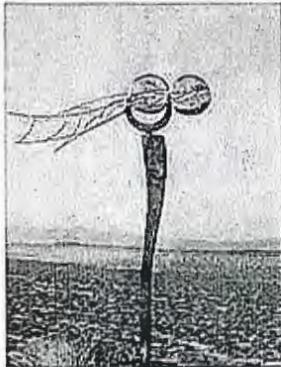
LINDA ROMATKO

Second Weekend
2096 Old Woman Springs Rd
Yucca Valley, CA 92284
lobelra@gmail.com

760.364.4472

Wood

Studios



42

STEVE RIEMAN

Second Weekend
1188 Tahoe Ave
Yucca Valley, CA 92284

riemans@riemansculpture.com
www.riemansculpture.com
760.364.3455

Sculpture



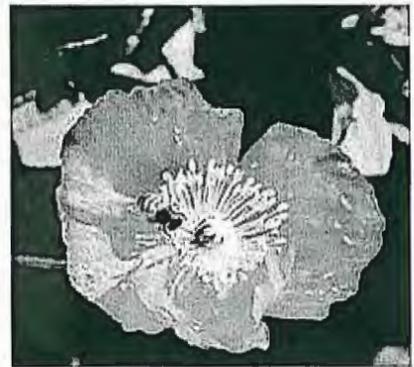
43

SHELLY FREDENBURG

Both Weekends
1010 Cambria Ave
Yucca Valley, CA 92284
shellswift@hotmail.com

760.660.3698

Ceramics



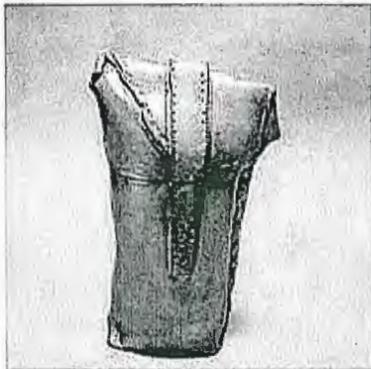
43

LINDA HALL

Both Weekends
1010 Cambria Ave
Yucca Valley, CA 92284
lmhallyv@gmail.com

760.464.1051

Photography



44

BIBIANA FOSCHETTI

First Weekend
227 Cherokee Trail
Yucca Valley, CA 92284

bibianafoschetti@yahoo.com

760.488.3367

Ceramics



45

ADINA MILLS

Both Weekends
930 Dakota Lane
Landers, CA 92285

adina@adinamills.com
www.adinamills.com

818.640.4669

Jewelry, Sculpture



46

MARCIA GEIGER

Second Weekend
60426 Lutz Ave
Landers, CA 92285

geigarts@gmail.com
www.geigarts.com

760.333.8884

Painting



First Weekend



Second Weekend



Both Weekends



47

SCOTT DOTEN

Both Weekends
919 Shangri La
Joshua Tree, CA 92252
scottinjt@gmail.com
www.facebook.com/scottdoten
760.333.5216

*Drawing, Metal Art, Painting,
Sculpture*



47

DONNA EASTMAN

First Weekend
919 Shangri La
Joshua Tree, CA 92252
donnamae@psualum.com

760.668.7799

Painting



47

THEANN HAYES

Second Weekend
919 Shangri La
Joshua Tree, CA 92252
Theannh@yahoo.com

760.401.2727

Photography, Abstract Photography



Marya Fields
Native American style pouch worn on neck
Womens Touch
used beads on leather
5 1/2" x 7 1/2"
2002

47

MARYA FIELDS

First Weekend
919 Shangri La
Joshua Tree, CA 92252
mesquitehill@msn.com

760.364.3309

Jewelry, Beadwork



47

GEORGIA TONEY

First Weekend
919 Shangri La
Joshua Tree, CA 92252
georgiawrites@gmail.com
www.countryandsouthern.com
843.830.0869

Photography

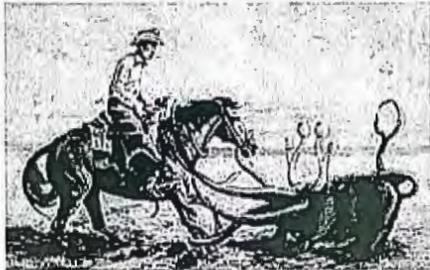


48

JUDY WOLD

Second Weekend
60433 Sonora Rd
Joshua Tree, CA 92252
judywold5@gmail.com
www.judywold.com
310.384.7781

Painting



49

THYRZA SEGAL

Both Weekends
6340 Olympic Rd
Joshua Tree, CA 92252

thyrza@gmail.com
www.thyrza.ca

760.550.9484

Painting, Photography, Sculpture



50

LAVONNE KENNEDY

First Weekend
60163 Chesapeake Dr
Joshua Tree, CA 92252
buxburns@yahoo.com

760.974.1033

Painting



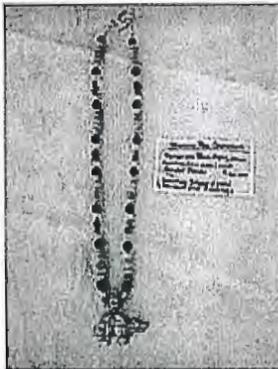
51

RICHARD SOUTHARD

Both Weekends
60615 La Mirada Tr
Joshua Tree, CA 92252
dandssouthard@gmail.com

763.213.3852

Sculpture



52

TONI MARIE CALLAWAY

Second Weekend
60555 Onaga Tr
Joshua Tree, CA 92252
tonicallaway14@gmail.com

714.742.5454

Painting, Jewelry, Sculpture, Gourds

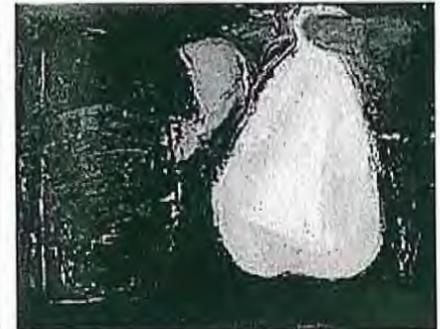


53

SIRI CHEW

First Weekend
7880 Wesley Road
Joshua Tree, CA 92252
sirichew@gmail.com
www.irisejewelrydesign.etsy.com
626.676.9929

Jewelry



53

LENNE ROSEN-KABE

First Weekend
7880 Wesley Road
Joshua Tree, CA 92252
rosenkabe@gmail.com
www.lennerosenkabe.com
310.528.0198

Painting



First Weekend



Second Weekend



Both Weekends

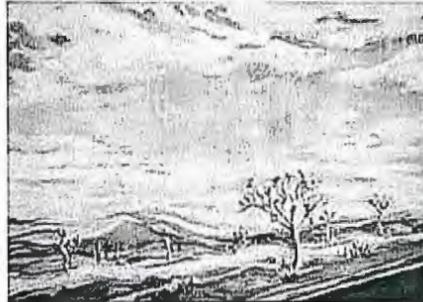


54

ALITA VANVLIET

Both Weekends
7236 Saddleback Rd
Joshua Tree, CA 92252
alita@alltavanvlietart.com
www.alitavanvlietart.com
831.332.0984

*Painting, Jewelry, Illustration, Prints
on Metal & Tile*



55

JANIS COMMENTZ

Both Weekends
7132 Saddleback
Joshua Tree, CA 92252
elpres2@msn.com
www.janiscommentz.com
760.401.1896

Painting, Oil, Acrylic, Watercolor

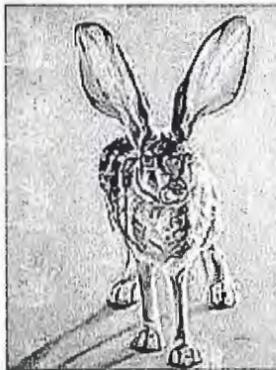


55

MARJORIE FRANKLIN

Both Weekends
7132 Saddleback Rd
Joshua Tree, CA 92252
marjorief.jt@gmail.com
www.marjoriefranklin.com
760.819.1692

Painting

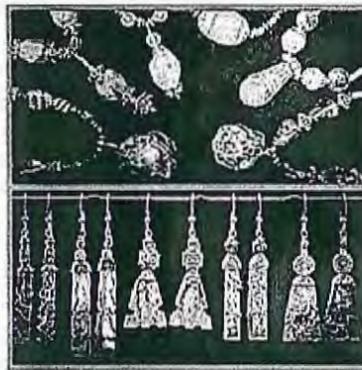


56

KARINE SWENSON

Both Weekends
6925 Juniper Road
Joshua Tree, CA 92252
karine@karineswenson.com
www.karineswenson.com
760.449.0094

Painting- Oil



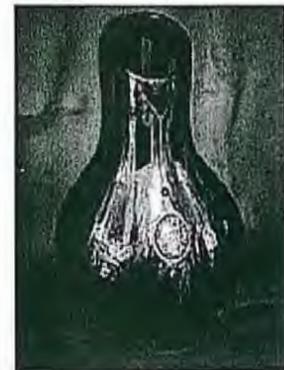
57

VALERIE DAVIS

Both Weekends
6785 Saddleback Rd
Joshua Tree, CA 92252
valdavisartinj@gmail.com

760.820.4336

Painting, Jewelry, Sculpture



57

ELIZABETH GREEN

Both Weekends
6785 Saddleback Rd
Joshua Tree, CA 92252
elizabeth.green@yahoo.com

760.799.9481

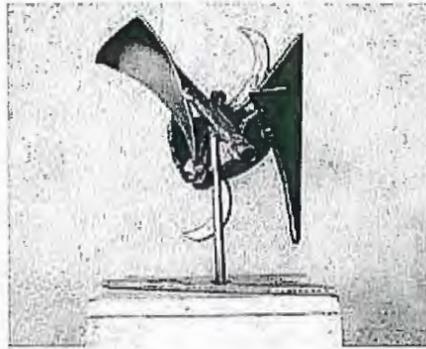
Gourd Art



57

NANCY MCHENRY
Both Weekends
6785 Saddleback Rd
Joshua Tree, CA 92252
ca2bound@aol.com

760.365.0848

Ceramics

57

JEFFREY TURNER
Both Weekends
6785 Saddleback Rd
Joshua Tree, CA 92252
tinman9@mac.com
<http://artworks3d.com/>
575.313.6536

Painting, Steel Sculpture

57

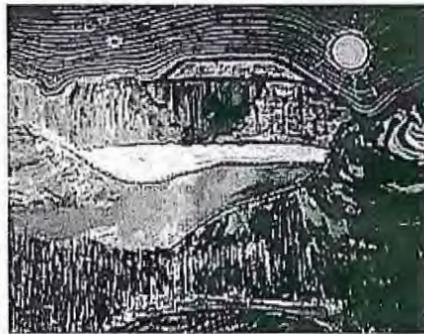
ELLIE TYLER
Both Weekends
6785 Saddleback Rd
Joshua Tree, CA 92252
ellietylerphoto@gmail.com
www.ellietyler.com
760.366.8019

Photography, Botanical Collage

58

GRATEFUL DESERT
Both Weekends
61695 29 Palms Hwy. Suite A
Joshua Tree, CA 92252
stef21@me.com

760.401.3607

*Assemblage, Mixed Medium,
Encaustic*

59

JAMES HAMMONS
Second Weekend
Natural Sisters Café and Gallery
61695 Twentynine Palms Hwy
Joshua Tree, CA 92252
JamesHammonsArts@aol.com
www.JamesHammonsArts.com
760.362.2449

Drawing, Painting

60

SUSAN ABBOTT
First Weekend
61970 El Reposo Circle
Joshua Tree, CA 92252
smtabbott@gmail.com

630.561.0031

Painting- Watercolor



First Weekend



Second Weekend



Both Weekends



61

MICHELLE WILLEY

Both Weekends
6753 Sunset Rd
Joshua Tree, CA 92252
mlwphotography@verizon.net
www.mlwphotography.net
760.285.0226

Photography



62

BILL VINCENT

First Weekend
61496 Alta Vista Drive
Joshua Tree, CA 92252
charmer4u@hotmail.com
www.billvincentstudios.com
626.610.3201

Photography, Painting- Watercolors



63

HILARY SLOANE

First Weekend
7514 Sunset Road
Joshua Tree, CA 92252
hilarysloane@att.net
www.HFS.photoshelter.com
760.974.9330

Photography



64

DAVID BOTTOMS

First Weekend
61566 Sandalwood Trail
Joshua Tree, CA 92252
david@dbottoms.com
www.dbottoms.com
415.517.6044

Assemblage, Drawing, Painting

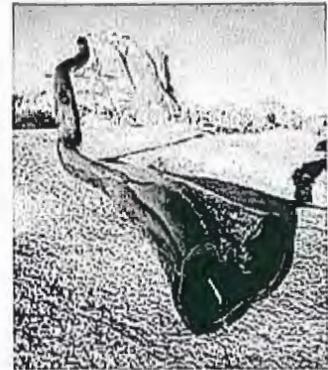


64

ANJA BROENINK

First Weekend
61566 Sandalwood Trail
Joshua Tree, CA 92252
Anja@AnyaSF.com anjabro@gmail.com
www.AnyaSF.com
415.517.6048

Fiber Art



65

KUROSH SHOWGHI

Both Weekends
7950 Quail Springs Road
Joshua Tree, CA 92252
jtreevibes@aol.com

Musical Instruments- Didgeridoo

Studios



66

DAVID MCCHESENEY
Both Weekends
8385 Fleur Dr
Joshua Tree, CA 92252
setitup@earthlink.net
www.milesowonder.com
760.366.8601

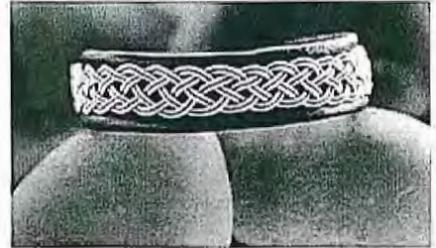
Photography



66

VERA TOPINKA
Both Weekends
8385 Fleur Dr
Joshua Tree, CA 92252
veravisions@gmail.com
http://veraphotography.com/
760.366.1030

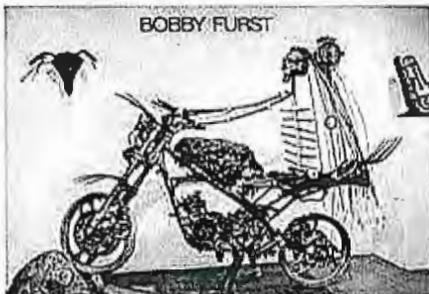
Photography, Metal Art



67

ELLEN HILL
Both Weekends
62677 Quail Springs Road
Joshua Tree, CA 92252
ehill@tseka.com
www.tseka.com
760.366.9237

Painting, Saami Indigenous Crafts



68

BOBBY FURST (FURSTWORLD)
Second Weekend
8528 Desert Shadows Rd
Joshua Tree, CA 92252
bobbyfurst@gmail.com
www.bobbyfurst.com
310.968.8833

Assemblage



Marya Fields
Native American style pouch worn on neck
Women's touch
and beads on leather
5" x 3 1/2"
2015

69

MARYA FIELDS
Second Weekend
8427 Rock Haven Road
Joshua Tree, CA 92252
mesquitehill@msn.com

760.364.3309

Jewelry, Beadwork



69

EVANGELINE MONTVILLE
Second Weekend
8427 Rock Haven Road
Joshua Tree, CA 92252
eva@creativeencounters.com
www.evamontville.com

Sculpture- Carved Wood Sculpture



First Weekend



Second Weekend



Both Weekends



69

SAM ROBERTS
Second Weekend
8427 Rock Haven Road
Joshua Tree, CA 92252
sam@srobertsphoto.com
www.srobertsphoto.com
650.255.9866

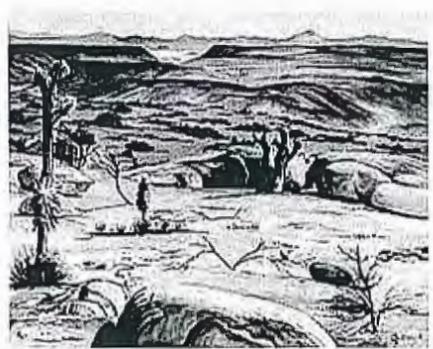
Photography



69

DANIELLE TIBEDO
Second Weekend
8427 Rock Haven Rd
Joshua Tree, CA 92252
cregandanielle7@gmail.com
www.danielletibedo.com
310.869.9120

Painting



70

JENNY KANE
First Weekend
61975 Petunia Dr
Joshua Tree, CA 92252
jk@jennykaneart.com
www.jennykaneart.com
310.749.8948

Painting



71

EAMES DEMETRIOS
First Weekend
Intersection of Border Ave and
Desert Trail (see Written Directions)
Joshua Tree, CA 92252
info@kcystories.com
www.kcymaerxthaere.com

310.397.6179

*Installation Art- Come join us for our
10th Anniversary (Special Activities!)*



72

JAMES OKEEFE
First Weekend
5401 Border Ave
Joshua Tree, CA 92252
artokeefe12@yahoo.com
www.jamesokeefeart.com
760.401.6385

Painting



73

ARTHUR COMINGS
Both Weekends
63328 Walpi Drive
Joshua Tree, CA 92252
arthurcomings@gmail.com
www.arthurcomings.com
415.721.7501

Assemblage

Studios



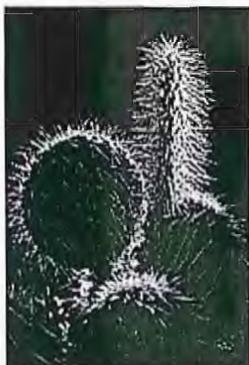
74

JENIFER PALMER-LACY

Second Weekend
63558 Walpi
Joshua Tree, CA 92252
laloland@aol.com

760.366.1048 or 323.573.1645

Painting, Drawing, Papel Picado



75

PAUL MOREHEAD

Both Weekends
61026 El Coyote
Joshua Tree, CA 92252
Paul@PaulMorehead.com
www.PaulMorehead.com
760.364.4567

Photography

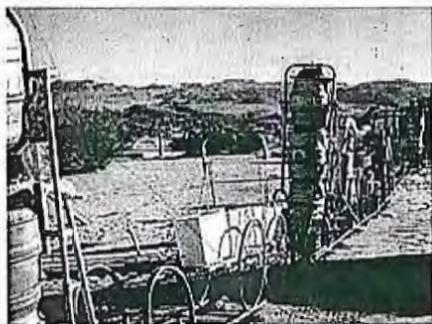


76

CYNTHIA COX

First Weekend
63425 Kelly Circle
Joshua Tree, CA 92252
jcc@whitefeatherstudio.com
www.whitefeatherstudio.com
760.821.5955

Assemblage, Jewelry, Prints & Cards



77

NOAH PURIFOY

First Weekend
63030 Blair Lane
Joshua Tree, CA 92252
tarashall@att.net
www.noahpurifoy.com
213.382.7516

Assemblage, Sculpture- Installation

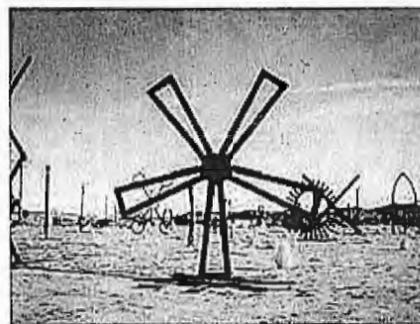


78

BARBARA DRUCKER

Second Weekend
2950 Rice Road
Joshua Tree, CA 92252
bdrucker@ucla.edu
www.barbaradrucker.net

Painting



79

SIMI DABAH

First Weekend
5255 Sunfair Road
Joshua Tree, CA 92252
jdabah@earthlink.net
www.simidabahsculptures.com
310.200.4233

Steel Sculpture



First Weekend



Second Weekend



Both Weekends



80

ANAHITA KING
Both Weekends
64847 Tonto Drive
Joshua Tree, CA 92252
kingarts1@verizon.net
www.anahitaking.com
760.974.9350

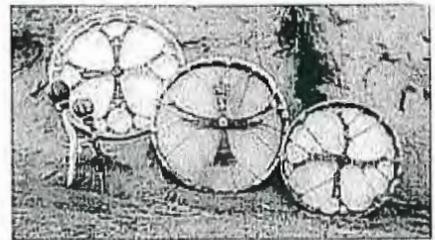
Ceramics, Watercolors



81

TOM O' KEY (JOSHUA TREE ASTRONOMY ARTS THEATER)
Both Weekends (evenings)
2601 Sunfair Road
Joshua Tree, CA 92252
scdvainfo@gmail.com
www.scdva.org www.JTAAT.com
760.368.5035

Photography - Astronomy, Imaging, Deepspace



82

LISA STARR
Second Weekend
6920 Bonita Ave
Joshua Tree, CA 92252
lisa@drummakingjourneys.com
www.lisastarr.net
760.917.9617

Drums & Rattles, Instruments of Ancient Medicine for Modern Times, Elk and Deer Hides, Cedar and Natural Woods



83

COCO HALL
Both Weekends
65410 Baseline Rd
Joshua Tree, CA 92252
cocohall@gmail.com
www.cocohall.com
415.310.1550

Sculpture, Painting, Ceramics



84

MARK DOOLITTLE
Both Weekends
7284 Mt. Shasta Ave
Joshua Tree, CA 92252
markdool@ucla.edu
www.markdoolittlestudio.com
661.433.6349

Sculpture - Wood

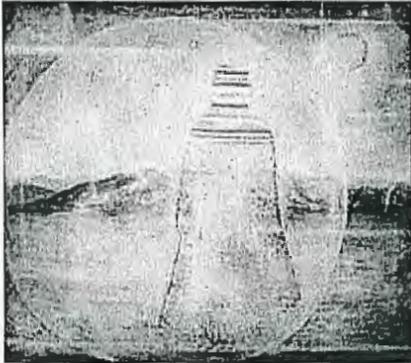


85

LILI TANNER
Both Weekends
6905 Petersen Road
Twentynine Palms, CA 92278
lilitcali@gmail.com
www.lilitcalifornia.com
760.362.1913 or 310.508.0538

Jewelry, Leather Bags

Studios



86

DOUGLAS O. SMITH

Both Weekends
69197 29 Palms Hwy
Twentynine Palms, CA 92278
douglas.o.smith@gmail.com
www.douglasosmith.com
760.401.8038

Drawing, Sculpture

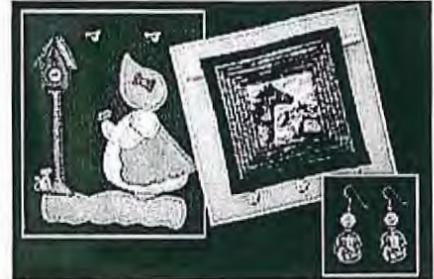


87

ART MORTIMER

Both Weekends
70141 Arenoso Trail
Twentynine Palms, CA 92278
artmortimer@earthlink.net
www.artmortimer.com
760.865.0704

Painting, Photography



87

GILLYAN THORBURN

Both Weekends
70141 Arenoso Tr
Twentynine Palms, CA 92278
gillyan@earthlink.net

760.865.0704

Fiber Art, Jewelry

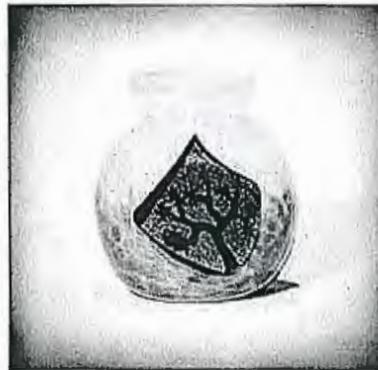


88

RICO

Both Weekends
70875 29 Palms Hwy
Twentynine Palms, CA 92278
subatomicfilmz@gmail.com
www.subatomicgallery.org
760.333.6532

Assemblage, Drawing, Painting

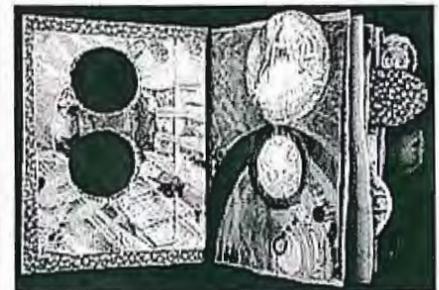


89

PARIS BIRDWELL

Both Weekends
6847 Adobe Road
Twentynine Palms, CA 92278
birdwellglassart@yahoo.com
www.parisbirdwell.com
808.268.6731

Assemblage, Glass



89

**GRETCHEN GRUNT
(29 PALMS CREATIVE CENTER
AND GALLERY)**

Both Weekends
6847 Adobe Road
Twentynine Palms, CA 92278
29PalmsCreativeCenter@gmail.com
www.29PalmsCreativeCenter.com
760.361.1805

Multi-Media Printmaker



First Weekend



Second Weekend



Both Weekends



89

DOUG WHITFIELD

Both Weekends
6847 Adobe Road
Twentynine Palms, CA 92278
easyas123zz@gmail.com

760.819.3821

Stained Glass, Glass Painter



90

**BECKY HUFFMAN
(DESERT ROADRUNNERS)**

First Weekend
74211 Two Mile Rd
Twentynine Palms, CA 92277
desert_roadrunners@yahoo.com

909.723.7318

Photography



90

**HUGH HUFFMAN
(DESERT ROADRUNNERS)**

First Weekend
74211 Two Mile Rd
Twentynine Palms, CA 92277
desert_roadrunners@yahoo.com

909.723.7318

Painting



91

MARK E. HEUSTON

First Weekend
83230 Garden Ave
Twentynine Palms, CA 92278
Solarmouse@dslextreme.com

760.596.9210

Metal Art, Sculpture



92

SANDRA LYTCH

First Weekend
77575 Twentynine Palms Hwy
Wonder Valley, CA. 92277
lytch2@aol.com
<http://fineartamerica.com/profiles/sandra-lytch.html>
760.821.9301

Painting, Drawing



92

ERIC SAKS

First Weekend
77575 29 Palms Hwy
Twentynine Palms, CA. 92278
hatmeister@gmail.com
www.joshuatreefort.com
310.980.7598

Painting- Oil, Photography



First Weekend



Second Weekend



Both Weekends

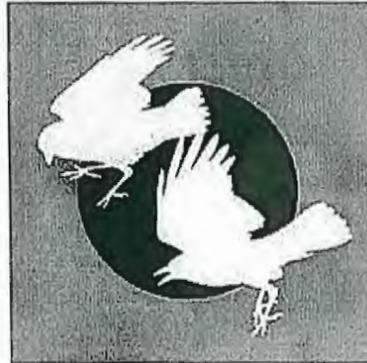


93

ROBERT ARNETT

Both Weekends
6340 Allen Ave
Wonder Valley, CA 92277

www.bobarnett91741@yahoo.com
robertarnettfineart.com
626.488.5827

Painting

94

PERRY HOFFMAN

Both Weekends
79188 El Paseo
Wonder Valley, CA. 92277

magentaraven@gmail.com
www.magentaraven.com
805.452.4898

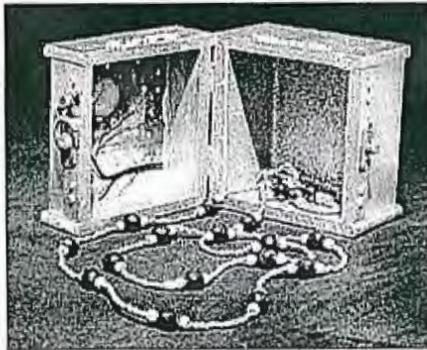
Ceramics, Photography, Assemblage

95

ANDREW EIDEN

First Weekend
87565 Amboy Rd
Wonder Valley, CA 92277
andreweiden@hotmail.com

562.945.6352

Photography

95

MICHAEL EIDEN

First Weekend
87565 Amboy Rd
Wonder Valley, CA 92277

zenith8746@aol.com
www.oldmaninthedesert.com
562.945.6352

Jewelry

95

CLARK HUNTER

First Weekend
87565 Amboy Rd
Wonder Valley, CA 92277

werdoomed@aol.com
www.ClarkHunter.com
323.459.0603

Photography

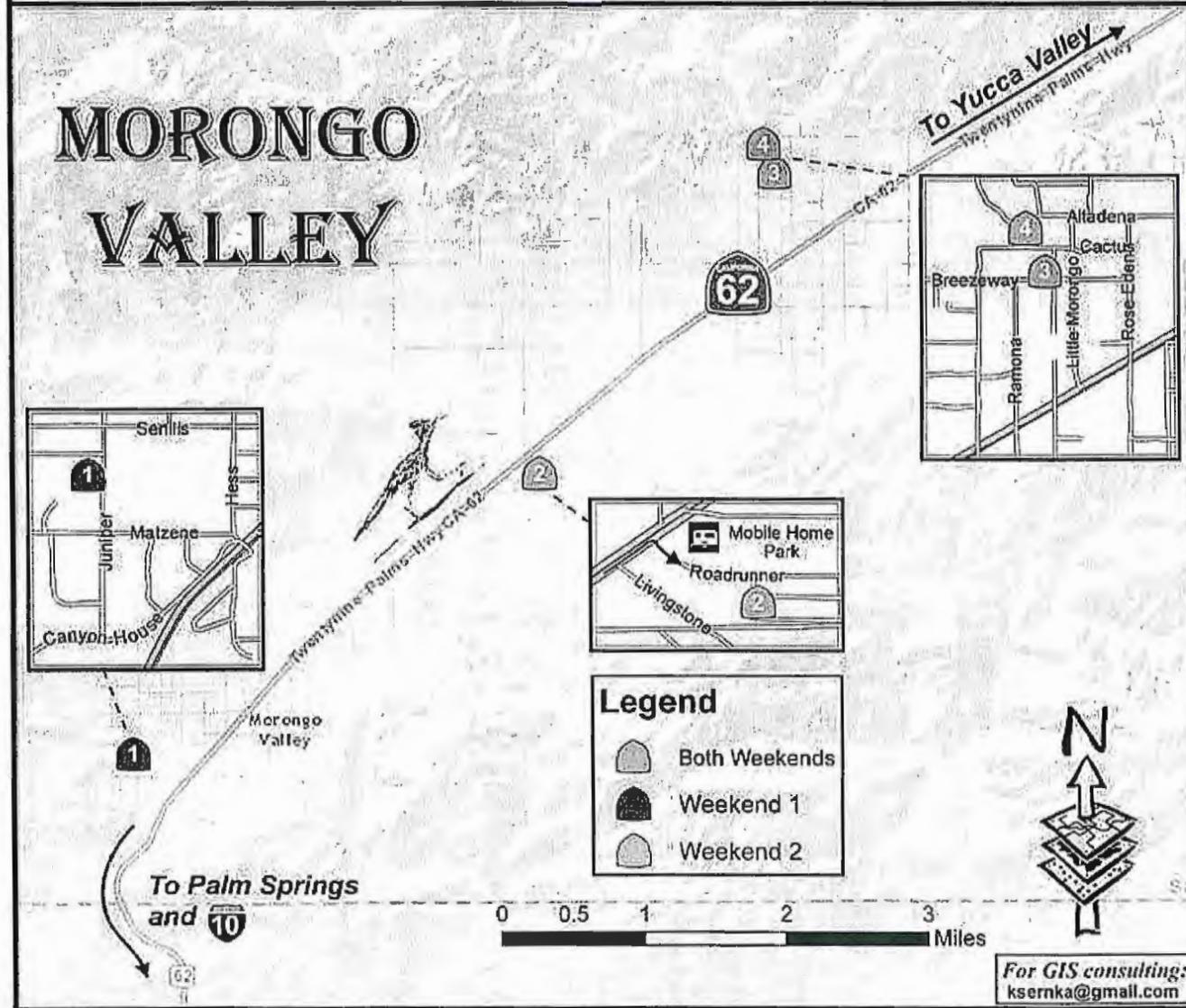
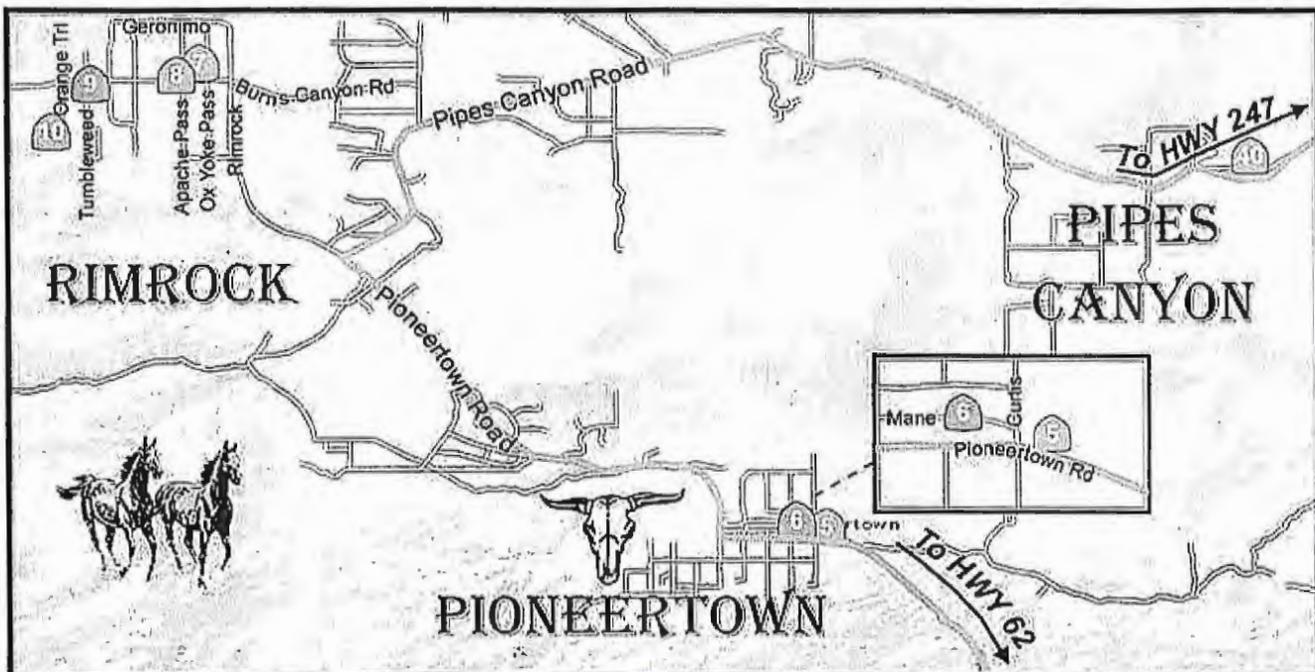
95

KATHRYN HUNTER

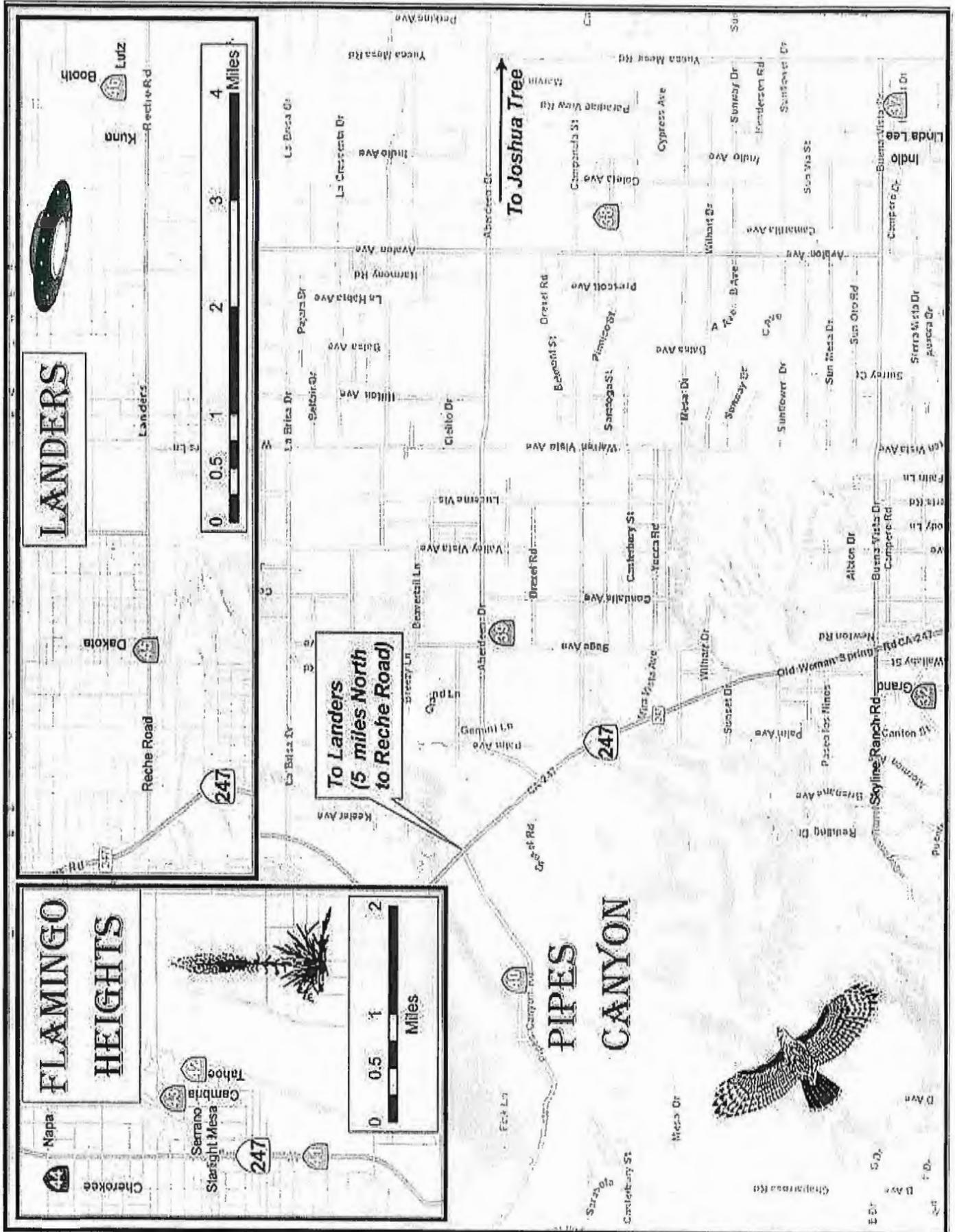
First Weekend
87565 Amboy Rd
Wonder Valley, CA 92277
kathrynhunter@yahoo.com

423.920.0192

Painting, Photography



For GIS consulting:
ksernka@gmail.com



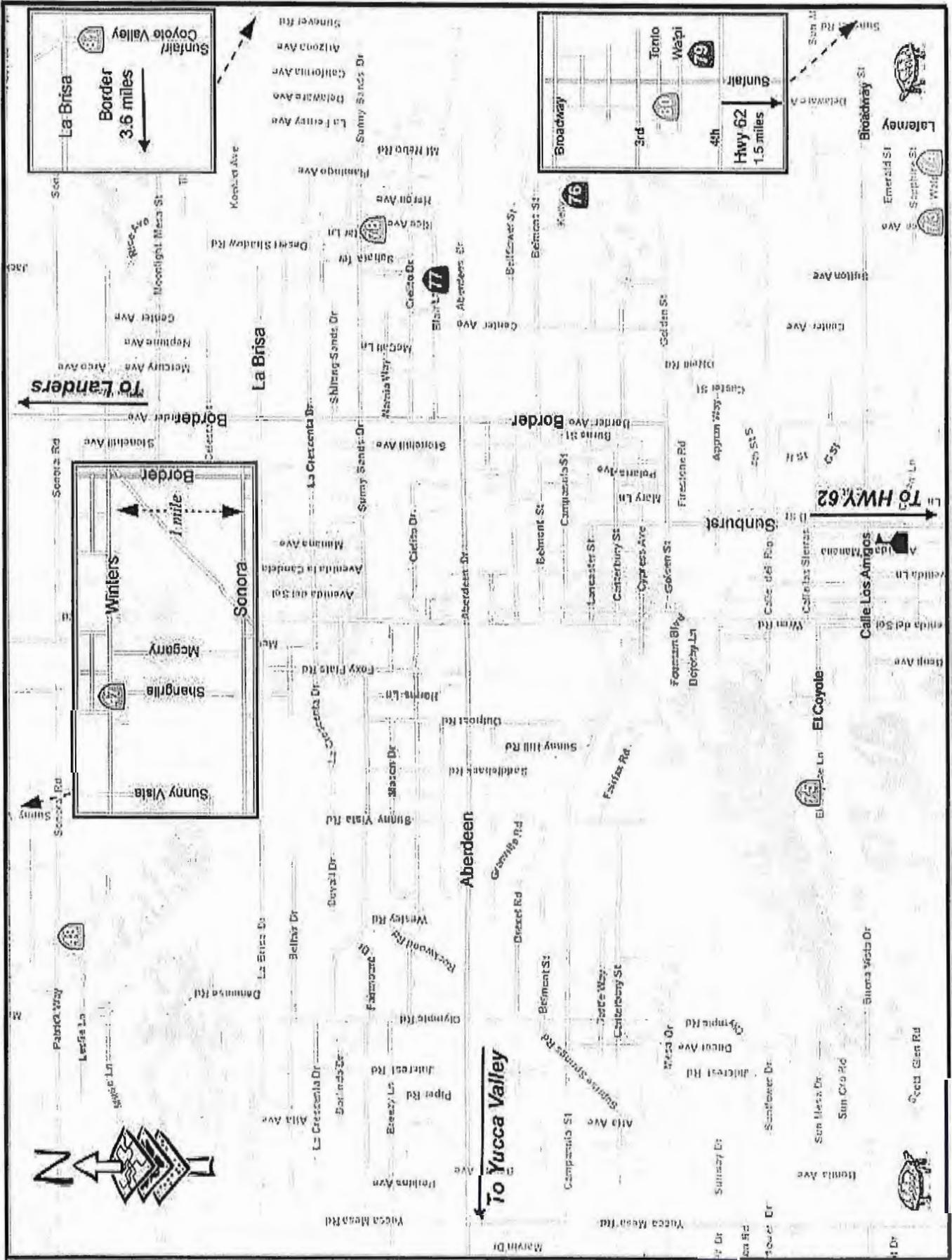
LANDERS

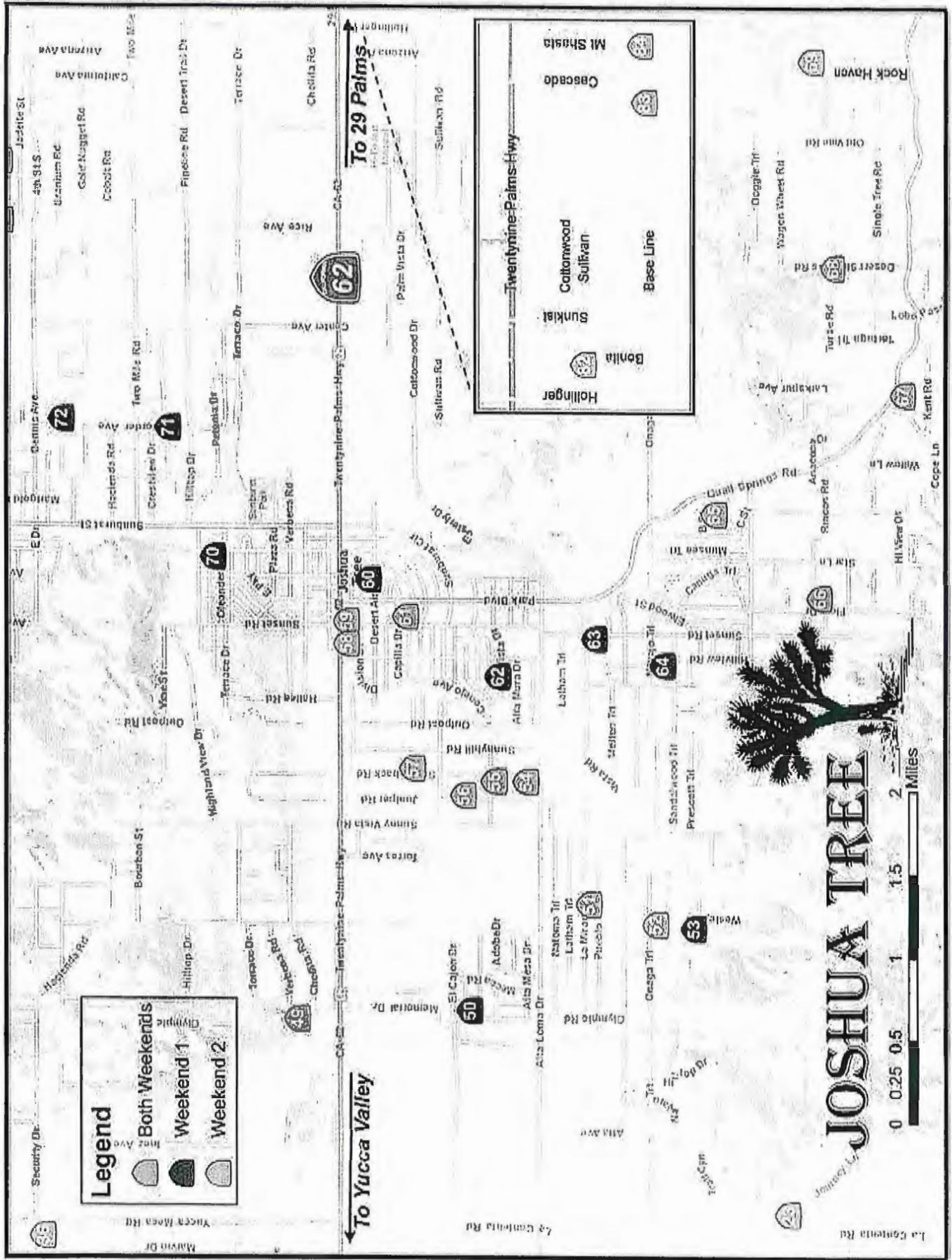
FLAMINGO HEIGHTS

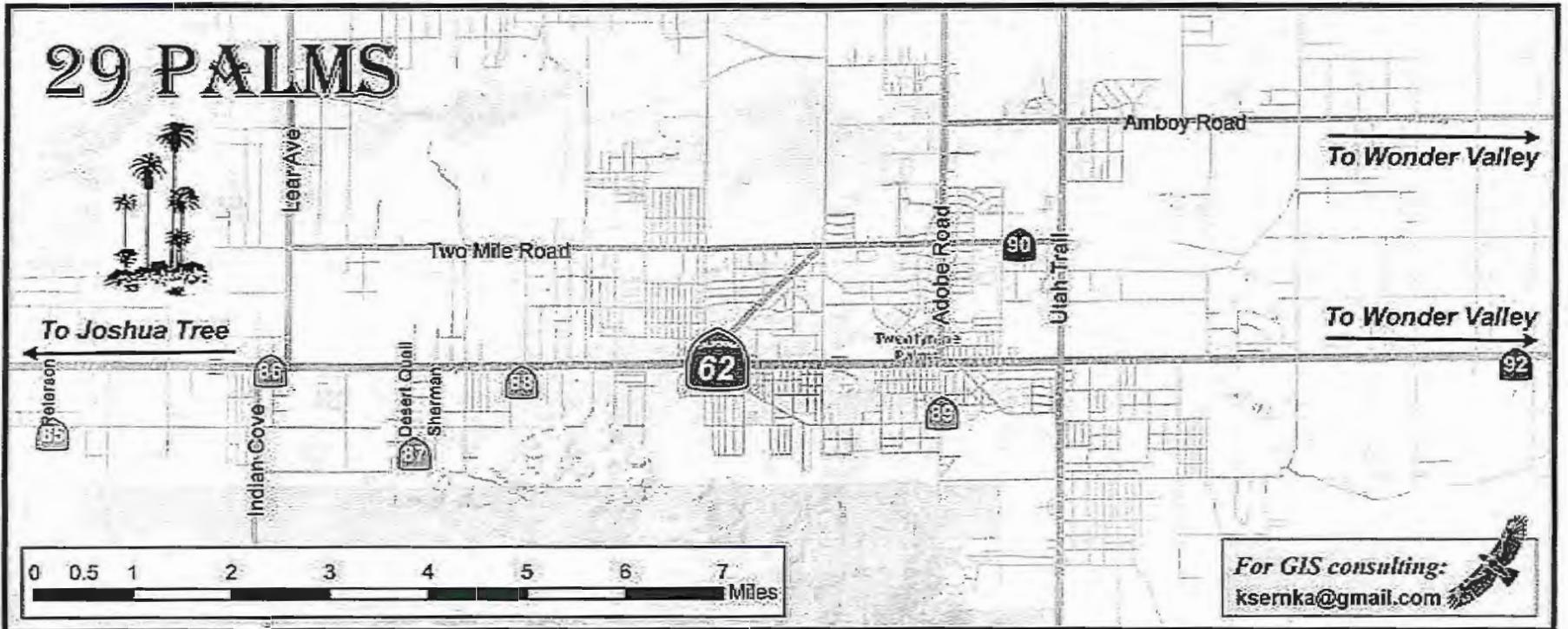
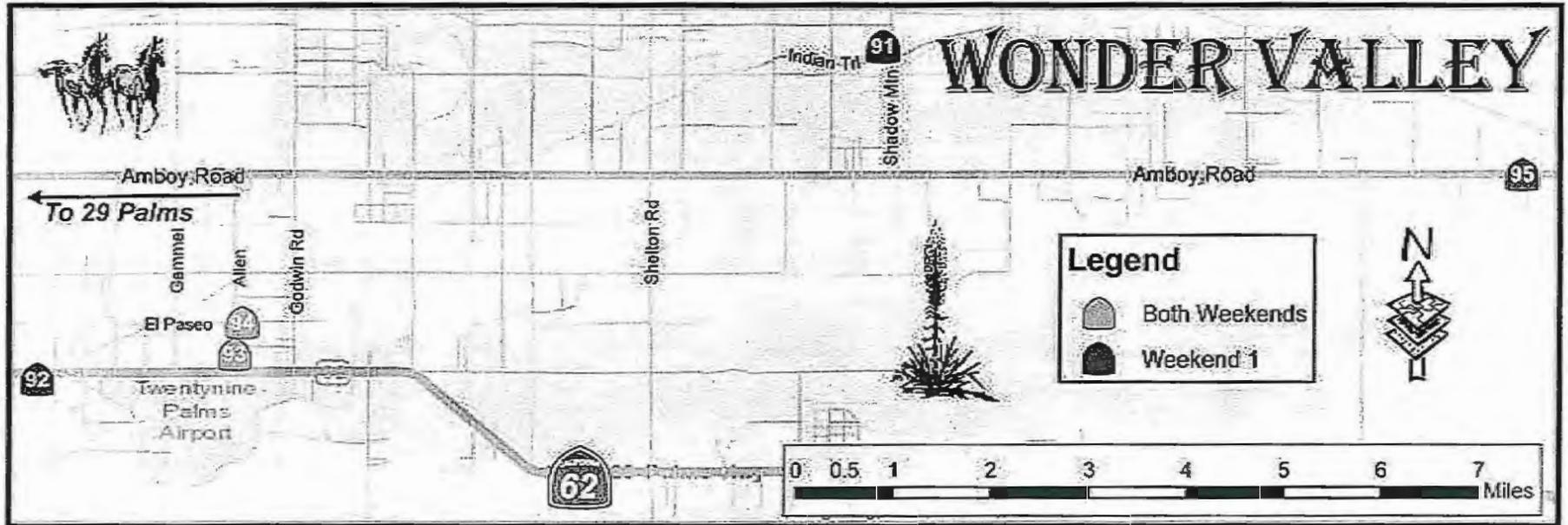
To Lander's
(5 miles North
to Reche Road)

To Joshua Tree

PIPES CANYON

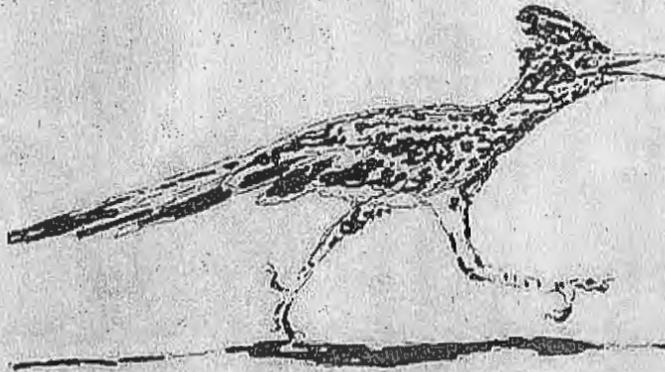






ARTIST STUDIO

Directions



- A**
- 60 Abbott, Susan** From Hwy 62 turn south on El Reposo. Studio is at end of 1st block, on right.
- 6 Alban, Thomas and Amara (Mazamar Art Pottery)** From Hwy 62, turn north on Pioneertown Road. Go 4 miles to Pioneertown. On the right you will see Pioneer Bowl. Park next to Pioneer Bowl and walk across the dirt road, which is Mane St., to 53626. Look for the sign that says "POTTERY" on our building.
- 93 Arnett, Robert** Continue east on Hwy 62 for 6.5 miles beyond Twentynine Palms to Allen Ave. You will pass the airport on your right. Turn north on Allen Ave. 760 367 2159
- B**
- 3 Bartlett, Daniel** From Hwy. 62 turn north onto Little Morongo Rd. Turn left onto Breeze Way. Continue to "T" Circle and turn right. Our studio is the first house on the left.
- 89 Birdwell, Paris** See Gretchen Grunt
- 64 Bottoms, David** From Hwy 62 turn south onto Sunset Ave. Make a right on Alta Loma and then an immediate left to continue on Sunset Ave. Turn right on Sandalwood Trail. In 1,000 feet down the dirt road you will see the geodesic dome on the right. The studio is in the large attached garage space next to the dome.
- 17 Brady, Bonnie** See John Greenfield
- 64 Broenink, Anja** See David Bottoms
- C**
- 52 Callaway, Toni Marie** From Hwy 62 turn south on La Contenta Rd. Turn left on Yucca Trail / Alta Loma. Turn right on Olympic Rd. Turn left on Onaga Tr. At the corner of Onaga Tr. and Wesley Rd.
- 35 Caygill, Karen** From Hwy 62, turn north on Yucca Mesa, left (W) on Wilmar, right (N) on Linda Lee (first right after Paradise View), house is on the corner of Linda Lee and Los Coyotes.
- 53 Chew, Siri** See Lenne Rosen-Kabe
- 73 Comings, Arthur** Go north on Sunfair from Highway 62. Turn left on Broadway, left on Flamingo, and right on Walpi. I'm at the corner of Walpi and Rice, at 63328 Walpi.
- 55 Commentz, Janis** See Marjorie Franklin
- 76 Cox, Cynthia** From Hwy 62 turn north on Sunburst; right on Golden; Left on Border, 1/4 mile to Belmont; right (East) on Belmont for 1 mile; Right on Kelly Circle, watch for signs. Do NOT go up the hill on Belmont.
- D**
- 79 Dabah, Simi** From Hwy 62 turn north on Sunfair Road. Go approx. 1 mile to 4th St.--on right.
- 31 Dahl, Bill** See Deane Locke
- 57 Davis, Valerie** See Ellie Tyler
- 71 Demetrios, Eames** From Hwy 62 Go North on Sunburst; right on Crestview, right on Border Avenue for one block to Desert Trail. NO STREET ADDRESS: Follow the Hwy 62 Art Tour Signs #71
- 84 Doolittle, Mark** From Hwy 62, turn south onto Mt. Shasta Ave. The community college will be on the opposite side of Hwy 62. Go to the end of the street heading south; my studio is on the right-hand side at the street end, opposite the large home among the rocks.
- 47 Dolen, Scott** From Hwy 62 turn North onto Sunburst Ave. Turn right onto Golden. Turn left onto Border. Go about 4 miles then turn Left on Winters Rd. (dirt). Go 1.4 miles to large metal building at 919 Shangri La Lane, entrance off Winters.
- 78 Drucker, Barbara** From Hwy 62 go North on Sunburst for 3 miles; Right on Golden; Left on Border for 1 mile; Right on Aberdeen for 1/2 mile; Left on Center (unpaved road) for 2 blocks; Right on Ciellilo for 1/2 mile; Left on Rice Road. House/studio is at 2950 Rice Rd., burnt orange color on left side of unpaved road.
- 40 Duran, David** From Hwy 62 in Yucca Valley go north on Old Woman Springs rd 5 miles to Pipes Canyon rd go left and it's the 6th house on the right about a mile up the rd and says Gold Mountain over the gates and "Feel The Magic" out front.
- E**
- 47 Eastman, Donna** See Scott Dolen
- 13, 95 Eiden, Andrew** See Clark Hunter
- 13, 95 Eiden, Michael** See Clark Hunter
- F**
- 38 Fagan, Michael** Hwy 62 to Yucca Mesa Blvd; north on Yucca Mesa to Aberdeen; west on Aberdeen to El Dorado Ave; south on El Dorado 3/4 mile to 3768 El Dorado Ave.
- 32 Farmer, Janellen (Ghost Town Images)** See JoAnn Petersen
- 6 Fennell, Geoffrey** See Thomas Alban
- 47, 69 Fields, Marya** See Scott Dolen (1st weekend), See Evangeline Montville (2nd weekend)
- 44 Foschetti, Bibiana** From Hwy 62 take CA-247 N/ Old Woman Springs Rd. Drive 9.5 miles then turn left onto Napa St. Drive 0.2 miles then take the 1st left onto Cherokee Trail. Destination will be on the left.
- 24 Fox, Mae** From Hwy 62 turn north onto Grand Ave. Proceed 3.5 blocks. Look for animals on the fence.
- 55 Franklin, Marjorie** From Hwy 62, turn south on Sunnyhill next to the HI-Desert Cultural Center. Travel south 1 mile and turn right on Alta Vista (small dirt road by the mailboxes). Travel one block on Alta Vista to Saddleback. 7132 is across the street on the South West corner of Alta Vista and Saddleback.
- 25 Frasher, Emilia Louisa** From Hwy 62 turn north on Airway. Turn right on Sunnyslope or from Hwy 62, turn north on Hilton Rd, left on Sunnyslope. Showing with Nancy Miehle
- 43 Fredenburg, Shelly** From Hwy 62, turn north onto Old Woman Springs Rd / SR 247. Proceed about 8 miles, turn Right on Serrano, Left on Cambria Ave. The house is about 0.3 miles on the Left side of road.
- 68 Furst, Bobby (Furstworld)** From Hwy 62 driving east, take Park Blvd going south (becomes Quail Springs Rd.) Go 3.9 miles and left on Desert Shadows Rd. .4 miles to 8528, Big Quanset building on the left side of street.

Studio Directions Continued

G

46 Geiger, Marcia From Hwy 62 in Yucca Valley, Head north on SR-247/Old Woman Springs Rd 10 mi. Turn right onto Reche Rd 5.9 mi. Turn left onto Booth Rd 0.3 mi. Turn left onto Lutz Ave Destination will be on the right.

17 Gonzalez, Susan Brady See John Greenfield

1 Grasso, Sebastiano From Hwy 62, turn north onto Hess Blvd. Turn Left onto Senells Ave. Turn Left onto Juniper. Third House on Right.

58 Grateful Desert From Hwy 62 in downtown Joshua Tree, south on Sunset Rd. Immediately turn right into the parking lot. In between Natural Sisters and Joshua Tree Health Foods

11 Graves, Jason From Hwy 62 take Kickapoo Trail (Next to 7/11 store) South, 1.2 miles. It merges Right (West) with Hoopa Road .3 miles until it dead-ends at Great House Lane. Left (South) on Great House Lane up the hill to first driveway on the left .1 miles to 8577.

57 Green, Elizabeth See Ellie Tyler

17 Greenfield, John From Hwy 62 turn south at the signal at Sage Ave. Cross 2 stop signs (Onaga and Joshua Drive) and continue 4 more blocks to Desert Gold. Turn right onto Desert Gold.

89 Grunt, Gretchen 29 Palms Creative Center From Hwy 62, turn south onto Adobe Road, 3 blocks towards mountains, across from Builders Supply.

H

83 Hall, Coco Do not use GPS or Mapquest because they might put you into a deep wash. From Hwy 62 turn right onto Cascade Road. Drive one mile to the end of Cascade Road to Baseline Road. Turn right onto Baseline Rd. and go about 350 yards to the first house on the right.

43 Hall, Linda See Shelly Fredenburg

16 Hamilton, Cory From Hwy 62, turn south onto Palm Ave. (Autozone) At the stop sign which is Onaga Trl. make a left, then an immediate right onto Palm Ave. Take the road almost to the top of the street. We are the 2nd house from the top on your right hand side.

59 Hammons, James The Natural Sisters Cafe and Gallery. Downtown Joshua Tree. The Natural Sisters is located on Hwy 62 and Sunset on the southwest side, corner building. Look for the James Hammons Art sign on Hwy 62.

47 Hayes, Theann See Scott Doten (2nd weekend)

33 Henson, John From Hwy 62, take Old Woman Springs Rd / SR 247 to Hillcrest. Turn right on Hillcrest and continue until it ends at Roberts Road. Turn right on Roberts Road until it dead ends.

91 Houston, Mark E. From Twentynine Palms, go east on Highway 62 to Godwin Road. Left on Godwin Road. At the intersection of Godwin and Amboy Road, turn right on Amboy Road. Follow Amboy Road to Shadow Mountain Road; it's just past the Palms Restaurant. Left on Shadow Mountain Road and go about 1 1/4 Mile. Look for the Art Tour sign on the left (west) side of the road.

67 Hill, Ellen From Hwy 62 turn south on Park Blvd., travel 3.1 miles. (Park turns into Quail Springs Rd). Driveway will be on the right side.

94 Hoffman, Perry Head east on Hwy 62 from 29 Palms, going 6 miles past the Circle K gas station. After the airport turn left (north) on Godwin and in three streets turn left (east) on El Paseo. First house on the right, sign reading Pavement Ends

90 Huffman, Becky (Desert Roadrunners) From Hwy 62 in Twentynine Palms take a left on Adobe Rd. Right on Two Mile Rd. Go 4 streets, house is on right (after Marine Rd.)

90 Huffman, Hugh (Desert Roadrunners) See Becky Huffman

13, 95 Hunter, Clark 1st Weekend: (studio #95) Approximately 16 miles from Twentynine Palms on Amboy Road, turn right at Milgor Rd. and immediately turn left into the driveway. There is a weathervane that says "Hunter" at the corner of the property. 2nd Weekend: From Highway 62, turn south on Kickapoo Trail, turn right on Mountain View Trail, look for sign that says "Hunter" and turn left onto long driveway up to house. Total drive time from highway about 2 minutes.

13, 95 Hunter, Kathryn See Clark Hunter

J

2 Jagger, Snake From Hwy 62, turn south into Roadrunner Mobile Home Park. Turn right at the first corner. Look for the yellow and white trailer straight ahead. Park across the street in the dirt lot by the eucalyptus tree

15 Jonasse, Mary See Diana Shay Diehl

K

70 Kane, Jenny From HWY 62, turn North on El Reposo at the Circle K and drive for about 6 blocks and then turn right on Petunia Dr. My studio is the last house on the right.

34 Keesling, Ed From Hwy 62 turn north onto Yucca Mesa Road. Go 1 mile and turn left (west) onto Douglas Lane. Go 3 blocks to the church and turn right onto Indio. Go one block and turn left onto Wilmar. Go to the end of the street. It is the red house. The studio is behind the house.

50 Kennedy, LaVonne From Hwy 62, turn south on La Contenta Rd. Turn left (east) on Yucca Trail / Alta Loma Rd. Turn left (north) on Olympic Rd. Turn right (east) on Chesapeake Dr. Third house on the right.

36 Kimmel, Sherr See Virginia Neal

80 King, Anahita From Hwy 62, turn North onto Sunfair (on GPS sometimes shows up as Coyote Valley). Go 1.75 miles, pass Studio #79 on right. Turn left on Tonto Drive, third house on the left.

31 Klopfenstein, Kathi See Deane Locke

31 Klopfenstein, Paul See Deane Locke

29 Koza, Julianne From Hwy 62, north on SR 247 to stop light. Left (west) on Skyline Ranch Road. 1st left turn (south) on Wallaby. Follow Wallaby as it curves right into Grand Ave. Turn right (north) on Grand Ave. Studio is 1st house on right, has paved driveway.

L

20 Lamb, Christine From Hwy 62 turn South on Joshua Lane for 2.6 miles. Turn Right on San Vicente, .2 miles turn Left on Juarez Dr., 1st Right is Alaba Ave. Our house is at the end of the cul-de-sac.

20 Lamb, Ray See Christine Lamb

21 Larger Than Life Murals From Hwy 62 turn South on Joshua Lane towards Sky Harbor. Turn Left on Emerson, right on Desert Gold. First house on the right.

31 Locke, Deane From Hwy 62, turn (N) onto Old Woman Springs Rd/247, follow to first light (Buena Vista/Skyline) Left on Skyline Ranch Rd, Left onto Wallaby, turn Right onto Grand. Look for 5330 Grand.

12 Luna, James From Hwy 62, turn south on Kickapoo, turn right (west) on Mountain View. Go west to Hammett. Corner of Hammett and Mountain View.

92 Lytch, Sandra Drive East on Highway 62. Gallery is on Thunderbird Road. Contact Laurel at 760-367-3807 for further directions or information on artists showing in October 2014.

M

26 Madsen, Susan From Hwy 62 turn North on Old Woman Springs Rd. Turn right (east) on to Crestview. My house faces the YV airport.

66 McChesney, David See Vera Topinka

57 McHenry, Nancy See Ellie Tyler

25 Miehle, Nancy See Emily Frasher

7 Milici, Bobette From Hwy 62 turn north onto Pioneertown Road until it turns into Rimrock Road. Continue on Rimrock road, turn left onto Burns Canyon (approximately 4.5 miles past Pioneertown), right on to Ox Yoke Pass. Alternate route: From Old Woman Springs Road, (Hwy 247), west on Pipes Canyon to the very end. Right on Rimrock Road, left on Burns Canyon and right on Ox Yoke Pass.

7 Milici, Tony See Bobette Milici

45 Mills, Adina From Hwy 62, turn north onto Old Woman Springs Road / Hwy 247. Turn right onto Reche Road. Go down about a half mile and then turn left onto Dakota Lane. The house / studio is the first house on the left.

69 Montville, Evangeline From Highway 62, turn south onto Park Blvd. (turns into Quail Springs after crossing Alta Loma). After 5 miles from Hwy 62, turn left (north) onto Rock Haven. Turn right at Singletree, and left again on Rock Haven. Continue to 8427 Rock Haven (1/2 mile from Quail Springs Road). Park on gravel and follow signs.

75 Morehead, Paul From Hwy 62 turn north on Sunburst St. Turn left on Calle Los Amigos (at the new elementary school). Turn right on Wren Rd. (at the end of the pavement.). Turn left on El Coyote. The last house on the right side

87 Mortimer, Art From Hwy 62 turn South on Sherman Road in Twentynine Palms. Entering Sherman Highlands, go to top and turn right on Arenoso Trail. Third house on the left, park on the street or the driveway and the studio is at the back.

N

36 Neal, Virginia From Hwy 62 turn north on Yucca Mesa Rd., go North 1.4 miles. The left side (West) of the road is marked "Neals". Driveway is across Yucca Mesa Rd. (West) from the Security Dr. sign. Go between the 2 fences to enter property. Actual entrance to property is just North (past) of the large mailbox marked 59262 Romans Rd.

O

81 O' Key, Tom (Joshua Tree Astronomy Arts Theater) From Hwy 62, turn north on Sunfair Rd. Joshua Tree Astronomy Arts Theater is located at the Joshua Tree RV Lake and Campground on the south east corner of the Lake.

72 Okeefe, James From Hwy 62 turn north on Sunburst Ave. Go approximately 1 mile. Turn right on Crestview Ave. Go to the end of the pavement. Turn left on Border Ave. Go 4 blocks to 5401 Border Ave.

P

74 Palmer-Lacy, Jenifer From Hwy 62 turn north on Sunfair. Turn left (west) on Broadway. Turn left (south) on La Ferney. Turn right on Walpi. Studio is on the right side.

32 Petersen, JoAnn From Hwy 62 turn left (north) on Old Woman Springs Rd. (Hwy 247). The first light will be Skyline Ranch Road / Buena Vista. Turn left on Skyline Ranch Rd. Turn left on the second street, Grand Ave. Go to stop sign and turn right on Chipmunk Trail. 1st or 2nd driveway on the left.

15 Prestridge, Barbara See Diana Shay Diehl

77 Purifoy, Noah From Hwy 62, north on Sunburst. Right on Golden St, left on Border. Right on Aberdeen, left on Center, right on Blair.

R

14 Rainbow Stew At the West end of Old Town Yucca Valley, on the South side of Hwy 62, look for the business named Rainbow Stew between Inca and Geronimo.

8 Renee, Christina See Christina Stratton

88 Rico From Hwy 62 turn south onto dirt driveway at 70875. It is near a red mailbox. Park anywhere behind big red garage, red house.

42 Rieman, Steve From Hwy 62, go 8 miles north on Hwy 247(OWS) to Starlight Mesa. Turn right on Starlight Mesa. Go to Cambria (about 2/3 of a mile). Make a right turn. Go a few hundred feet to Vin Rose. Turn left. Go a few hundred feet to Tahoe Ave. Turn left. About 1/8 mile on the right you'll see our buildings.

69 Roberts, Sam See Evangeline Montville

41 Romatko, Linda From Hwy 62 turn north onto Old Woman Springs Rd. / SR 247. Travel exactly 7 miles on Old Woman Springs Rd. The studio is on the left side. Look for the signs. Enter at the driveway for Canine Country Kennels.

9 Romero, Dan See Larry White

53 Rosen-Kabe, Lenne From Hwy 62 turn south on La Contenta Rd. Turn left on Yucca Trail / Alta Loma. Turn right on Olympic Rd. Turn left on Onaga Tr. Turn right on Wesley Rd. to 7880 House/studio will be on the right.

29 Ryan, Georgia See Julianne Koza

S

92 Saks, Eric Glass Outhouse Gallery, 77575 29 Palms Hwy. (Hwy. 62), Wonder Valley. Five miles east of downtown Twentynine Palms, turn right off the highway onto Thunder Road. Honk your horn!

49 Segal, Thyra From Hwy 62 turn north on Olympic Road. Last house on the left. Look for the black gate on the left side.

22 Shaw, Esther From Hwy. 62 turn south on Avalon. Continue on to Palomar Ave. Look for black mailbox - 8289 on left side after passing Keats/Carlyle.

15 Shay Diehl, Diana From Hwy 62, turn south on Acoma Trail (Jelly Donut on corner). Approximately 2 miles south, turn right on Golden Bee at the end of Acoma. First right on Bannock Trail (cul de sac). 4th house on the left - follow the signs!

65 Showghi, Kurosh From Hwy 62 in Joshua Tree. Turn on Park Blvd. which becomes Quail Springs Rd. up 2 miles on the right side.

28 Sinare, Salvatore From Hwy 62 going east, turn left (North) on Old Woman Springs Road (Hwy 247). Go approximately 1.5 miles to Cobalt Road, then turn left (West). (Alternately, turn left on El Cortez, one street before Cobalt, which is safer. Then turn right on Buena Suerta to Cobalt.) On Cobalt, go approximately 1.3 miles west to house on left at 56375 Cobalt (cross street is Cholla).

63 Sloane, Hilary From Hwy 62 turn south on Park Blvd (which turns in to Quail Springs Road south of Alta Loma). Turn left on Pueblo to Sunset. Corner of Pueblo and Sunset. Street address is on Sunset, front door on Pueblo

9 Small, Dee See Larry White

86 Smith, Douglas O. From Joshua Tree at Hwy 62, drive approx. 14 miles east, from 29 Palms, drive approx. 4 miles west. Studio is located on the south side of the highway at Monte Vista Avenue in the Roadside Attraction Art Building.

5 Smith, Gay From Hwy 62, turn north on Pioneertown Road. Proceed for 4 miles. The Desert Willow Ranch is on the right hand side of Pioneertown Road, just before Pappy and Harriets.

51 Southard, Richard From Hwy 62 turn south onto Sunny Vista. Turn right onto Alta Loma. Turn left onto Sunny Vista. Turn right onto La Mirada Trail. Studio will be on your left.

23 Spiller, Barbara From Hwy 62 turn south onto La Contenta Rd. At the stop sign, continue onto the dirt road. Go 1.25 miles to Journey Lane. Turn left onto Journey Ln. 2nd house on the left, number 59388.

82 Starr, Lisa From Highway/62 turn south on Arizona. to the top of the hill. Left on Sullivan. Go two dirt road blocks and we are on the corner of Sullivan and Bonita.

8 Stratton, Christina From Hwy 62 turn north on Pioneertown Rd. As you cross Pipes Canyon Rd., you are on Rimrock Rd. Continue on Rimrock Rd. to Burns Canyon Rd. Turn Left onto Burns Canyon Rd.

4 Succulent Surprises From Hwy 62 turn north onto Rose Eden Dr; left onto Breezeway; right onto Little Morongo Rd; left onto Cactus Ln to Quail Crossing Studio.

56 Swenson, Karine From Hwy. 62 turn South on Sunny Vista Drive. Take Sunny Vista to the stop sign at Alta Loma. Turn East on Alta Loma. Drive one block. Turn North onto Juniper Road. Drive one and a half blocks to 6925 Juniper Rd. House on right hand side.

T

19 Taboada, Tobi From Hwy. 62, turn SOUTH on Joshua Lane; proceed thru the signal at Yucca Trail; continue SOUTH to stop sign at Onaga Trail; turn right onto Onaga Trail. Go one block west to Dumosa Ave. Turn right onto Dumosa. The house is on the West (left) Side, 4th house

85 Tanner, Lili From Hwy 62, turn south at Peterson (where the Eagles Lodge is) and follow the dirt road to the end. My house is the last one on the left side of the street.

15 Taylor, James Jared See Diana Shay Diehl

87 Thorburn, Gillyan See Art Mortimer

10 Thorp, Juan From Hwy 62 turn north on to Pioneertown Rd. Go 7.4 mi. Continue onto Rimrock Rd. Turn left onto Burns Canyon Rd. Turn left onto Orange Trail Destination will be on the right

69 Tibedo, Danielle See Evangeline Montville

47 Toney, Georgia See Scott Dolan

66 Topinka, Vera From Hwy 62, south on Park Blvd, right on Alta Loma, left on Sunset, left on Skyline, right on Fleur.

57 Turner, Jeffrey See Ellie Tyler

57 Tyler, Ellie Turn south off Hwy 62 onto Saddleback Rd. Continue south for 3/10 of a mile. Second house on the left (east).

V

54 VanVleet, Alita From Hwy 62, turn south on Sunny Vista Rd (paved). Turn left on Alta Loma. Go two short blocks and turn left onto Saddleback Rd. Third house on the left. Follow the signs and look for the RED UMBRELLA!

26 Vikdal, Nichole See Susan Madsen

62 Vincent, Bill From Hwy 62 turn south on Hill View. Turn right on Alta Vista. It is the third house on the right. Look for a white roof.

W

27 Wallack, Reuven From Hwy 62 turn north onto Old Woman's Springs Road (Hwy. 247) go about 1/2 mile and turn right onto Paxton Road. About a 1/2 mile on the right will be a white post marking Old Mill Road. Turn right onto Old Mill Road. You will then go through a couple turns, with the road ending at my house.

15 Wargo, Krista See Diana Shay Diehl

9 White, Larry From Hwy 62, turn north onto Pioneertown Rd. and proceed through Pioneertown to the Pipes Cyn junction. Continue straight ahead on Rimrock Rd. Turn left on Burns Cyn Rd. and proceed about 1/2 mile then turn left onto Tumbleweed Trail. From Old Woman Springs Rd. turn west onto Pipes Cyn Rd. Turn right on Rimrock Rd. then left on Burns Cyn Rd. and proceed about 1/2 mile then turn left on Tumbleweed Trail and look for the art space on the left.

89 Whitfield, Doug See Gretchen Grunt

18 Whytock, Deborah See John Whytock

18 Whytock, John From Highway 62 turn south onto Sage Ave. immediately turn right onto Yucca Trail, followed by an immediate turn left onto Sage. Continue on Sage past the stop sign at Joshua Drive until you arrive at Kismet and turn right. Proceed up the hill through the S curve. The studio is located on the right side of the road. Look for the decorative block wall and Hwy 62 Art Tour signage.

61 Willey, Michelle From Hwy 62, east of Yucca Valley, turn right (south) on Sunset Rd.. Travel up about 3 blocks. Studio will be on your left.

37 Witmer, Kelly From Hwy 62 turn east on Buena Vista Dr. Go to Paradise View Rd. and turn left. 2nd house with donkeys and goats.

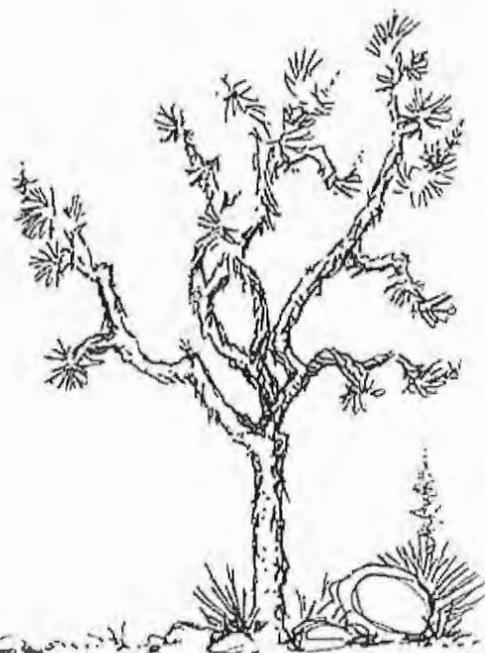
48 Wold, Judy From Hwy 62: Turn (North) on Sunburst, travel 2.5 miles to Golden. Turn right (East) on Golden. .5 miles to Border. Turn left (North) on Border, go to 2.5 miles to Sonora. Turn left (West) on Sonora, travel 2.5 miles

2 Wood, Tami See Snake Jagger

39 Wurden, Barbara From Hwy 62 turn north on Old Woman Springs Rd. Turn right onto Aberdeen Dr. Turn right onto Sage Ave.

Y

30 Yeager, Ray From Hwy 62 at Hwy 247. North on 247 / Old Woman Springs Rd to stop light. Turn Left on Skyline Dr. Turn left on Wallaby. Left on Grand Ave.



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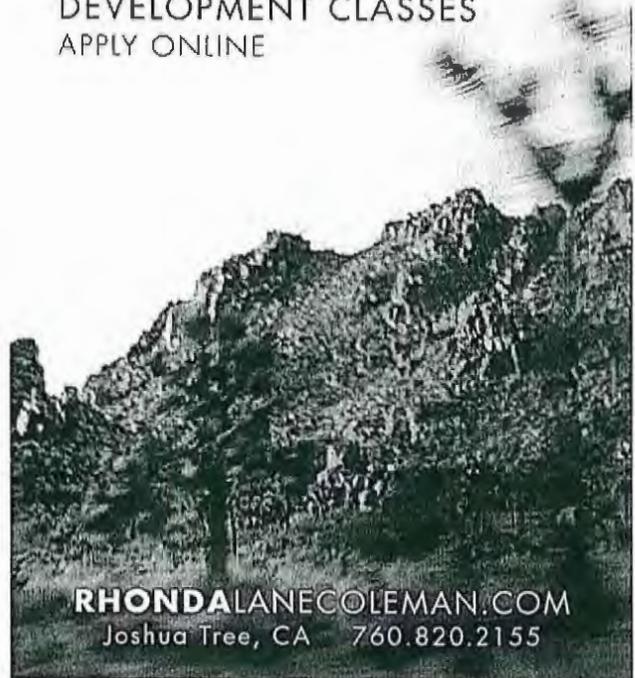
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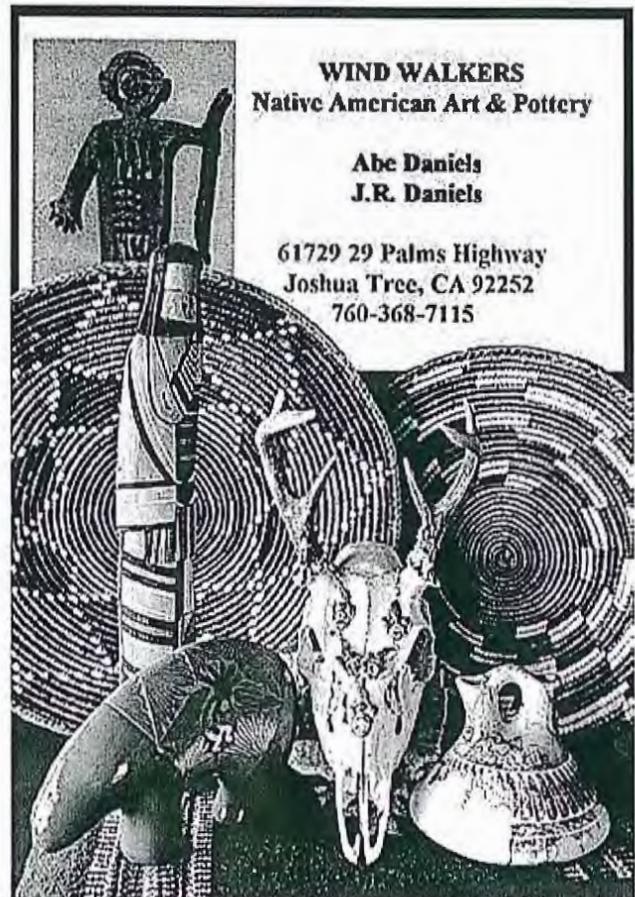
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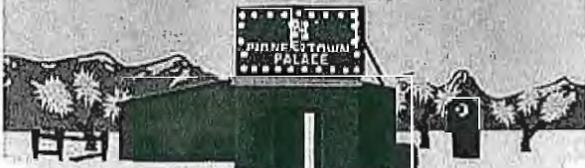
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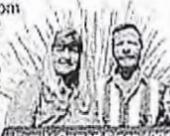
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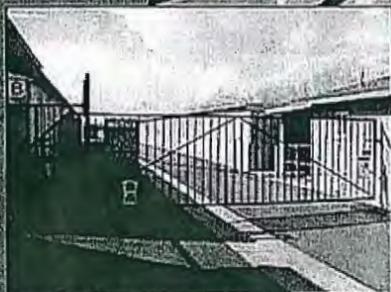
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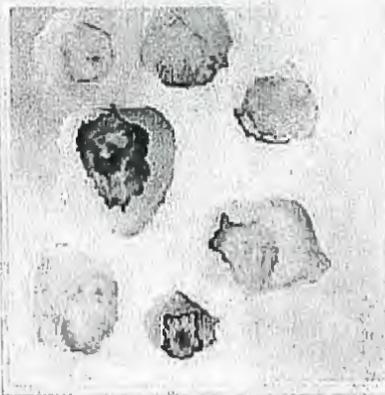
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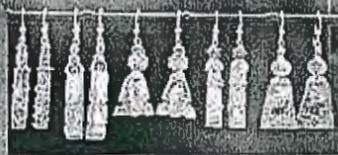
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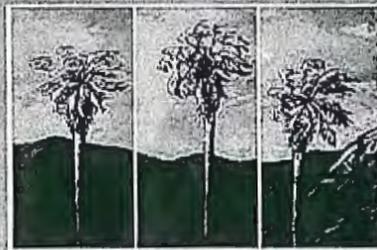
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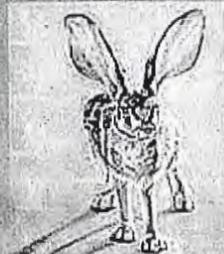
Manjoria Franklin #55



Valerie Davis #57



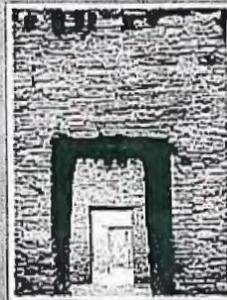
Alita Van Vliet #54



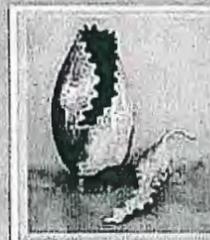
Karine Swenson #56



Janis Commentz #55



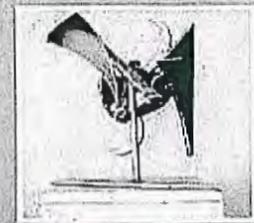
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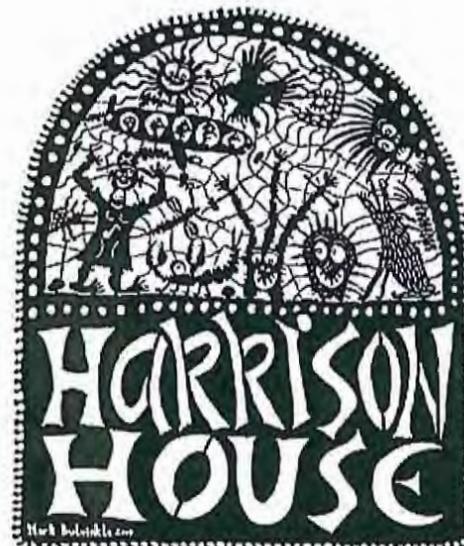
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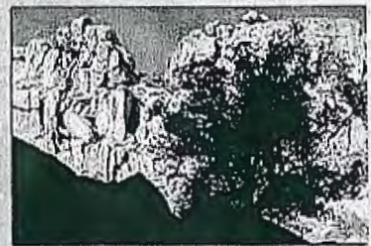
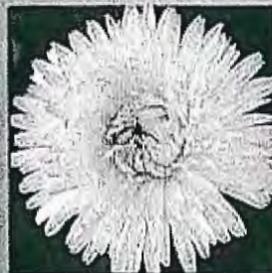
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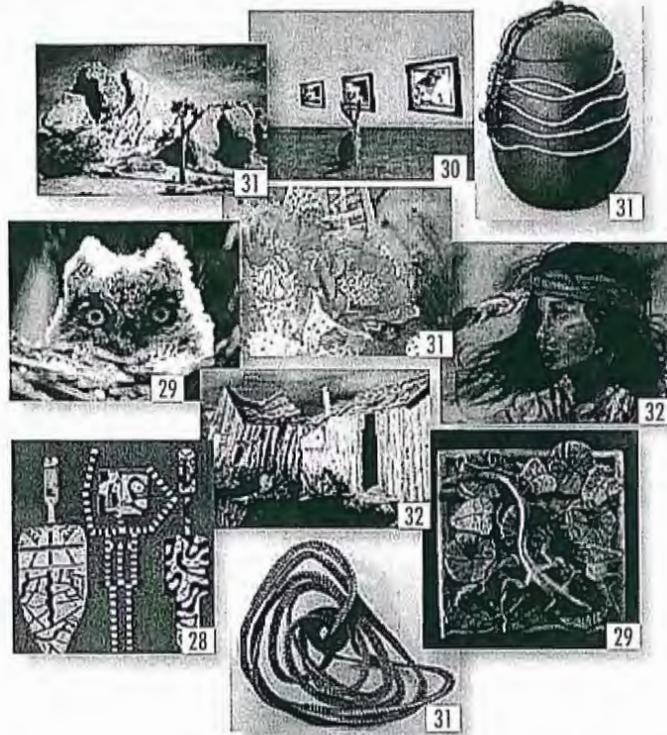
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Bill Dahl	31	Landscape Photography	Both
Janellen Farmer	32	Ghost Town Images	Both
Kathi Klopfenstein	31	Sculptural Basketry	Both
Paul Klopfenstein	31	Gourd Art	Both
Julianne Koza	29	Wildlife Photography	Both
Deane Locke	31	Watercolors	Both
JoAnn Petersen	32	Oils/Custom Frames	Both
Georgia Ryan	29	Kiln Glass/Ceramics/Jewelry	Both
Salvatore Sinare	28	Eclectic Sculpture	2nd
Roy Yeager	30	Digital Photography	2nd

INFORMATION: 760-285-2318

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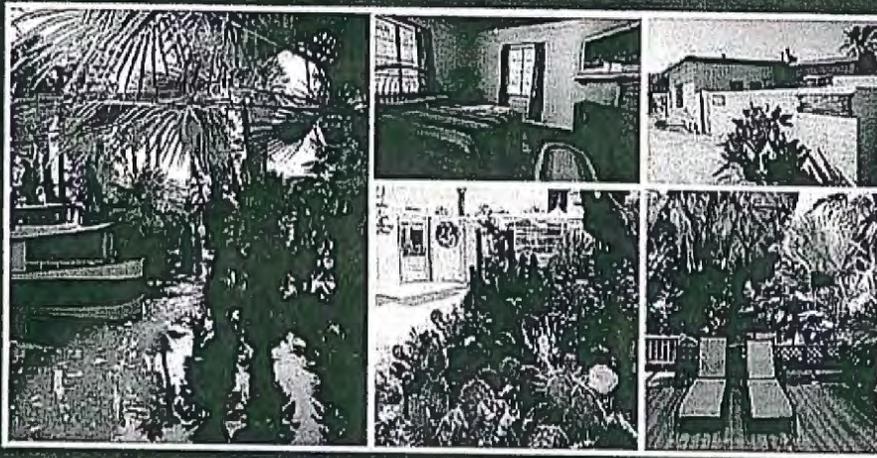




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PLANNING COMMISSION STAFF REPORT

To: Honorable Chairman & Commissioners
From: Shane Stueckle, Deputy Town Manager
Date: May 26, 2015
For Commission Meeting: June 09, 2015

Subject: Environmental Assessment, 02-15
Conditional Use Permit, CUP 03-95 Amendment 1
Yucca Valley RV Park

Prior Commission Review: The Planning Commission continued this matter from its May 12, 2015 meeting. At the request of the applicant, the hearing was re-noticed for June 9, 2015.

Recommendation:

Environmental Assessment, EA 02-15: That the Planning Commission finds the project to be exempt from CEQA under Section 15301 class 1 Existing Facilities and;

Conditional Use Permit, CUP 03-95 Amendment 1: That the Planning Commission reviews and determines legal nonconforming status and modifications and extension to legal nonconforming uses based upon Section 9.03.0606, and determines if the request complies with Section 9.03.060, as outline below.

Section 9.03.060, F. Modifications and Extensions to Legal Nonconforming Uses

1. *A legal nonconforming use shall not be modified in any manner that expands, extends, or enlarges the use beyond its existing scope upon the date the nonconformity was created, except as specified below.*
 - a. *The changes are, in and of themselves, in conformance with the provisions of this Development Code.*
 - b. *The changes are limited to minor alterations, improvements, or repairs that do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a nonconforming use. A minor alteration shall not increase the area of the nonconforming structure by more than 120 square feet cumulative.*
 - c. *The changes are required by other laws.*
 - d. *The changes are incidental to the public acquisition of a portion of a site, no greater degree of nonconformity will be created other than that caused as a*

result of the public acquisition, and the changed development will conform to current regulations to the maximum extent feasible.

2. *No change made to any development or use shall be construed as automatically permitting an extension of any time limit for the termination of a nonconformity.*
3. *Notwithstanding the provisions regarding Conditional Use Permit or variance, the Director may allow the construction of an additional modification to a legally existing structure within a current yard setback area, as established by an applicable residential Land Use District, when such legally existing building is within the yard setback area, and provided such additional modification does not exceed the projection of the existing structure into such current yard setback area and does not come closer than three (3) feet to any property line.*
4. *The requirements for a Conditional Use Permit shall not apply to nonconforming residential uses, where such uses are being expanded or modified by no more than twenty-five percent (25%) of the floor space or ground area existing at the time such use became a nonconforming use.*

Executive Summary: Conditional Use Permit, CUP 03-95 Yucca Valley RV Park was approved by the Town Council in 1995.

Order of Procedure:

Request Staff Report
Open The Public Hearing
Request Public Comment
Close The Public Hearing
Commission Discussion/Questions of Staff
Motion/Second
Discussion on Motion
Call the Question (Roll Call Vote)

Discussion: Please see attached detailed project analysis.

Alternatives: Provide direction to staff as deemed appropriate.

Fiscal impact: N/A

Attachments:

1. Applicant's request
2. Planning Commission Minutes from April 18, 1995
3. Town Council Staff Report and Minutes from May 04, 1995
4. Project Site Plan, Elevations and Aerial Photo

5. Development Code Section 9.63.110

Planning Commission: June 09, 2015

**TOWN OF YUCCA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION STAFF REPORT
YUCCA VALLEY RV PARK**

Case: ENVIRONMENTAL ASSESSMENT, EA 02-15
CONDITIONAL USE PERMIT, CUP 03-95 AMENDMENT #1
YUCCA VALLEY RV PARK
CATEGORICAL EXEMPTION FROM CEQA, SECTION 15301, CLASS 1, EXISTING
FACILITIES

Request: A REQUEST TO ADD FOUR ADDITIONAL SPACES TO AN EXISTING RV PARK.

Applicant: MAHENDRA AND LATA PANDHI
55408 29 PALMS HWY
YUCCA VALLEY, CA 92284

Property Owner:
MAHENDRA AND LATA PANDHI
55408 29 PALMS HWY
YUCCA VALLEY, CA 92284

Representative:
LAVENDER DESIGNS
7755 CHEROKEE TRAIL
YUCCA VALLEY, CA 92284

Location: 55408 29 PALMS HWY, EAST OF KICKAPOO TRAIL, AND IS ALSO IDENTIFIED AS
APN: 586-101-03.

Existing General Plan Land Use Designation:
THE SITE IS DESIGNATED OLD TOWN HIGHWAY COMMERCIAL (OTHC)

Existing Zoning Designation:
THE SITE IS DESIGNATED OLD TOWN HIGHWAY COMMERCIAL (OTHC)

Surrounding General Plan Land Use Designations:

NORTH: PUBLIC/QUASI PUBLIC (P/QP)
SOUTH: OLD TOWN HIGHWAY COMMERCIAL (OTHC)
WEST: OLD TOWN HIGHWAY COMMERCIAL (OTHC)
EAST: OLD TOWN HIGHWAY COMMERCIAL (OTHC)

Surrounding Zoning Designations:

NORTH: PUBLIC /QUASI PUBLIC (P/QP)
SOUTH: OLD TOWN HIGHWAY COMMERCIAL (OTHC)
WEST: OLD TOWN HIGHWAY COMMERCIAL (OTHC)
EAST: OLD TOWN HIGHWAY COMMERCIAL (OTHC)

Surrounding Land Use:

NORTH: PARK AND RIDE
SOUTH: RETAIL, RESTAURANT
WEST: COMMERCIAL, VACANT
EAST: VACANT

Public Notification:

PURSUANT TO SECTION 9.85.020, LEGAL NOTICE IS REQUIRED TO BE GIVEN TO ALL PROPERTY OWNERS WITHIN A THREE (300) HUNDRED FOOT RADIUS OF THE EXTERIOR BOUNDARIES OF THE SUBJECT SITE. THIS PROJECT WAS PUBLISHED AND MAILED ON WEDNESDAY, APRIL 29, 2015. THERE HAVE BEEN NO WRITTEN RESPONSES RECIEVED AS OF THE WRITING OF THIS STAFF REPORT.

RECOMMENDATIONS:

ENVIRONMENTAL ASSESSMENT, EA-02-15: That the Planning Commission finds the project to be exempt from CEQA under Section 15301 Class 1 Existing Facilities and;

CONDITIONAL USE PERMIT, CUP 03-95 AMENDMENT 1: That the Planning Commission reviews and determines legal nonconforming status and modifications and extension to legal nonconforming uses based upon Section 9.03.0606, and determines if the request complies with Section 9.03.060, as outline below.

Section 9.03.060, F. Modifications and Extensions to Legal Nonconforming Uses

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 - b. *The changes are limited to minor alterations, improvements, or repairs that do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a nonconforming use. A minor alteration shall not increase the area of the nonconforming structure by more than 120 square feet cumulative.*
 - c. *The changes are required by other laws.*
 - d. *The changes are incidental to the public acquisition of a portion of a site, no greater degree of nonconformity will be created other than that caused as a result of the public acquisition, and the changed development will conform to current regulations to the maximum extent feasible.*
2. *No change made to any development or use shall be construed as automatically permitting an extension of any time limit for the termination of a nonconformity.*
3. *Notwithstanding the provisions regarding Conditional Use Permit or variance, the Director may allow the construction of an additional modification to a legally existing structure within a current yard setback area, as established by an applicable residential Land Use District, when such legally existing building is within the yard setback area, and provided such additional modification does not exceed the projection of the existing structure into such current yard setback area and does not come closer than three (3) feet to any property line.*

4. *The requirements for a Conditional Use Permit shall not apply to nonconforming residential uses, where such uses are being expanded or modified by no more than twenty-five percent (25%) of the floor space or ground area existing at the time such use became a nonconforming use.*

PROJECT PLANNER: DIANE OLSEN

REVIEWED BY: SHANE STUECKLE

Appeal Information:

Actions by the Planning Commission, including any finding that a negative declaration be adopted, may be appealed to the Town Council within 10 calendar days. Appeal filing and processing information may be obtained from the Planning Division of the Community Development Department. Pursuant to Section 9.63.090 of the Development Code, minor modifications may be approved by the Planning Division if it is determined that the changes would not affect the findings prescribed in Section 9.63.080 of the Development Code, Required Findings, and that the subject of the proposed changes were not items of public controversy during the review and approval of the original permit, including modifications to phasing schedules for the project.

I. GENERAL INFORMATION

PROJECT DESCRIPTION: A request to add four additional spaces to an existing recreational vehicle park. The RV Park was approved by the Town Council as a 10-space RV park. Construction plans approved at the staff level increased the number of spaces to 15. Four non-permitted spaces have existed for several years, and the applicant is requesting the Town to amend the Conditional Use Permit approving those additional four spaces.

LOCATION: The project is located at 55408 29 Palms Hwy, east of Kickapoo Trail on the north side of 29 Palms Hwy and is also identified as APN: 586-101-03.

PROJECT SYNOPSIS:

SITE COVERAGE

PROJECT AREA:	1.28 acres
BUILDING AREA:	No enclosed buildings are proposed.
PHASED CONSTRUCTION:	No
FLOOD ZONE:	Map 8855 Zone A (special flood hazard areas subject to inundation by the 1% annual chance flood).
ALQUIST PRIOLO ZONE:	No
OFF-SITE IMPROVEMENTS REQ:	No.
ASSESSMENT DISTRICTS REQ:	No
RIGHT-OF-WAY DEDICATION REQ.	Yes, 29 Palms Hwy
UTILITY UNDERGROUNDING:	All new service lines shall be underground in conformance to Ordinance 233, or as amended by Town Council.
AIRPORT INFLUENCE AREA:	No
TRAILS & BIKE LANE MASTER PLAN:	There are no trails or bike lanes on or adjacent to the project site

Conditional Use Permit, CUP 03-95 YV RV Park amendment #1
June 09, 2015 Planning Commission Meeting

PUBLIC FACILITY MASTER PLAN:	Park and Ride is located to the north of the property
PARKS AND RECREATION MASTER PLAN:	There are no park and recreation facilities on or adjacent to the project site.
MASTER PLAN OF DRAINAGE:	There are no facilities on or adjacent to the project site
STREET LIGHTS:	No
SPECIFIC PLAN/PLANNED DEVELOPMENT:	Yucca Valley Old Town Specific Plan
GATEWAY REIMBURSEMENT DISTRICT:	No
AVALON SIGNAL REIMBURSEMENT DISTRICT:	No
FUTURE PLANNING COMMISSION ACTION REQUIRED:	No
FUTURE TOWN COUNCIL ACTION REQUIRED:	Only if the project is appealed

II. PROJECT ANALYSIS

GENERAL PLAN CONSIDERATION: The property is located with the Old Town Specific Plan, Old Town Highway Commercial (OTHC) district. The OTHC designation states the following. *“Allows commercial development oriented to SR-62. This land use covers the eastern and western gateways into the Old Town Specific Plan area”.*

OLD TOWN SPECIFIC PLAN CONSIDERATION: The project is located within the Old Town Highway Commercial district. The intent of the Old Town Highway Commercial district is *“to serve as the primary eastern and western gateways to the OTSP through highway oriented commercial development that caters to the local and regional market. The land use district is intended to provide a wide range of retail sales, business uses and personal services oriented to the automobile customer. The OTHC District is envisioned as a primary node for servicing the general commercial needs of the Town by promoting stable and attractive retail development”.*

Recreation Vehicle parks are not identified as a permitted use within the Old Town Specific Plan (Please see attached land use tables). Therefore, the current use of the property is considered legal nonconforming. The Commission may also note that recreational vehicle parks are not allowed in any commercial zoning district outside of the Old Town Specific Plan. Recreational vehicle parks are allowed in any residential zoning district, as well as the Industrial zoning district, subject to a Conditional Use Permit and recreational vehicle park development standards.

The information below from the Development Code addresses nonconforming uses. There are several different elements within the Development Code for nonconforming uses. These include the procedures and requirements for abatement or elimination of nonconforming uses, as well as standards for expansion of nonconforming uses. The Commission should note that the matter before them does not include any actions related to abatement or elimination of this nonconforming use.

Legal Non-Conforming Lots, Structures, and Uses, Development Code Chapter 9.03:

Development Code Chapter 9.03 states the following.

9.03.010-Purpose and Intent

- A. Regulation of legal conformities.*** *This Chapter establishes uniform provisions for the regulation of legal nonconforming land uses, structures, and parcels. Within the land use zoning districts established by this Development Code, there exist land uses, structures, and parcels that were lawfully in existence before the adoption, or amendment of this Development Code, but which would be prohibited, regulated, or restricted differently under the terms of this Development Code, as amended. This Chapter provides for their*

eventual elimination, but allows them to exist under the limited conditions identified in this Chapter.

- B.** *Intent. It is the intent of this Development Code to discourage the long-term continuance of these nonconformities in order to promote the public health, safety, and general welfare and to bring the uses and structures into conformity with the goals and policies of the General Plan and any applicable Specific Plan.*

9.03.020 Applicability

The provisions in this Chapter apply to existing legal nonconforming structures, uses, and parcels.

9.03.030-Determination, Extension, and Abatement Procedures

- A.** *Purpose. This section sets forth provisions for the abatement of lots, structures, and uses deemed to be nonconforming and subject to abatement pursuant to the provisions of this Article.*
- B.** *Authority. The Director shall be the designated Review Authority for determining that a lot, structure, or use is nonconforming, and the Commission shall be the designated Review Authority for action on the abatement procedures and extensions of the nonconforming lots, structures, or uses.*

Again, the Town is not initiating the abatement procedures at this time, which would begin any time limited abatement of a legal nonconforming use. One of the items that is before the Commission is the modification to an existing nonconforming use.

As a legal non-conforming use of land, regulations contained within Chapter 9.03 are applicable to the matter before the Planning Commission. Yet the request before the Commission is somewhat different from typical requests for expansion in that:

- The request does not include the expansion of property boundaries or total area to be devoted to the land use;
- The request does not include the expansion of a permanent enclosed structure or the construction of additional permanent structures;
- The request does include intensification of use on the site.

9.03.020-Applicability

The provisions in this Chapter apply to existing legal nonconforming structures, uses, and parcels.

9.030.060, Nonconforming uses: F. Modifications and Extensions to Legal Nonconforming Uses

1. *A legal nonconforming use shall not be modified in any manner that expands, extends, or enlarges the use beyond its existing scope upon the date the nonconformity was created, except as specified below.*
 - a. *The changes are, in and of themselves, in conformance with the provisions of this Development Code.*
 - b. *The changes are limited to minor alterations, improvements, or repairs that do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a nonconforming use. A minor alteration shall not increase the area of the nonconforming structure by more than 120 square feet cumulative.*
 - c. *The changes are required by other laws.*
 - d. *The changes are incidental to the public acquisition of a portion of a site, no greater degree of nonconformity will be created other than that caused as a result of the public acquisition, and the changed development will conform to current regulations to the maximum extent feasible.*
2. *No change made to any development or use shall be construed as automatically permitting an extension of any time limit for the termination of a nonconformity.*
3. *Notwithstanding the provisions regarding Conditional Use Permit or variance, the Director may allow the construction of an additional modification to a legally existing structure within a current yard setback area, as established by an applicable residential Land Use District, when such legally existing building is within the yard setback area, and provided such additional modification does not exceed the projection of the existing structure into such current yard setback area and does not come closer than three (3) feet to any property line.*
4. *The requirements for a Conditional Use Permit shall not apply to nonconforming residential uses, where such uses are being expanded or modified by no more than twenty-five percent (25%) of the floor space or ground area existing at the time such use became a nonconforming use.*

As identified above, modifications and extensions to legal nonconforming uses are very limited. But as stated previously in this Staff Report:

- The request does not include the expansion of property boundaries or total area to be devoted to the land use;
- The request does not include the expansion of a permanent enclosed structure;
- The request does include intensification of use on the site through the addition of RV park spaces.

Article 7, Definitions, Section 9.99.100, "I" Definitions, provides the following language in regards to intensification of use and intensity of use.

***Intensification Of Use:** A change to the existing use of a property which results in a change or increase in vehicular or pedestrian traffic, an increase in parking requirements or induces additional environmental impacts, including but not limited to noise, light, glare, vibration, traffic, water quality, air quality or aesthetics.*

***Intensity Of Use:** the number of dwelling units per acre for residential development and floor area ration (FAR) for nonresidential development, such as commercial, office and industrial*

ENVIRONMENTAL CONSIDERATIONS: The project is exempt from the California Environmental Quality Act under Section 15301, class 1 Existing Facilities.

ADJACENT LAND USES: The project site is located on 29 Palms Hwy, east of Kickapoo Trail. The Park and Ride Facility is located to the north of the project site. The properties to the south include retail and restaurant. The property to the east is vacant. The properties to the west include vehicle restoration and vacant land.

SITE CHARACTERISTICS: The site is an existing recreational vehicle park with fifteen spaces, an on-site manager's apartment, laundry and shower facilities and common open space.

BUILDING ELEVATIONS: No permanent structures or enclosed buildings are proposed. The request is for the addition of four spaces in an existing recreational vehicle park.

DISCUSSION: This project was originally approved by the Town Council in 1995. The project was approved as a ten (10) space recreational vehicle park. The grading plan that was approved at the time of original construction identified fifteen (15) spaces, which is what is currently permitted for the property.

The following are the general standards for recreational vehicle parks required by Section 9.08.060 (B) of the Towns Development Code: These standards were adopted by the Town following approval of the Yucca Valley RV Park. These standards were not modified or amended with the recent Development Code Update project, and remain in effect today.

- a. All recreational vehicle parks contain minimum of ten acres.
The project site is 1.28 acres.
- b. Length of occupancy for any recreational vehicle shall not exceed 120 continuous days or 180 days in any one year period.
This standard has been included as a Condition of Approval.
- c. Each site/space shall be of a size and shape that will provide reasonable area for the parking of the recreational vehicles next to the utility connections and for parking of another vehicle side by side.
*The existing spaces are designed for an automobile to park in front of the RV.
The proposed spaces are not designed to include area for an automobile.*
- d. Each site/space in the park shall be identified with an individual number in logical sequence and shown on the approved site plan for the park.
A condition of approval has been added to renumber the spaces in the park.
- e. A six-foot high masonry wall or approved equivalent fencing shall be constructed along all exterior property lines to protect the existing or future use of the adjacent property. Fencing along any street frontage may consist of a six-foot high decorative wrought iron or masonry wall.
Perimeter fencing was installed during the construction of the RV Park.
- f. Each space shall have direct access to an abutting paved roadway. The roadways with the park shall be paved in accordance with Town standards to a width of not less than 30 feet for two-way traffic and a minimum width of not less than 20 feet for one-way traffic. One-way drive aisles must originate and terminate at two-way drive aisles.
The paved drive aisle through the center of the RV Park is approximately 26 feet wide.
- g. Roadways shall not be used for parking.
This standard has been included as a Condition of Approval.
- h. All recreational vehicle parks shall be designed to allow for two access points to a public thoroughfare.
The property has access from 29 Palms Hwy on the south and access from the Park and Ride facility on the north.

- i. Each space shall contain a picnic table, barbeque, and at least one shade tree for every two RV spaces.

These amenities were included with the construction of the RV Park.

- j. All exterior lighting shall comply with Chapter 8.70 (Outdoor Lighting).

This standard has been included as a Condition of Approval.

- k. Refuse containers shall be conveniently located throughout the park and contained within a trash enclosure in accordance with Town standards.

The property has a one bin trash enclosure on the south side of the property.

- l. Common recreational area shall be required for all recreational vehicle parks. The recreation area may contain a clubhouse, swimming pool, game courts, and open areas. Open areas may be either designed for active or passive recreation, provided that the slope of the land does not exceed a gradient of ten percent. Grade of ten percent or more shall be common area, but not counted as recreational area.

No recreational facilities are provided. Also please see further discussion in the staff report regarding the original conditions of approval.

- m. Each space shall be improved with paving, gravel, or other non-paved surface as approved by the Town.

Each space is improved with gravel.

- n. Each recreational vehicle park shall be landscaped in accordance with a landscape plan approved by the Planning Division.

Landscaping was installed per the approved landscape plan with the construction of the RV Park.

- o. The facility shall have an on-site manager. The managers living quarters can either be a recreational vehicle or a single family residence.

An on-site manager's apartment was constructed at the time of construction for the RV Park.

Original Approval/Conditions of Approval:

The first application filed for the project in 1994 was denied by the Town Council due to lack of amenities identified with the application and concern of near and long term deterioration of the site with long term guests, storage and related physical characteristics. A new application was filed and approved by the Town Council in May 1995. The revised project application contained a stick built structure containing a managers' apartment, recreation room, indoor spa, showers, restrooms and renovation of the former swimming pool on the site. The swimming pool was never rehabilitated and non-permitted RV parking spaces, without

permitted septic waste disposal, have been developed on that area of the site. The indoor spa was never developed.

Based upon the change in the ultimate width for SR 62, with 67 half width dedication requirements, in addition to a 15' Development Code required setback, the existing building on site will be located within the building setback area, which is unavoidable. RV space 17 is also located within the 15' setback area.

As indicated in the applicant's letter of August 21, 2014, during a time period when the RV park was leased to a different operator, the operator at that time installed additional RV spaces, ground plumbing and electrical service, without benefit of permits or approvals. Following field investigations and review of non-permitted construction, as well as facility capacity, ground plumbing was disconnected from three of the four spaces added, including spaces 16, 17, and 18. The dump station for RVs was ordered removed by the Regional Water Quality Control Board, according to the project owner, and that previous dump station septic system now serves space number 1A. Spaces 16, 17 and 18 have both electrical and water service, but no permitted or approved septic waste disposal connections.

Therefore the Commission is being requested to approve the addition of four spaces to the existing 15 space RV Park. The Development Code provides guidance for those decisions as outlined below.

Section 9.03.060, F. Modifications and Extensions to Legal Nonconforming Uses

1. *A legal nonconforming use shall not be modified in any manner that expands, extends, or enlarges the use beyond its existing scope upon the date the nonconformity was created, except as specified below.*
 - a. *The changes are, in and of themselves, in conformance with the provisions of this Development Code.*
 - b. *The changes are limited to minor alterations, improvements, or repairs that do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a nonconforming use. A minor alteration shall not increase the area of the nonconforming structure by more than 120 square feet cumulative.*
 - c. *The changes are required by other laws.*
 - d. *The changes are incidental to the public acquisition of a portion of a site, no greater degree of nonconformity will be created other than that*

caused as a result of the public acquisition, and the changed development will conform to current regulations to the maximum extent feasible.

2. *No change made to any development or use shall be construed as automatically permitting an extension of any time limit for the termination of a nonconformity.*
3. *Notwithstanding the provisions regarding Conditional Use Permit or variance, the Director may allow the construction of an additional modification to a legally existing structure within a current yard setback area, as established by an applicable residential Land Use District, when such legally existing building is within the yard setback area, and provided such additional modification does not exceed the projection of the existing structure into such current yard setback area and does not come closer than three (3) feet to any property line.*
4. *The requirements for a Conditional Use Permit shall not apply to nonconforming residential uses, where such uses are being expanded or modified by no more than twenty-five percent (25%) of the floor space or ground area existing at the time such use became a nonconforming use.*

Article 7, Definitions, Section 9.99.100, "I" Definitions, provides the following language in regards to intensification of use and intensity of use.

Intensification Of Use: *A change to the existing use of a property which results in a change or increase in vehicular or pedestrian traffic, an increase in parking requirements or induces additional environmental impacts, including but not limited to noise, light, glare, vibration, traffic, water quality, air quality or aesthetics.*

Intensity Of Use: *the number of dwelling units per acre for residential development and floor area ration (FAR) for nonresidential development, such as commercial, affice and industrial.*

Draft findings and conditions of approval have been prepared for the Commissions' use as determined necessary by the Commission.

FINDINGS:

- (a) The location, size, design, density and intensity of the proposed development is consistent with the General Plan, the purpose of the land use district in which the site is located, and the development policies and standards of the Town;
The project is located at an existing recreational vehicle park. Since development of the project, the General Plan designations and Zoning designations have been changed and the project is now a legal nonconforming use of property. The project could not be developed today if this was a new application
- (b) The location, size, design and architectural design features of the proposed structures and improvements are compatible with the site's natural landform, surrounding sites, structures and streetscapes;
There are no additional structures proposed for the project. There is no additional or new grading.
- (c) The proposed development produces compatible transitions in the scale, bulk, coverage, density and character of the development between adjacent land uses;
The proposed project is an existing recreational vehicle park with a one story on-site manager's apartment. The project is located in an area of vacant lots and one story commercial buildings.
- (d) The building site and architectural design is accomplished in an energy efficient manner;
No enclosed buildings are proposed as part of this request.
- (e) The materials, textures and details of the proposed construction, to the extent feasible, are compatible and consistent with the adjacent and neighboring structures;
No structures are proposed for this project. The existing building is a wood frame stucco building.
- (f) The development proposal does not unnecessarily block views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;
The proposed project is located on a site with an existing recreational vehicle park, which includes a one story on-site manager's apartment.
- (g) That the amount, location, and design of open space and landscaping conforms to the requirements of the Development Code, enhances the visual appeal and is compatible with the design and functions of the structure(s), site and surrounding area;
The property is landscaped in compliance with the landscape plans which were approved at the time of approval for the original Conditional Use Permit.

- (h) The quality in architectural design is maintained in order to enhance the visual desert environment of the Town and to protect the economic value of existing structures;
The existing structure is a one story wood frame stucco building. No additional structures are proposed as part of the project.
- (i) There are existing public facilities, services, and utilities available at the appropriate levels and/or that new or expanded facilities, services and utilities shall be required to be installed at the appropriate time to serve the project as they are needed;
Services required to facilitate this development such as water and electric are currently in place on the project site. All new utilities are required to be placed underground in accordance with Ordinance 233. There is a lack of septic waste disposal available for all proposed RV parking spaces.
- (j) That access to the site and circulation on and off-site is required to be safe and convenient for pedestrians, bicyclists, equestrians and motorists;
The project as access from 29 Palms Hwy on the south side of the property and access across the Park and Ride facility on the north side of the project site. An agreement with the Town of Yucca Valley is necessary in order to provide legal emergency access only.
- (k) That traffic generated from the proposed project has been sufficiently addressed and mitigated and will not adversely impact the capacity and physical character of surrounding streets;
The project is located on 29 Palms Hwy. There are no traffic impacts identified with the addition of an rv space to the recreational vehicle park.
- (l) That traffic improvements and/or mitigation measures have been applied or required in a manner adequate to maintain a Level of Service C or better on arterial roads, where applicable, and are consistent with the Circulation Element of the Town General Plan;
No traffic improvements or mitigation measures are required for this project.
- (m) There will not be significant harmful effects upon environmental quality and natural resources including endangered, threatened, rare species, their habitat, including but not limited to plants, fish, insects, animals, birds or reptiles;
The project is located at an existing recreational vehicle park. The addition of the extra spaces will not have harmful effects on environmental quality or natural resources.

- (n) There are no other relevant or anticipated negative impacts of the proposed use that cannot be mitigated and reduced to a level of non-significance in conformance with CEQA, the California Environmental Quality Act;

The proposal is exempt from the California Environmental Quality Act (CEQA) Section, 15301, Class 1 Existing Facilities.

- (o) The impacts which could result from the proposed development, and the proposed location, size, design and operating characteristics of the proposed development, and the conditions under which it would be operated or maintained will not be considered to be detrimental to the public health, safety and welfare of the community or be materially injurious to properties and/or improvements within the immediate vicinity or be contrary to the General Plan; and

No new impacts have been identified from the addition of one RV space to the park.

- (p) The proposed development will comply with each of the applicable provisions of the Development Code, and applicable Town policies, except approved variances.

The project is a legal nonconforming use of land and would not be allowed to be constructed if the project were proposed today. The project is also nonconforming with setback requirements with the dedication of 67' half width easements for SR 62.

Attachments:

1. Standard Exhibits
2. Application materials
3. Site Plan
4. Notice of Hearing
5. OTSP Table 4-1 Allowable Uses and Permit Requirements
6. Section 9.08.060(B) Recreational Vehicle Parks
7. Development Code Use Tables, Commercial Zoning Districts
8. Development Code Use Tables, Residential Zoning Districts
9. Chapter 9.03, Nonconforming Lots, Structures, and Uses
10. May 5, 1995 Town Council Staff Report and Minutes

**TOWN OF YUCCA VALLEY
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT, CUP 03-95 AMENDMENT #1
YUCCA VALLEY RV PARK**

This approval is for Conditional Use Permit, CUP 03-95 Amendment #1, a request to add one additional space to an existing 15 space recreational vehicle park. The project is located at 55408 29 Palms Hwy and is also identified as APN: 586-101-03.

GENERAL CONDITIONS

- G1. The applicant shall agree to defend, indemnify and hold harmless the Town of Yucca Valley, its agents, officers and employees, at his sole expense, against any action, claim or proceedings brought against the Town or its agents, officers or employees, to attack, set aside, void, or annul this approval or because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the Town of Yucca Valley Development Code. The applicant shall reimburse the Town, its agents, officers, or employees for any court costs, and attorney's fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition. The Town shall promptly notify the applicant of any claim, action or proceedings arising from the Town's approval of this project, and the Town shall cooperate in the defense.
- G2. This Conditional Use Permit shall become null and void if construction has not commenced within three (3) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission, in conformance with the Town of Yucca Valley Development Code. The applicant is responsible for the initiation of an extension request.

Approval Date: JUNE 09, 26, 2015

Expiration Date: JUNE 09, 26, 2018

- G3. The applicant shall ascertain and comply with requirements of all State, County, Town and local agencies as are applicable to the project. These include, but are not limited to, County of San Bernardino Environmental Health Services, County of San Bernardino Transportation/Flood Control, County of San Bernardino Fire Department, Yucca Valley Building and Safety, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, Colorado River Region, the Federal Emergency Management Agency, MDAQMD-Mojave Desert Air Quality Management District, Community Development, Engineering, and all other Town Departments.

- G4. All conditions are continuing conditions. Failure of the applicant to comply with any or all of said conditions at any time may result in the revocation of any construction permits for the project.
- G5. No on-site or off-site work shall commence without obtaining the appropriate permits for the work required by the Town and the appropriate utilities. The approved permits shall be readily available on the job site for inspection by Town personnel.
- G6. The applicant shall pay all fees charged by the Town as required for application processing, plan checking, construction and/or inspections. The fee amounts shall be those which are applicable and in effect at the time work is undertaken and accomplished. Fees for entitlement prior to construction permits are based on estimated costs for similar projects. Additional fees may be incurred, depending upon the specific project. If additional fees for services are incurred, they must be paid prior to any further processing, consideration, or approval(s).
- G7. All improvements shall be inspected by the Town as appropriate. Any work completed without proper inspection may be subject to removal and replacement under proper inspection.
- G8. All refuse shall be removed from the premises in conformance with Yucca Valley Town Code 33.083.
- G9. During construction, the Applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town to eliminate any site related dirt and debris within the roadways. During business activities, the applicant shall keep the public right-of-way adjacent to the property in a clean and sanitary condition.
- G10. No staging of construction equipment or parking of worker's vehicles shall be allowed within the public right-of-way of streets or other public improvements that have been accepted into the Town's maintained system
- G11. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a qualified licensed land surveyor or civil engineer to reset those monuments per Town Standards and file the necessary information with the County Recorder's office as required by law (AB 1414).
- G12. Each phase of the project shall function independently of all other phases. All improvements shall be completed for each phase to ensure that each phase functions separate from the remainder of the project, and shall include, but not be limited to, street improvements, drainage and retention/detention facilities, water delivery systems, fire suppressions systems, post construction erosion and

sediment control systems, all utilities necessary to serve the project, and those improvements deemed necessary by the Town. All phasing plans shall be illustrated on rough and precise grading plans, erosion and sediment control plans, all plan required for obtaining native plant plan approval, and on any other plan as deemed necessary by the Town.

- G13. At least one sign per fronting street shall be posted on the site and must contain the following information: the grading permit number, the project name, map number (if appropriate), the authorized dust controller phone number(s), the Town phone number and the Mojave Desert Air Quality Management District (MDAQMD) phone number. The signs must be obtained and installed by the developer using the sample format to be provided. The signs must be present at the pre-construction meeting or the grading permit will not be issued. The developer must keep the contact name and phone number active and current at all times. Failure of the contact system may be considered grounds for revocation of the permit.
- G14. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents
- G15. The Applicant shall reimburse the Town for the Town's costs incurred in monitoring the developer's compliance with the Conditions of Approval including, but not limited to, inspections and review of developer's operations and activities for compliance with all applicable dust and noise operations. This condition of approval is supplemental and in addition to normal building permit and public improvement permits that may be required pursuant to the Yucca Valley Municipal Code.
- G16. Prior to the issuance of a Certificate of Occupancy for any habitable structure in each phase of the project, all improvements shall be constructed, final inspection performed, punch-list items completed, and all installations approved by the appropriate agency.
- G17. After final plan check by the Town, original mylars (4 mil) shall be submitted to the Town for signature by the Town Engineer. All original mylars submitted for Town Engineer's signature must contain the design engineer's wet signature and stamp and all other required signatures.
- G18. For any import or export of material, the Project proponent shall provide the following for review by the Town Engineer: the route of travel, number of trucks, daily schedule, and length of time required. No hauling of material shall begin without the Town Engineer's approval.
- G19. Prior to any work being performed within the public right-of-way, the Project proponent shall provide the name, address, telephone, facsimile number, and e-mail address of the Contractor to perform the work. A description of the location,

purpose, method of construction, and surface and subsurface area of the proposed work shall be supplied. A plat showing the proposed location and dimensions of the excavation and the facilities to be installed, maintained, or repaired in connection with the excavation, shall be provided and such other details as may be required by the Town Engineer.

- G20. The site shall be developed in accordance with the approved plans on file with the Town of Yucca Valley, in accordance with the Conditions of Approval approved for the project, and in accordance with the General Plan and Development Code. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Town.
- G21. Prior to issuances of building permits, all site plans, grading plans, landscape and irrigation plans, drainage/flood control plans, public improvement plans, erosion and sediment control plans, shall be coordinated for consistency with this approval.
- G22. The Town may allow phased construction of the project provided that the improvements necessary to adequately serve or mitigate the impacts of each phase of development are completed prior to the issuance of a Certificate of Occupancy for that phase.
- G23. The applicant or the applicant's successor-in-interest shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.
- G24. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Town before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented.
- G25. All street dedications shall be irrevocably offered to the public and shall continue in force until the Town accepts or abandons such offers. All dedications shall be free of all encumbrances as approved by the Town Engineer.
- G26. The street design and circulation pattern of this project shall be coordinated with adjoining developments.

- G27. The final conditions of approval issued by the approving authority shall be photographically or electronically placed on bond (blue/black line) paper and included in the Grading and Street Improvement plan sets on 24" x 36" bond (blue/ black line) paper and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field and during construction. Plan check fees shall not be charged for sheets containing the Conditions of Approval.
- G28. Prior to issuance of a certificate of occupancy, the applicant shall submit all improvement plans on compact disks in digital format acceptable to the Town Engineer.
- G29. Violations of any condition or restriction or prohibition set forth in these conditions, including all approved construction plans, public and private, for this project and subject to the Town's overall project approval and these conditions of approval, shall subject the owner, applicant, developer or contractor(s) to the remedies as noted in the Municipal Code. In addition, the Town Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

PLANNING CONDITIONS

- P1. The development of the property shall be in conformance with FEMA and the Town's Floodplain Management Ordinance requirements. Adequate provision shall be made to intercept and conduct the existing tributary drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to modifying existing facilities or by securing a drainage easement.
- P2. All new service lines shall be underground in accordance with Ordinance 233, or as amended by Town Council.
- P3. All exterior lighting shall comply with the Ordinance 90, Outdoor Lighting and shall be illustrated on all construction plans.
- P4. Length of occupancy for any recreational vehicle shall not exceed 120 continuous days, or 180 days in any one year period.
- P5. Each site/space shall be of a size and shape that will provide reasonable area for the parking of the recreational vehicle next to the utility connections and for the parking of another vehicle side by side.

- P6. Roadways shall not be used for parking.
- P7. The site/spaces shall be renumbered in a logical manner and a revised site plan shall be submitted to the Town.

ENGINEERING CONDITIONS

- E1. **Dedicate or show there exists a 67 foot (half street) right of way for SR 62.**
- E2. All spaces shall be connected to the HDWD sewer system when sewer service is available to the property.
- E3. **The Applicant's engineer shall provide a signed and stamped letter certifying that the proposed improvements will not adversely affect the floodway. Pursuant to the Town's Floodplain Ordinance, not causing an adverse affect means the cumulative effect of the proposed development when combined with all other all other existing and anticipated development will not increase the water surface elevation of the base flood one foot or more. As part of the Floodplain Ordinance the Flood Plain Administrator is required to notify state and federal agencies of development within the floodplain if the Base Flood Elevation is changed due to physical alterations. The Applicants engineer shall be responsible to provide backup information, if requested by such state and federal agencies, supporting his certification.**
- E4. Prior to the issuance of a Grading Permit, a Grading Plan prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town prior to any grading activity. The rough and precise Grading Plans shall be reviewed and approved by the Town Engineer prior to issuance of grading permits. The applicant/owner is responsible for all fees incurred by the Town. Prior to Certificate of Occupancy, the Engineer-of-Record shall survey and certify that the site grading was completed in substantial conformance with the approved Grading Plans.
- E5. The rough grading shall be certified by a civil engineer that it was completed in substantial conformance with the approved rough Grading Plans. Prior to the issuance of any building permits the project Engineer shall certify the finished lot was graded in conformance to approved plans.
- E6. The Engineer-of-Record or other civil engineer shall survey and provide pad certification for the site prior to issuance of building permits.
- E7. Prior to the issuance of Permits, the Applicant shall comply with the recommendations of a site-specific Geotechnical and Soils Report which shall be reviewed and subject to Town approval. The report shall include recommendations for any onsite and offsite grading, foundations, compaction,

structures, drainage, and existence of fault zones. It shall include recommendations for retention basins, slope stability and erosion control. The soils engineering report shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, when necessary and opinions and recommendation covering the adequacy of sites for development. The report shall identify if the site contains any areas susceptible to landslide risk, liquefaction potential and/or subsidence potential on the project site. The report shall identify and include the location of major geologic features, topography and drainage, distribution and general nature of rock and soils, a reasonable evaluation and prediction of the performance of any proposed cut or fill in relation to geological conditions, and the capability of soils and substrata to support structures.

- E8. All property corners, lots, easements, street centerlines, and curve radii shall be monumented and horizontally tied to identified control points. A copy of the monumentation survey and centerline tie notes shall be provided to the Town Engineer prior to certificate of occupancy.
- E9. All recommended approved measures identified in the Soils Report shall be incorporated into the project design.
- E10. A retention basin and/or underground storage system shall be constructed and functional prior to the issuance of certificate of occupancy for the any structure within the project. The applicant shall provide on-site retention for the incrementally larger flows caused by development of the site, pursuant to a final drainage report, subject to review and approval by the Town Engineer.
- E11. A final drainage report, prepared by a registered Civil Engineer, shall be prepared to determine the flows exiting the site under current undeveloped conditions compared to the incrementally larger flows due to the development of the site. The retention basin size will be determined, per County of San Bernardino Flood Control methodology, such that incremental 100 year 24-hour storm volume, plus 20%, is retained on-site.
- E12. In lieu of an engineered drainage report the retention basin and/or underground storage system shall be sized to retain 550 cubic feet of storm water for each 1,000 square feet, and increments thereof, of impervious area proposed (structures, driveways, parking areas, etc.).
- E13. Basin(s) shall be designed to fully dissipate storm waters within a 48 hour period.
- E14. A pre-filtration system shall be installed for all drain lines connected to any underground storage system to collect sediment and hydrocarbon material prior to discharge into the underground system.
- E15. Any grading or drainage onto private off-site or adjacent property shall require a written permission to grade and/or a permission to drain letter from the affected property owner.

- E16. In conjunction with precise grading certification, all retention/detention basins shall be certified by a civil engineer that they have been constructed in substantial conformance with the approved plans, and shall be certified that they have the required capacity and will operate in accordance with the approved drainage reports for the project.
- E17. In conjunction with precise grading certification, all drainage systems, both public and private, shall be certified by a civil engineer that they have been constructed in substantial conformance with the approved plans, and shall be certified that they have the required capacity and will operate in accordance with the approved drainage reports for the project.
- E18. No on-site or off-site work shall commence without obtaining the appropriate permits for the work involved from the Town. The approved permits shall be readily available on the job-site for inspection by the Town personnel.
- E19. All grading activities shall minimize dust through compliance with MDAQMD Rules 402 and 403.
- E20. Prior to issuance of a grading permit, a Fugitive Dust and Erosion and Sediment Control Plan shall be submitted and approved by the Town Engineer. The Fugitive Dust and Erosion and Sediment Control Plan shall illustrate all proposed phasing for construction of the project.
- E21. Prior to any work being performed in the public right-of-way, fees shall be paid and an encroachment permit shall be obtained from the Town. The Applicant shall apply for an encroachment permit from the Town for utility trenching, utility connection, or any other encroachment onto public right-of-way. The Applicant shall be responsible for the associated costs and arrangements with each public utility.
- E22. The Applicant shall restore any pavement cuts required for installation or extension of utilities for his project within the public right-of-way. In all cases where cuts are allowed, the Applicant is required to patch the cuts to Town standards and the approval of the Town Engineer. The patching shall include a grinding of the pavement to a width 4 feet beyond the edge of the trench on each side, or as determined by the Town Engineer, and replacement with a full-depth asphalt concrete recommended by the Soils Engineer.
- E23. In conjunction with the rough grading plan submittal, street plans prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town. The final street plans shall be reviewed and approved by the Town Engineer. The applicant/owner is responsible for all fees incurred by the Town. Prior to Certificate of Occupancy, the Engineer-of-Record shall survey and certify that the site grading was completed in substantial conformance with the approved Grading Plans.
- E24. The Applicant shall accept and properly dispose of all off-site drainage flowing onto or through the site.

- E25. The Applicant shall construct the replacement of any identified damaged curb and gutter, sidewalk, drive approach, asphalt concrete pavement, meter boxes, and other infrastructure that may be required by the Town Engineer or another Agency.
- E26. The Applicant shall install all water and sewer systems required to serve the project. All water and sewer systems shall be completed to the requirements of the Hi Desert Water District.
- E27. The Applicant shall observe the construction of this project to make certain that no damage or potential for damage occurs to adjacent roadway, existing improvements, adjacent property and other infrastructure. The applicant shall be responsible for the repair of any damage occurring to offsite infrastructure and/or property damage as determined by the Town Engineer. The applicant shall repair any such damage prior to certificate of occupancy. If the damage is such that it is not repairable within a reasonable amount of time as determined by the Town Engineer, the applicant may petition the Town Engineer for additional conditions that may allow him the time, amount of surety and other requirements to repair the damage.
- E28. The Applicant shall be responsible for all improvements constructed within the public right-of-way as required by the conditions of approval. The improvements shall be constructed to the standards and requirements as determined and approved by the Town Engineer. Any improvements not considered to be to the required standards shall be replaced by the Applicant. The Applicant shall be required to maintain and repair those improvements prior to and after acceptance by the Town Council for the length of time required by the applicable conditions, standards and ordinances.
- E29. All improvement plans shall be designed by a Registered Civil Engineer.
- E30. Any area which remains undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers or a desert wildflower mix hydroseed on the affected portion of the site.
- E31. Prior to the issuance of any grading permit to disturb, expose or stockpile an aggregate of more than one acre of land, an erosion and sediment control plan for the project shall be submitted to and approved by the Town Engineer and securities meeting the requirements contained herein shall be posted with the Town. The amount of the security shall be equal to one hundred (100) percent of the total estimated cost of the erosion and sediment control system(s). The permittee's estimate of such cost shall be subject to the review and approval of the Town engineer. The erosion and sediment control security shall be in the form of a Cash Deposit.
- E32. The Applicant shall be responsible for inspection, modification, and proper maintenance of the erosion control devices as necessary. If the Applicant fails or refuses to properly maintain the erosion control devices, the Town official may cause emergency maintenance work to be done in order to protect potentially impacted property. The cost shall be deducted from the erosion control security

posted for the project and shall include all costs related to the emergency maintenance including initial mobilization and performance of the work in addition to applicable administrative costs.

- E33. If the Applicant fails or refuses to properly maintain the erosion control devices, the Town Engineer may cause emergency maintenance work to be done in order to protect potentially impacted property. The cost shall be deducted from the erosion control security posted for the project and shall include all costs related to the emergency maintenance including initial mobilization and performance of the work in addition to applicable administrative costs.
- E34. If construction of erosion control systems outside of the project boundaries is necessary, permission to construct such systems from the owner of such off-site property is required. Plans for the off-site system shall be included with the on-site plans submitted to the Town Engineer. The plans for the off-site erosion control system shall include permission to grade and maintain the erosion control system from all affected property owners and letters of clearance and/or permits from all appropriate governmental entities.
- E35. The Applicant shall submit a post construction erosion and sediment control plan which identifies and illustrates all necessary improvements to prevent the movement and or loss of any soil and sediment materials from the project site, including all individual lots for construction of habitable structures, all slope banks, and all areas of the site capable of resulting in the deposit of soils and sediments with the street or storm drain system. The post construction erosion and sediment improvements shall be certified by a civil engineer that they were constructed in substantial conformance with the approved plans and specifications.
- E36. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. Soil testing for the subsurface disposal system shall meet the requirements of the Department of Environmental Health Services. Applicant shall submit a minimum of three (3) copies of percolation reports for the project site and an appropriate fee to DEHS for review and approval, a copy of the cover sheet with an approval stamp to Building and Safety Division at the time of building permit application, and two (2) copies of the approved percolation report to the Building and Safety Division at the time of construction plan check. The location of the septic system shall be shown on the project grading plans. **It shall be the developer's responsibility to ensure that the location of the septic system and any proposed underground stormwater collection system meet applicable codes related to separation distances.**
- E37. Prior to the approval of the improvements plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb to curb improvements, and the 100-year storm flow shall be contained within the street

right-of-way. When either of these criteria is exceeded, additional drainage facilities shall be installed.

- E38. It is understood that the Conditional Use Permit plans correctly shows all existing easements, traveled ways and drainage courses, and that their omission may require the Conditional Use Permit plans to be resubmitted for further consideration.
- E39. Private drainage easements for cross-lot drainage shall be dedicated and delineated on the final map.
- E40. A construction area traffic control plan, including temporary and final permanent striping, shall be designed by a registered Civil Engineer or Traffic Engineer for review and approval by the Town Engineer for any street construction, closure, detour or other disruption to traffic circulation.
- E41. All street closures must be approved by Town Council action.
- E42. The following shall information regarding the presence of the Marine Corps Air Ground Combat Center (MGAGCC) shall be recorded on the title of each property contained within the boundaries of the Conditional Use Permit.

"The Marine Corps Air Ground Combat Center is located in the Morongo Basin. To prepare Marines for future conflicts, the MGAGCC carries out realistic training with military munitions, both day and night. As a result, Military aircraft fly over the area, and military vehicles drive on and off the base every day. This property is located directly under two aircraft flying routes and is located approximately 13 miles from the installation boundary. Consequently, you should expect to hear military training, see low-flying military aircraft, and encounter other experiences associated with the important mission of the MCAGCC".

- E43. After final plan check by the Town, original mylars (4 mil) shall be submitted to the Town for signature by the Town Engineer. All original mylars submitted for the Town Engineer's signature must contain the design engineer's wet signature and stamp and all other required signatures.
- E44. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patters with respect to tributary drainage area and outlet points. Unless otherwise approved by the Town Engineer, lot lines shall be located at the top of slopes.
- E45. Improvement plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the Town Engineer.

- E46. The applicant shall enter into an agreement with the Town of Yucca Valley for emergency access only through the Town's property on the north side of the RV Park.

BUILDING AND SAFETY CONDITIONS

- B1. Prior to the delivery of combustible materials, the following items shall be accepted as complete:
- a. The water system is functional from the source of water past the lots on which permits are being requested (i.e. All services are installed, valves are functional and accessible, etc.); and
 - b. Fire hydrants are accepted by the County Fire Department and the Hi Desert Water District. The fire hydrants associated with each phase shall be functioning prior to issuance of building permits.
- B2. The applicant shall submit three sets of plans to the Building and Safety Dept. for plan check and approval.
- B3. At the time of building plan check submittal, the applicant shall provide approval from the San Bernardino County Fire Dept.
- B4. Prior to final inspection, all required improvements shall be constructed and finalized and accepted by the appropriate agency prior to the issuance of a Certificate of Occupancy.

Fire Conditions

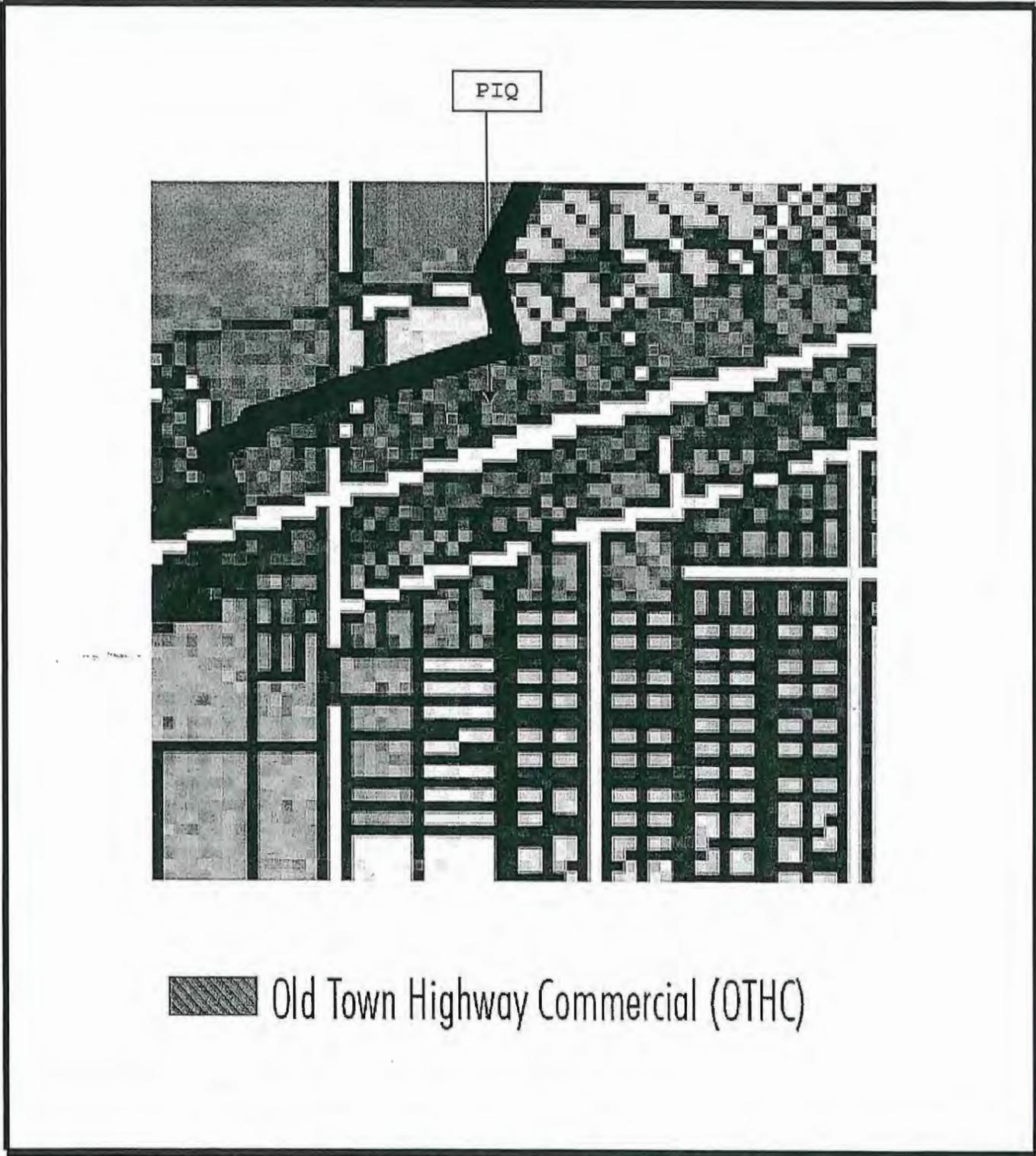
- F1. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
- F3. The Applicant shall be responsible for all fees required by San Bernardino County Fire Department.
- F4. The Development shall have a minimum of two points of vehicular access. These are for fire/emergency equipment access and evacuation routes.
- F5. A KNOX padlock will be required for the rear entry gate.

I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I UNDERSTAND THAT FAILURE TO SATISFY ANY ONE OF THESE CONDITIONS WILL PROHIBIT THE ISSUANCE OF ANY PERMIT OR ANY FINAL MAP APPROVAL.

Applicant's Signature _____ Date _____

TOWN OF YUCCA VALLEY

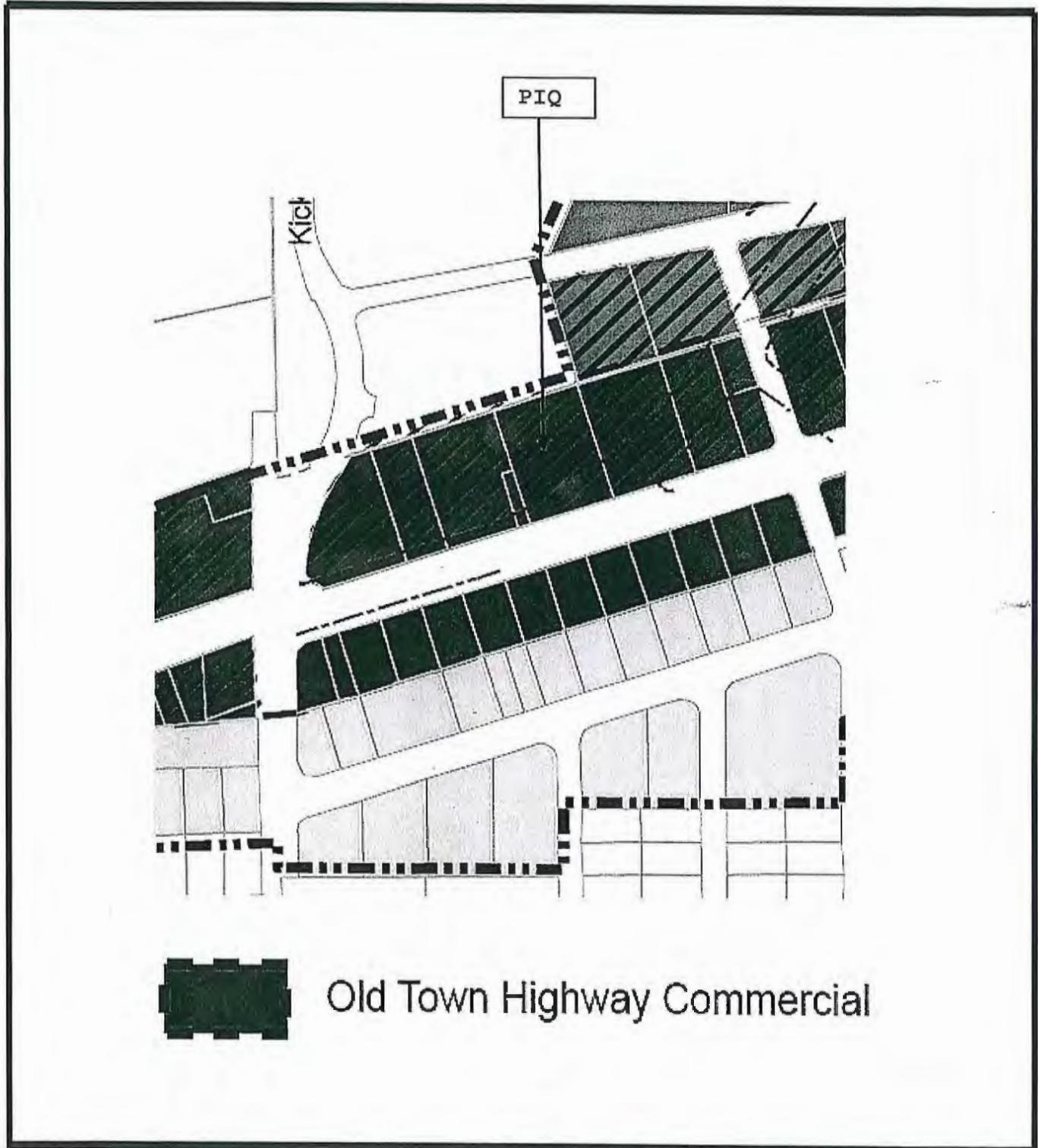
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 03-95, AMENDMENT #1 YUCCA VALLEY RV PARK



GENERAL PLAN LAND USE MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 03-95, AMENDMENT #1 YUCCA VALLEY RV PARK



ZONING MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 03-95, AMENDMENT #1 YUCCA VALLEY RV PARK



AERIAL PHOTO

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 03-95, AMENDMENT #1 YUCCA VALLEY RV PARK

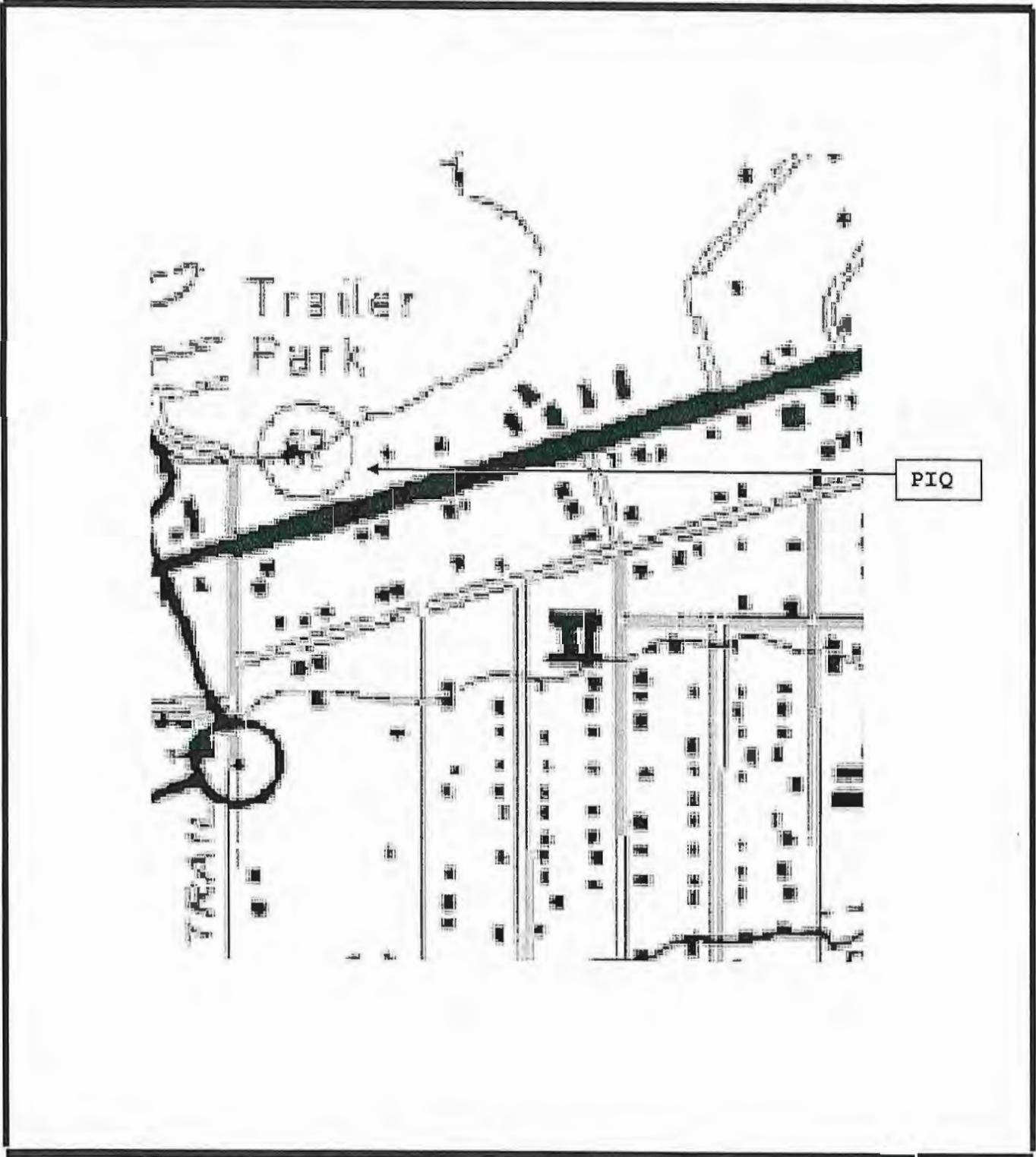


PIQ

FEMA FLOOD MAP-ZONE A, MAP 8855

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 03-95, AMENDMENT #1 YUCCA VALLEY RV PARK



ALQUIST PRIOLO MAP



Conditional Use Permit Application

Date Received	03/10/15
By	D OLSEN
Fee	1492.50
Case #	CUP 03-95 amend 1
EA #	

General Information

APPLICANT MAHENDRA & LATA PANDHI Phone (562) 405-6502 Fax _____

Mailing Address 55408, 29 Palms Hwy Email pandhi2009@gmail.com

City Yucca Valley State CA Zip 92284

REPRESENTATIVE Lender Degin Phone 760-365-1286 Fax _____

Mailing Address 7755 Cherokee Tr Email _____

City Yucca Valley State CA ZIP 92284

PROPERTY OWNER Mahendra & Lata Pandhi Phone (562) 405-6502 Fax _____

Mailing Address 55408, 29 Palms Hwy Email _____

City Yucca Valley State CA Zip 92284

Project Information

Project Address 55408, 29 Palms Hwy Assessor Parcel Number(s) 586-101-03

Project Location Same

Project Description: Our conditional use permit was for 15 spaces. 4 more spaces needs to be added. Total will be 19. (3 SPACES W/O SEWER CONNECTIONS)

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

Town of Yucca Valley
 Community Development Department
 Planning Division
 58928 Business Center Dr
 Yucca Valley, CA 92284
 760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Environmental Assessment

- 1. Property boundaries, dimensions and area (also attach an 8 1/2 x 11" site plan):
200 FT BY 280 FT (site plan attached)
- 2. Existing site zoning: * 3. Existing General Plan designation: *
- 4. Precisely describe the existing use and condition of the site: RV Park
Condition is good
- 5. Existing Zoning of adjacent parcels:
North _____ South _____ East _____ West _____
- 6. Existing General Plan designation of adjacent parcels:
North _____ South _____ East _____ West _____
- 7. Precisely describe existing uses adjacent to the site: one side is
Hot rod shop, back side is Park & side.
other side is vacant
- 8. Describe the plant cover found on the site, including the number and type of all protected plants: Land scapping is per our
approved plans in 1998. We have one
Jasura tree.

Note: Explain any "Yes" or "Maybe" responses to questions below. If the information and responses are insufficient or not complete, the application may be determined incomplete and returned to the applicant.

Yes Maybe No

- 9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.)
- 10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.)
- 11. Is the site within a resource area as identified in the archaeological and historical resource element?
- 12. Does the site contain any unique natural, ecological, or scenic resources?
- 13. Do any drainage swales or channels border or cross the site?
- 14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)
- 15. Is the site in a flood plain? (See appropriate FIRM)

N/A
* RV Park is existing

Project Description

Complete the items below as they pertain to your project. Attach a copy of any plans submitted as part of the project application and any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. Commercial, Industrial, or Institutional Projects:

- A. Specific type of use proposed: Existing RV Park
- B. Gross square footage by each type of use: Existing RV Park
- C. Gross square footage and number of floors of each building: BLDG IS EXISTING PER ORIGINAL APPROVED PLANS
- D. Estimate of employment by shift: OWNER OPERATED
- E. Planned outdoor activities: N/A

2. Percentage of project site covered by:

30 % Paving, 20 % Building, 10 % Landscaping, 40 % Parking

3. Maximum height of structures 20 ft. _____ in.

4. Amount and type of off street parking proposed: _____

5. How will drainage be accommodated? We have no drainage problem since we build the park in 1998

6. Off-site construction (public or private) required to support this project: N/A

7. Preliminary grading plans estimate * cubic yards of cut and * cubic yards of fill

8. Description of project phasing if applicable: N/A

9. Permits or public agency approvals required for this project: _____

10. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) _____

N/A
* Existing RP.234 PARK

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes Maybe No

- A. Emit dust, ash, smoke, fumes or odors?
- B. Alter existing drainage patterns?
- C. Create a substantial demand for energy or water?
- D. Discharge water of poor quality?
- E. Increase noise levels on site or for adjoining areas?
- F. Generate abnormally large amounts of solid waste or litter?
- G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
- H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
- I. Displace any residential occupants?

Certification

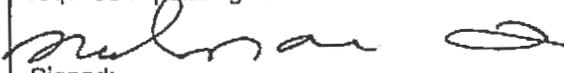
I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature:  Date: 2/16/15

* N/A it is EXISTING RV PARK

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. 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.


Signed: _____
Date: 2/16/15

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.

Signed: 
Dated: 2/16/15

.Project description and existing conditions letter

RV Park was built in 1998 with 15 spaces.

I was always absentee owner, running the park with employed managers.

7 Yrs ago we leased the park to managers for 2 yrs.

To make more money for them self they added 4 spaces w/o my knowledge or obtaining permit from town. All added spaces are working ok w/o any prob. since last 7 years.

Now I am 74 yrs old with several health issues and want to sell the park and retire. I would like to make additional 4 spaces legal and change our conditional Use permit to 19 spaces, so I can sell the park.

The description of changes are as follows,

1. Sewer lines:

Does not require any changes.

Sewer sytem, expense to get permit was so high we decided to rent spaces no 16, 17 & 18 w/o sewer connections and just offer electric, water, cable and Wi-Fi.

Dump station converted to space no. 1A, which did not require any sewer line changes.

2. Water line: Reqd very minor change.

Spce 16 water line was extended approx 30 ft from next space #15 also was extended another 20 ft for misc use like washing or cleaning.

Water line at sp#1A was existing for dump station to rinse sewer hose after dumping.

Building had side faucet which we are using to provide water to space nos 17&18

Electrical changes:

We hired Electrical P.E. to come and check main panels and all pedestals, did load calculations and recommeded following changes:

1. change 50amp cb feeding space 17 to 30 amp to match wire size #8
2. Remove 50 amp receptacle from (4) pedestals 1A, 1, 2 and 3.

Dwg signed and stamped by P.E. is being provided.

Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 04-38 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. 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 notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

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 costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: \$ _____

Applicant's Signature  Date: 3/10/15

Applicants Name MAHENDRA PANDHI
(Please print)



SURROUNDING PROPERTY OWNERS LIST CERTIFICATION
(To be submitted with application)

I, Mahendra M. Pandhi, certify that on 2/16/15 the attached property owners list was prepared by Mahendra Pandhi pursuant to the requirements of the Town of Yucca Valley. Said list is a complete compilation of the owner(s), applicant(s) and representative of the subject property and all owners of surrounding properties within a radius of _____ feet from all exterior boundaries of the subject property and is based on the latest equalized assessment rolls of the San Bernardino County Assessor's Office dated _____. I further certify that the information filed is true and correct to the best of my knowledge; I understand that incorrect and erroneous information may be grounds for rejection or denial of the development application.

Signed: 

Print Name: MAHENDRA PANDHI Date: 2/16/15



HAZARDOUS WASTE SITE STATEMENT

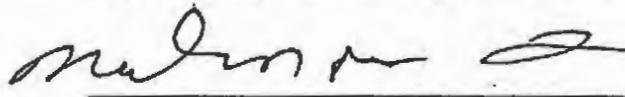
I have been informed by the Town of Yucca Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

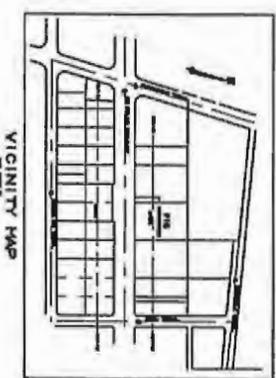
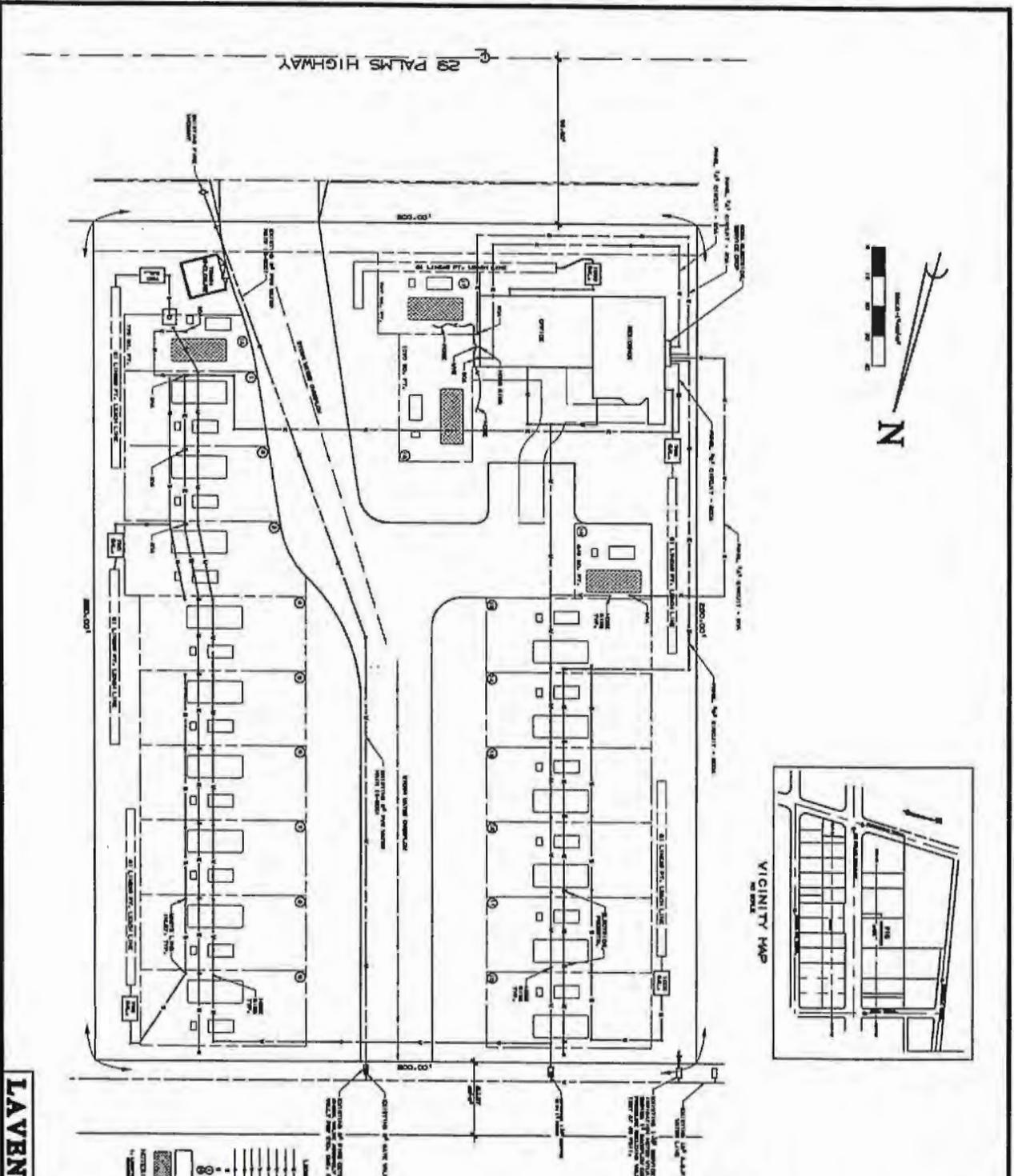
I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 2/16/15

MAHENDRA PANDHI
Applicant/Representative printed name


Applicant/Representative signature



NO.	REVISIONS:	DATE

RATIONALE

NOTE: THIS PLAN IS SUBMITTED TO THE CITY OF PALM SPRINGS FOR REVIEW AND APPROVAL. THE APPLICANT HAS CONDUCTED ALL NECESSARY STUDIES AND HAS PROVIDED ALL NECESSARY INFORMATION TO SUPPORT THIS APPLICATION. THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION TO SUPPORT THIS APPLICATION. THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION TO SUPPORT THIS APPLICATION.

APPLICANT/OWNER

APPLICANT/OWNER: [Name and Address Information]

LEGAL DESCRIPTION

LEGAL DESCRIPTION: [Detailed legal description of the property]

AREA

AREA: [Area measurements and calculations]

LAND USE

LAND USE: [Proposed land use and zoning information]

NOTES

NOTES: [List of notes and clarifications regarding the site plan]

UTILITIES

UTILITIES: [Utility lines and infrastructure shown on the plan]

ZONING

ZONING: [Zoning regulations and requirements for the site]

LAVENDER DESIGN

7700 GARDNER TRAIL, PALM SPRINGS, CA 92264

SITE PLAN
 APR 08/2010/0000
 00408 29 PALMS HWY,
 YUCCA VALLEY, CA 92084

- Legend: [List of symbols and their corresponding site plan features]

NO.	REVISIONS:	DATE

**NOTICE OF PUBLIC HEARING
YUCCA VALLEY COMMUNITY CENTER
57090 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284**

TUESDAY, JUNE 09, 2015 - BEGINNING AT 6:00 P.M.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE TOWN OF YUCCA VALLEY PLANNING COMMISSION TO CONSIDER THE FOLLOWING DESCRIBED APPLICATION:

- CASE NUMBER:** Conditional Use Permit, CUP 03-95 Amendment #1
Yucca Valley Recreational Vehicle Park
- APPLICANT:** Mahendra Pandhi
5540829 Palms Hwy
Yucca Valley, CA 92284
- REPRESENTATIVE:** Lavender Designs
7755 Cherokee Trail
Yucca Valley, CA 92284
- PROPOSAL:** Request to add four additional spaces inside an existing Recreational Vehicle Park.
- LOCATION:** 55408 29 Palms Hwy, east of Kickapoo Trail, on the north side of 29 Palms Hwy.
APN: 586-101-03

ENVIRONMENTAL

DETERMINATION: The project was reviewed under the California Environmental Quality Act (CEQA) and the Town's Guidelines to implement same. The project is exempt from CEQA under Section 15301 Class 1, Existing Facilities.

Any person affected by the application(s) may appear and be heard in support of or opposition to the proposal at the time of the hearing. The environmental findings, along with proposed project application(s) are available and may be reviewed at the Town of Yucca Valley Planning Division, 58928 Business Center Drive, Yucca Valley, CA 92284 from 7.30 a.m. to 5:30 p.m., Monday through Thursday or obtain information at (760) 369-6575.

The Planning Commission in its deliberation could recommend approval of the project, deny the project, or approve the project in an alternative form. If you challenge any of the projects in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Town Planning Division at, or prior to the Public Hearing.

Publish Date: Published on Thursday, May 28, 2015.

05/21/15
Date

/s/ Lesley R. Copeland
Lesley R. Copeland, CMC
Town Clerk

(PUB: S., 5/28/2015)

TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Miscellaneous							
Alternative Fuels and Recharging Facilities	P		P		SPR		
Broadcast and Recording Studios	P		P		SPR		
Motor Vehicle Storage Facilities				P	SPR		
Public Utility Service Yards	P			P	SPR		
Public Utility Structures and Service Facilities	P			P	SPR		
Public Works Maintenance Facilities and Storage Yards				P	SPR		
Satellite Dishes/Antennas (less than 3 feet/2meters in diameter)	P	P	P	P	SPR		
Education							
Community/Cultural Centers	P		P		SPR		
Commercial Day Care Centers	P		P		SPR		
Membership Organization Facilities – Lodges and Clubs	P		P		SPR		
Schools – K-12, Private	P		P		SPR		

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Development Regulations

TABLE 4-1

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Schools, Specialized Education and Training – less than 50 students	P		P	P	SPR		
Schools, Specialized Education and Training – more than 50 students			P	P	SPR		
Studios – Art, Dance, Music Photography, etc.	P		P	P	SPR		
Universities/Colleges, Private	P	P	P	P	SPR		
Entertainment, Recreation, Public Assembly							
Adult-Oriented							
Refer to Adult Business Ordinance							
Dancing and Live Entertainment	CUP	CUP			SPR		
Health/Fitness Centers	P	P	P	P	SPR		
Indoor Amusement/ Entertainment/ Recreation Centers/ Arcades	P				SPR		
Nightclubs	CUP				SPR		Accessory to restaurant use only
Places of Worship	P	P	P	P	SPR		
Theaters, Auditoriums, and Meeting Halls	P	P	P		SPR		
Manufacturing and Processing							
Chemical Products				P	SPR		

Key to Table:

- SPR Site Plan Review is Required.
- P Use is Allowed (Refer to Development Review Procedures section)
- CUP Conditional Use Permit is required.

- OTMU= Old Town Mixed-Use
- OTHC= Old Town Highway Commercial
- OTCR= Old Town Commercial/Residential
- OTIC= Old Town Industrial/Commercial
- HE= Highway Environs (SR-62)

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TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District:						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Clothing Products				P	SPR		
Cosmetics				P	SPR		
Electronics and Equipment Manufacturing				P	SPR		
Foam/Plastics Fabrication				P	SPR		
Food and Beverage Product Manufacturing				P	SPR		
Furniture/Cabinet Shops				P	SPR		
Glass Products				P	SPR		
Handicraft Industries, Small Scale Assembly (premanufactured)				P	SPR		
Hazardous Material Storage				P	SPR		
Laboratories			P	P	SPR		
Metal Products Fabrication				P	SPR		
Paper Products				P	SPR		
Pharmaceutical Manufacturing				P	SPR		
Plastics and Rubber Products				P	SPR		
Printing and Publishing	P		P	P	SPR		
Recycling Facilities – Small Collection Facility	P		P	P	SPR		

Key to Table
 SPR Site Plan Review is Required
 P Use is Allowed (Refer to Development Review Procedures section)
 CUP Conditional Use Permit is required

OTMU = Old Town Mixed-Use
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Development Regulations

TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Recycling Facilities – Reverse Vending Machines	P		P	P	SPR		
Research and Development	P		P	P	SPR		
Structural Clay and Pottery Products				P	SPR		
Textile Products				P	SPR		
Warehousing, Wholesaling, and Distribution Facility, Incidental (less than 75% of floor area)				P	SPR		
Motor Vehicle and Related Retail Trade and Services							
Car Wash, Full & Self-Service		P		P	SPR		
Marine Sales, Indoor	P	P	P	P	SPR		
Motor Vehicle Leasing, No Onsite Storage	P	P	P	P	SPR		
Motor Vehicle Leasing, Onsite Vehicle Storage (less than 10 vehicles)		P	P	P	SPR		
Motor Vehicle Parts and Supplies Sales (no onsite repairs)	P	P		P	SPR		

Key to Table:

- SPR Site Plan Review is Required.
- P Use Is Allowed (Refer to Development Review Procedures section)
- CUP Conditional Use Permit is required.

- OTMU = Old Town Mixed-Use
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TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Automated Car Washing		P			SPR		
Motor Vehicle Repair and Maintenance, MAJOR, and only when conducted in an enclosed structure.		P		P	SPR		
Motor Vehicle Repair and Maintenance, MINOR, and only when conducted in an enclosed structure.		P		P	SPR		
Motor Vehicle Sales (New and/or Used), With Service Facilities		P		P	SPR		
Motor Vehicle Sales (New and/or Used), Without Service Facilities, Storage or Outdoor Display	P	P	P	P	SPR		
Motor Vehicle Window Tinting		P		P	SPR		
Service Stations		P		P	SPR		
Public							
Libraries/ Museums, Public	P		P		SPR		
Parking Lots/Structures, Public	P	P	P	P	SPR		
Parks, Public	P	P	P	P	SPR		

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Development Regulations

TABLE 4-1

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Service Uses/ Structures, Public			P		SPR		
Retail Trade							
Accessory Retail Uses	P	P	P	P	SPR		
Art, Antiques, Collectibles, and Gifts	P	P	P	P	SPR		
Bakeries, Retail	P	P		P	SPR		
Book Stores	P	P		P	SPR		
Building Material Stores/Yards		P		P	SPR		
Candy Stores	P	P		P	SPR		
Catering Businesses, ONLY When Ancillary to a Restaurant	P	P		P	SPR		
Convenience Markets/Stores (under 5,000 square feet)	P	P		P	SPR		
Furniture, Furnishings and Equipment Stores	P	P		P	SPR		
Garden Centers/Plant Nurseries	P	P		P	SPR		
Grocery Stores, 5,000 sq. ft. and greater		P			SPR		
Liquor Sales (On-site Consumption Only) - Restaurant	P	P			SPR		

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TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Liquor Sales (Off-site Consumption Only)	P	P			SPR		
Liquor Sales (Off-site Consumption Only) – Beer and Wine Only	P	P			SPR		
Meat Markets or Delicatessens	P	P			SPR		
Music Stores	P	P			SPR		
Pet Stores	P	P			SPR		
Pharmacies/Drug Stores	P	P			SPR		
Pharmacies/Drug Stores, Drive-thru Service		P			SPR		
Restaurants, Fast Food, Drive-thru Service		P			SPR		
Restaurants, Fast Food, Without Drive-thru Service	P	P			SPR		
Restaurants or Cafes (excluding Fast Food or Drive-ins)	P	P			SPR		
Retail Stores, General Merchandise	P	P			SPR		
Shopping Centers (five or more tenants on contiguous parcel)	P	P			SPR		
Temporary Uses/Activities							

Key to Table

SPR

Site Plan Review is Required.

P

Use is Allowed (Refer to Development Review Procedures section)

CUP

Conditional Use Permit is required.

OTMU = Old Town Mixed-Use

OTHC = Old Town Highway Commercial

OTCR = Old Town Commercial/Residential

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Development Regulations

TABLE 4-1

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTC	HE Overlay		
Big Box Retail Stores (greater than 30,000 square feet)		P				SPR	
Services							
Automated Teller Machines (ATMs)	P		P	P		SPR	
Banks and Financial Services	P	P	P	P		SPR	
Business Support Services, Secretarial and Administrative	P	P	P	P		SPR	
Check Cashing	P	P		P		SPR	
Contractor's Equipment Yards				P		SPR	
Convalescent/Rest Homes			P			SPR	
Equipment Rental Establishments				P		SPR	
Hotels/Motels	P	P				SPR	
Laundromats, Self-Service and Dry Cleaning, Drop-off only	P	P	CUP	CUP		SPR	
Massage Therapy	Refer to Title 8 of the Yucca Valley Municipal Code						
Medical Services, Clinics	P	P	P			SPR	
Medical Services, Laboratories	P		P	P		SPR	
Offices, Professional	P		P	P		SPR	

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 SPR - Site Plan Review is Required
 P - Use is Allowed (Refer to Development Review Procedures section)
 CUP - Conditional Use Permits required

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TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Outdoor Active Activities (e.g., Walk-up Windows)	P				SPR		
Personal Services, General	P	RES 09-C	P	P	SPR		
Photocopy/Printing/Desktop Facilities	P		P	P	SPR		
Printing/Photo Developing/Printing Shops	P		P	P	SPR		
Photography Studio/Supply Shop	P		P	P	SPR		
Propane/Liquid Fuel (Storage and Sales)				P	SPR		
Repair and Maintenance, Consumer Products	P		P	P	SPR		
Storage (Mini, Personal, and Self-Storage) Facilities		CUP		P	SPR		
Tanning Studios/Salons	P	P			SPR		
Travel Agencies	P	P	P	P	SPR		
Veterinarian Clinics and Animal Hospitals	P		P	P	SPR		
Residential							
Accessory Uses and Structures	P	P	P	P	SPR		
Multiple Family Residential	P		P	P	SPR		

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Development Regulations

TABLE 4-1

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Assisted Living Facilities			P	P	SPR		
Condominiums/Townhomes	P		P	P	SPR		
Live-Work Facilities	P		P	P	SPR		
Mixed-Use Developments (Residential over Retail/Office)	P	P	P	P	SPR		
Mixed-Use Developments (Use distributed horizontally on a site)	P	P	P	CLP	SPR		
Residential Care Homes			P		SPR		

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(2) Storage on a mobile home parcel shall comply with the provisions of Title 25, Division 1 of the California Code of Regulations.

5. Bonds to Guarantee Improvements. If all improvements required as a condition of approval of a mobile home park are not satisfactorily completed at the time a Certificate of Occupancy is requested, the owner or owners of the mobile home park shall, before the issuance of the permit, enter as contractor into an agreement with the Town guaranteeing that the required work will be accomplished. The form and amount of security shall be determined by the Director.

a. Public Address Systems. Public address systems or loudspeakers shall not be allowed if audible outside the boundaries of the mobile home park.

b. Modifications in Design. Where a mobile home park application is submitted for approval that, although not in compliance with the design requirements in this Chapter, are consistent with the general purpose and intent of this Chapter, the review authority may approve the park with conditions and restrictions that ensure that the general purposes are satisfied.

(1) Park designs utilizing duplex or cell-type groupings of mobile home parcels or other modified designs may be approved under the provisions of this Section.

(2) Modifications of the above standards of design may be approved under the provisions of this Section for mobile home parks, travel trailer parks, recreational trailer parks, temporary trailer parks, and tent camps. However, in no case shall the modifications conflict with minimum requirements of the Mobile Home Parks Act (Health and Safety Code Section 18200 et seq.) and the applicable Mobile Home Parks Regulations adopted by the State Department of Housing and Community Development (Code of Regulations, Title 25, Division 1, Chapter 2, Section 1000 et seq.).

B. Recreational Vehicle Parks.

1. Purpose. The purpose of this section is to provide general standards applicable to recreational vehicle parks to provide compatibility with adjoining properties.

2. General Standards.

a. All recreational vehicle parks shall contain a minimum of ten acres.

b. Length of occupancy for any recreational vehicle shall not exceed 120 continuous days or 180 days in any one year period.

c. Each site/space shall be of a size and shape that will provide reasonable area for the parking of the recreational vehicles next to the utility connections and for the parking of another vehicle side by side.

- d. Each site/space in the park shall be identified with an individual number in logical sequence and shown on the approved site plan for the park.
 - e. A six-foot high masonry wall or approved equivalent fencing shall be constructed along all exterior property lines to protect the existing or future use of the adjacent property. Fencing along any street frontage may consist of a six-foot high decorative wrought iron or masonry wall.
 - f. Each space shall have direct access to an abutting paved roadway. The roadways within the park shall be paved in accordance with Town standards to a width of not less than 30 feet for two-way traffic and a minimum width of not less than 20 feet for one-way traffic. One-way drive aisles must originate and terminate at two-way drive aisles.
 - h. Roadways shall not be used for parking.
 - i. All recreational vehicle parks shall be designed to allow for two access points to a public thoroughfare.
 - j. Each space shall contain a picnic table, barbecue, and at least one shade tree for every two RV spaces.
 - k. All exterior lighting shall comply with Chapter 8.70 (Outdoor Lighting).
 - l. Refuse containers shall be conveniently located throughout the park and contained within a trash enclosure in accordance with Town standards.
 - m. Common recreational area shall be required for all recreational vehicle parks. The recreation area may contain a clubhouse, swimming pool, game courts, and open areas. Open areas may be either designed for active or passive recreation, provided that the slope of the land does not exceed a gradient of ten percent. Grade of ten percent or more shall be common area, but not counted as recreational area.
 - n. Each space shall be improved with paving, gravel, or other non-paved surface as approved by the Town.
 - o. Each recreational vehicle park shall be landscaped in accordance with a landscape plan as approved by the Planning Division.
 - p. The facility shall have an on-site manager. The manager's living quarters can either be a recreational vehicle or single family residence.
3. Accessory Uses. The following structures and their uses are permitted in all recreational vehicle parks:

- a. Private recreation facilities for the use of the occupants of the park, including, but not limited to a swimming pool, playground area, putting green, game courts (i.e., tennis, basketball), and other similar recreational facilities..
 - b. Social and recreational clubhouse.
 - c. Common laundry facilities.
 - d. Common shower, bath, and locker room facilities.
 - e. Snack bar and food store provided this use is fully contained in a social or recreational center (clubhouse) and serving only park guests.
 - f. Other uses that are similar to those listed above and compatible with the site and surrounding land uses.
 - g. Recreation vehicle or travel trailer storage area shall be fully screened as approved by the Planning Commission with fencing not less than 6 feet in height and shall be clearly designated on the approved site plan.
4. Prohibited Uses.
- a. Except for park owner or park management personnel as allowed under Section 9.08.060(B)(1)(p), there shall be no permanent residency in a recreational vehicle park.
 - b. The on-site sale of propane is permitted subject to Fire Departments review and approval.
 - c. Except as otherwise expressly provided herein, no part of the park shall be used for any business, commercial, manufacturing, retail, vending purposes, unless those activities are approved under the CUP or separate permit
5. Setback Requirements:
- a. When the park is within the RM-10 and RM-14 land use district, the social and recreation (clubhouse) building shall maintain the following setbacks:
 - (1) 100-foot setback from all interior property lines of the park.
 - (2) 50-foot setback from all streets.
 - (3) All other accessory structures shall maintain the required building setbacks of the land use district.
 - b. When the park is within the C-G and I land use districts, the social and recreation (clubhouse) building shall maintain the following setbacks:

- (1) 50-foot setback from all interior property lines of the park.
 - (2) 15-foot from all street frontages.
 - (3) All other accessory structures shall maintain the required building setbacks of the land use district.
- c. A minimum 10-foot landscape setback shall be maintained along all street frontages.
 - d. When a park is adjacent to a residential land use district, a minimum 25-foot wide landscape buffer shall be provided between the spaces and the property line.
 - e. When a park is adjacent to a commercial or industrial land use district a minimum 10-foot wide landscape buffer shall be provided between the space and the property line.
6. Findings for Projects in the Multi-Family RM-10 and RM-14. Before taking any action to approve a project in the RM land use district, the Planning Commission or Council shall find that the proposed Recreational Vehicle Park conforms to the following criteria:
- a. Location and design be consistent with the goals and policies of the General Plan and other applicable goals and policies.
 - b. The RV Park is compatible with the surrounding land uses and does not negatively impact the surrounding neighborhood.

9.08.070 – Multi-Family Residential Standards Site Design Guidelines and Architectural Design Guidelines

A. Multi-Family Development Standards

1. General Provisions. The specific purposes of the Multiple Residential District regulations are to:
 - a. Provide appropriately located areas for multiple family dwellings that are consistent with the General Plan and the standards of public health and safety established by the Yucca Valley Municipal Code;
 - b. Provide adequate light, air, privacy, and open space for each dwelling unit and protect residents from the harmful effects of excessive noise, population density, traffic congestion and other adverse environmental impacts;
 - c. Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment; and

Chapter 9.09 Commercial Districts

Sections:

- 9.09.010 – Purpose
- 9.09.020 – Permitted Uses and Permit Requirements
- 9.09.030 – Development Standards
- 9.09.040 – Projections and Encroachments into Required Setback Areas
- 9.09.050 – Native Landscape Documentation Package

9.09.010 – Purpose

This Chapter lists the land uses that may be allowed within the commercial zoning districts listed in Section 9.05.030, determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

Properties located within the Commercial Mixed Use (C-MU) zoning district are subject to the regulations and development standards of the General Commercial (C-G) zoning district until such time as Commercial Mixed Use (C-MU) regulations and development standards are adopted by the Council.

9.09.020 – Permitted Uses and Permit Requirements

Table 2-15 identifies the uses of land allowed by this Development Code in each commercial zoning district established by Chapter 9.05 (Zoning Districts and Zoning Map).

All uses listed in the following table are subject to the applicable standards of this Development Code and the permit requirements referenced in the Notes and Other Regulations column and in Section 9.06.030(B), Permit Requirements.

Pursuant to Section 9.06.030(A)(3) – Similar and Compatible Uses May be Permitted. The Director may determine that a proposed use is permitted, providing that the Director makes the required findings that the proposed use is similar, compatible and consistent with the uses described in the table, the purposes, and the General Plan .

The following land uses shall be permitted, pursuant to the conditions stipulated

- A. Accessory Uses including parking lots and structures, accessory signs, and exterior storage which is fully fenced and screened with a solid fence and where no storage is visible above the fence. Accessory uses and structures shall comply with all requirements of this Code.
- B. Commercial land uses proposed to operate from existing structures shall be permitted by right in the following cases
 - 1. The structure has historically been utilized in fashion similar to the proposed use.

2. There are no structural off-street, on-site improvements lack thereof which pose an immediate threat to the health safety or general welfare of the Town.
3. There are no additions or alterations to the square footage of the existing structure.

C.

**TABLE 2-15:
PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS**

Zoning Districts C-C: Community Commercial C-O: Office Commercial C-N: Neighborhood Commercial
C-G: General Commercial C-MU: Mixed Use Commercial

Permit Required SPR: Site Plan and Design Review CUP: Conditional Use Permit SUP: Special Use Permit
TSEP: Temporary Special Event Permit TUP: Temporary Use Permit S: Specific Plan
PD: Planned Development Review P: Permitted NP: Not Allowed

Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Residential							
Mixed Use Development	NP	S	NP	S	NP		
Single-Family Dwelling Unit	NP	NP	NP	NP	NP		
Single-Room Occupancy Housing	NP	CUP	NP	CUP	CUP		
Care Uses							
Child Day Care (small family)	NP	CUP	NP	SPR	CUP		Single family residences located in the commercial land use districts are subject to the standards specified in Section 9.08.040
Child Day Care (large family)	NP	CUP	NP	CUP	CUP		
Child Day Care Center	NP	CUP	NP	CUP	CUP		See Section 9.14.020 (Child Day Care Centers)
Homeless Shelter	NP	NP	NP	NP	NP		Including Transitional and supportive uses.
Home Occupation	HOP	HOP	HOP	HOP	HOP		Permitted for Single family residences located in the commercial land use districts pursuant to Chapter 9.50 (Home Occupation)
Social Care, Congregate Care, Convalescent Care Facilities	NP	CUP	NP	CUP	CUP		Including but not limited to elderly care and sober living facilities

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Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Agriculture, Animal Related, and Open Space Uses							
Animal Care Facility (w/o exterior kennel, pens and runs)	SPR	SPR	SPR	SPR	SPR		Including, but not limited to animal hospitals, veterinarian, pet stores, and grooming.
Animal Care Facility (w/ exterior kennel, pens and runs)	CUP	CUP	NP	NP	CUP		
Community Gardens	SPR	SPR	SPR	SPR	SPR		
Equestrian Facility	CUP	CUP	NP	NP	CUP		
Feed and Tack	CUP	CUP	NP	NP	CUP		
Horticulture/Agriculture	SPR	SPR	NP	NP	SPR		Including, but not limited to crop production, orchards, and vineyards.
Kennels and Catteries (over 15 animals)	NP	NP	NP	NP	SUP		
Livestock Operations	NP	NP	NP	NP	NP		
Natural Resources Development	NP	NP	NP	NP	NP		
Nature Preserve	SPR	SPR	SPR	SPR	SPR		
Nursery/Garden Supply (with outdoor display)	SPR	SPR	SPR	CUP	CUP		
Nursery/Garden Supply (without outdoor display)	SPR	SPR	SPR	SPR	SPR		
Retail Commercial Uses							
Antique/Second Hand Stores	SPR	SPR	NP	SPR	SPR		
Adult-Oriented Business	NP	CUP	NP	NP	NP		See Chapter 9.52 (Adult-Oriented Uses)
Appliance Sales and Home Goods (no repair)	SPR	SPR	SPR	SPR	NP		
Auto and Vehicle Sales and Rentals and Parts Sales	CUP	CUP	NP	CUP	CUP		

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Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Building and Landscape Materials Sales (indoor)	SPR	SPR	SPR	CUP	CUP		
Building and Landscape Materials Sales (outdoor)	CUP	CUP	NP	CUP	NP		
Convenience Store	CUP	CUP	CUP	CUP	CUP		
Construction and Heavy Equipment Sales and Rentals	NP	CUP	NP	NP	NP		
Farmers Market/Arts and Crafts Events	TSEP	TSEP	TSEP	TSEP	TSEP		See Chapter 9.38(Temporary Special Events)
Fuel/Propane Dealer	NP	NP	NP	NP	NP		See Section 9.14.040 (Gas or Other Fueling Stations)
Grocery, Supermarket, Specialty Food Store, Drug Store	SPR	SPR	SPR	SPR	SPR		
Manufactured Home Sales	NP	NP	NP	NP	NP		
Boat and Recreational Vehicle Sales	CUP	CUP	NP--	CUP	CUP		
Pawn Shop	SPR	SPR	NP	NP	NP		
Retail Store (less than 80,000 sf)	SPR	SPR	SPR	SPR	SPR		
Retail Store (80,000 or greater sf)	SPR	SPR	CUP	CUP	CUP		
Seasonal Holiday Sales Facilities	TSEP	TSEP	TSEP	TSEP	TSEP		See Chapter 9.38 (Temporary Special Events Permits)
Swap Meet, Outdoor Market, Auction Yard (permanent)	NP--	CUP	NP	NP	NP		See Section 9.14.080 (Swap Meets)
Shopping Center (neighborhood, community, or regional),	CUP	CUP	CUP	CUP	CUP		
Warehouse Retail	CUP	SPR	CUP	NP	CUP		

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Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Business, Financial, and Professional							
ATM	P	P	P	P	P		
Financial Institution and Related Service	SPR	SPR	SPR	SPR	SPR		
Laboratory	SPR	SPR	SPR	SPR	SPR		
Office (Business, Professional, Medical) Corporate, Medical)	SPR	SPR	SPR	SPR	SPR		
Eating and Drinking Establishments							
Bakery (retail), Coffee Shop and Similar Uses	SPR	SPR	SPR	SPR	SPR		Including but not limited to ice cream shops, frozen yogurt shops, and candy/sweet shops
Bakery (wholesale)	SPR	SPR	SPR	CUP	NP		
Bar, Lounge, Nightclub, Tavern, and Pool Hall	CUP	CUP	CUP	CUP	CUP		
Catering Service	SPR	SPR	SPR	SPR	SPR		
Fast Food (w/drive through, delivery)	CUP	CUP	CUP	CUP	CUP		See Section 9.14.030 (Drive-in/Drive through Establishments)
Fast Food (w/o drive through, delivery)	CUP	SPR	SPR	SPR	CUP		
Full Service Restaurant	SPR	SPR	SPR	SPR	SPR		
Commercial Service Uses							
Ambulance Service	SPR	SPR	SPR	NP	NP		
Appliance Sales, Service, Repair, and Rental	SPR	SPR	SPR	SPR	SPR		
Automobile Gas Station	SPR	SPR	SPR	CUP	CUP		See Section 9.14.040 (Gas or Other Fueling Stations)
Automobile Service/Repair (minor repair and maintenance)	CUP	SPR	CUP	CUP	CUP		

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Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Automobile Service/Repair (major Repair/body work)	NP	CUP	NP	NP	NP		
Automobile Washing (car wash)	CUP	CUP	CUP	CUP	CUP		
Automobile Washing (car wash) (fund raising, temporary)	P	P	P	P	P		
Barber, Beauty Shop, and other Similar Personal Service Uses	SPR	SPR	SPR	SPR	SPR		
Printing and Duplication Services	SPR	SPR	SPR	SPR	SPR		
Equipment Sales, Service, Repair, and Rental	CUP	CUP	CUP	NP	CUP		
Fitness Center (less than 2,000 sf.)	SPR	SPR	SPR	SPR	SPR		
Fitness Center (more than 2,000 sf.)	CUP	CUP	CUP	NP	CUP		
Fortune Telling and Related Service	SPR	SPR	SPR	CUP	SPR		
Funeral Service (excluding crematorium)	NP	SPR	CUP	NP	NP		
Funeral Service (including crematorium)	NP	CUP	CUP	NP	NP		
Laundry and Dry Cleaning	SPR	SPR	SPR	SPR	SPR		
Locksmith	SPR	SPR	SPR	SPR	SPR		
Maintenance and Repair (Minor)	SPR	SPR	CUP	CUP	CUP		
Maintenance and Repair (Major)	NP	CUP	NP	NP	NP		

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Zoning Districts C-C: Community Commercial C-O: Office Commercial C-N: Neighborhood Commercial
C-G: General Commercial C-MU: Mixed Use Commercial

Permit Required SPR: Site Plan and Design Review CUP: Conditional Use Permit SUP: Special Use Permit
TSEP: Temporary Special Event Permit TUP: Temporary Use Permit S: Specific Plan
PD: Planned Development Review P: Permitted NP: Not Allowed

Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Massage Establishment	SPL	SPL	SPL	SPL	SPL		See Municipal Code Section 41.11 (Massage Services and Establishments)
Studio (dance, music, martial arts, artists)	SPR	SPR	SPR	SPR/ CUP	SPR		Less than 2,000 sf (SPR for C-MU) More than 2,000 sf (CUP for C-MU)
Tattoo and Piercing	SPR	SPR	SPR	SPR	SPR		
Commercial Recreation							
Amusement Arcade or Park	NP	CUP	NP	NP	NP		
Carnivals/Circuses/Festivals/Fairs	TSEP	TSEP	TSEP	TSEP	TSEP		See Chapter 9.38 (Temporary Special Events)
Campgrounds	NP	NP	NP	NP	NP		
Concerts, Open-Air Theaters, Outdoor Entertainment Events	TSEP	TSEP	TSEP	TSEP	TSEP		See Chapter 9.38 (Temporary Special Events)
Game Arcade, Internet Café, and Similar Businesses	CUP	CUP	NP	CUP	CUP		
Golf Course	SPR	SPR	SPR	SPR	CUP		
Hookah Lounge	NP	CUP	NP	NP	CUP		
Parks/ Recreation Facilities	SPR	SPR	SPR	SPR	SPR		
Private Clubs and Lodges	CUP	SPR	CUP	NP	CUP		
Recreation and Entertainment (commercial indoor and outdoor)	CUP	CUP	CUP	CUP	CUP		
Recreational Vehicle Park	NP	NP	NP	NP	NP		See Section 9.08.060 (Recreational Vehicle Parks)
Industry, Manufacturing and Processing, Wholesaling							
Construction/Contractor Storage Yard	NP	CUP	NP	NP	NP		

**TABLE 2-15:
PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS**

Zoning Districts C-C: Community Commercial C-O: Office Commercial C-N: Neighborhood Commercial
C-G: General Commercial C-MU: Mixed Use Commercial

Permit Required SPR: Site Plan and Design Review CUP: Conditional Use Permit SUP: Special Use Permit
TSEP: Temporary Special Event Permit TUP: Temporary Use Permit S: Specific Plan
PD: Planned Development Review P: Permitted NP: Not Allowed

Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Hazardous Waste Operations	NP	NP	NP	NP	NP		See Section 9.34.110 (Hazardous Materials)
Manufacturing Operations	NP	NP	NP	NP	NP		
Motor Vehicle Storage/Impound Facility	NP	NP	NP	NP	NP		
Recycling Facility (small collection facility)	SUP	SUP	SUP	SUP	SUP		See Section 9.14.070 (Recycling Facilities)
Recycling Facility (processing facility)	NP	NP	NP	NP	NP		
Research and Development	SPR	SPR	SPR	CUP	SPR		
Salvage Facility	NP	NP	NP	NP	NP		
Storage - Mini-Storage (personal storage)	NP	NP	NP	NP	NP		See Section 9.14.060 (Mini-Storage Facilities)
Storage (outdoor vehicles storage)	NP	NP	NP	NP	NP		
Wholesaling and Distribution	NP	NP	NP	NP	NP		
Transportation, Communications, and Infrastructure							
Communication Facility	CUP	CUP	NP	NP	CUP		Including, but not limited to, radio and television stations or towers, satellite receiving stations, but not wireless telecommunication facilities
Wireless Telecommunication Facilities	CUP	CUP	CUP	CUP	CUP		Pursuant to Chapter 9.44
Parking Lot	SPR	SPR	SPR	SPR	SPR		See Chapter 9.33 (Parking and Loading Standards). Accessory or incidental to the primary use of the same property.
Public/Government Facilities	SPR	SPR	SPR	CUP	CUP		
Public Safety Uses (permanent)	SPR	SPR	SPR	SPR	SPR		

**TABLE 2-15:
PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS**

Zoning Districts C-C: Community Commercial C-O: Office Commercial C-N: Neighborhood Commercial C-G: General Commercial C-MU: Mixed Use Commercial							
Permit Required	SPR: Site Plan and Design Review TSEP: Temporary Special Event Permit PD: Planned Development Review		CUP: Conditional Use Permit TUP: Temporary Use Permit P: Permitted		SUP: Special Use Permit S: Specific Plan NP: Not Allowed		
Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Solar Energy Systems (accessory)	P	P	P	P	P		See Section 9.45.010 (Solar Energy Systems)
Solar Energy Systems (Utility grade/primary use)	NP	NP	NP	NP	NP		See Section 9.44.010 (Solar Energy Systems)
Transmission utility lines, pipelines, and control stations	CUP	CUP	CUP	CUP	CUP		
Utilities (major)	CUP	CUP	CUP	CUP	CUP		
Wind Energy System (accessory)	SPR	SPR	SPR	SPR	SPR		See Section 9.46.010 (Wind Energy System)
Wind Energy System (utility grade /primary use)	NP	NP	NP	NP	NP		See Section 9.44.010 (Wind Energy System)
Other Uses							
Cemeteries, Including Pet Cemeteries	NP	CUP	NP	NP	NP		
Churches, Religious Assembly, and Other Public Assembly	CUP	CUP	CUP	CUP	CUP		
Conference Centers and Group Camps	CUP	CUP	CUP	NP	NP		
Correctional Institution	NP	NP	NP	NP	NP		
Emergency Facilities (temporary)	TUP	TUP	TUP	TUP	TUP		See Chapter 9.39 (Temporary Uses and Structures)
Hotels and Motels	SPR	SPR	CUP	SPR	CUP		
Hospitals/Medical/ Rehabilitation Centers/Clinics	CUP	CUP	CUP	CUP	CUP		
Medical Marijuana Dispensary	NP	NP	NP	NP	NP		See Section 9.14.050 (Medical Marijuana Dispensary)
Museum, Library, Art Gallery, Outdoor Exhibit	SPR	SPR	SPR	SPR	SPR		
Schools (private, vocational, charter, and other)	CUP	CUP	CUP	CUP	CUP		

**TABLE 2-15:
PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS**

Zoning Districts C-C: Community Commercial C-O: Office Commercial C-N: Neighborhood Commercial
C-G: General Commercial C-MU: Mixed Use Commercial

Permit Required SPR: Site Plan and Design Review CUP: Conditional Use Permit SUP: Special Use Permit
TSEP: Temporary Special Event Permit TUP: Temporary Use Permit S: Specific Plan
PD: Planned Development Review P: Permitted NP: Not Allowed

Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Temporary Special Events	TSEP	TSEP	TSEP	TSEP	TSEP		See Chapter 9.38 (Temporary Special Events)
Temporary Structures and Uses	TUP	TUP	TUP	TUP	TUP		See Chapter 9.39 (Temporary Uses and Structures)

9.09.030 – Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements in Table 2-X, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3 (General Development Standards).

**TABLE 2-16:
COMMERCIAL ZONING DISTRICTS
DEVELOPMENT STANDARDS**

Development Feature	Requirements by Zoning District ¹					
	C-C	C-G	C-O	C-MU	C-N	
Minimum Lot Size²	See map suffix ³					
	1 acre ⁴	5 acres ⁴	1 acres ⁴	1 acre ⁴	1 acre ⁴	
Minimum Lot Dimensions (W: width, D: depth)	W: 120 ft. D: 120 ft.	W: 120 ft. D: 120 ft..				
Maximum Lot Dimensions (width to depth)	1:3	1:3	1:3	1:3	1:3	
Setbacks	Minimum setbacks required unless different setbacks are delineated on Final Map, Parcel Map, Composite Development Plan, or are allowed pursuant to Section XX.XXX.					
Front	15 ft.	15 ft.	15 ft.	15 ft.	25 ft.	
Side ⁵	10 ft.	0 ft.	10 ft.	0 ft.	10 ft.	

allowed on each lot, except as otherwise provided in Section 9.08.100 (Second Dwelling Units). Required minimum lot sizes for each of the three zones are as follows:

1. Single-Family Residential District (RS-2): 2 dwelling units/acre
2. Single-Family Residential District (RS-3.5): 3.5 dwelling units/acre
3. Single-Family Residential District (RS-5): 5 dwelling units/acre

D. Multi-Family Residential District (RM). The RM zone is established to accommodate higher-density, multi-story residential development, with a focus on providing an intensity and function at locations within close proximity to recreation and community facilities and commercial services and includes the following designations.

1. Multi-Family Residential District (RM-4): up to 4 dwelling units/acre
2. Multi-Family Residential District (RM-8): up to 8 dwelling units/acre
3. Multi-Family Residential District (RM-10): up to 10 dwelling units/acre
4. Multi-Family Residential District (RM-14): up to 14 dwelling units/acre

9.07.040 – Permitted Uses and Permit Requirements

Table 2-3 identifies the uses of land allowed by this Development Code in each residential zoning district established by Chapter 9.05 (Zoning Districts and Zoning Maps).

All uses listed in the following table are subject to the applicable standards of this Development Code and the permit requirements referenced in the Notes and Other Regulations column and in Section 9.06.030B, Permit Requirements.

Pursuant to Section 9.06.030 (A)(3) – Similar and Compatible Uses May be Permitted. The Director may determine that a proposed use is permitted, provided that the Director makes the required findings that the proposed use is similar, compatible and consistent with the uses described in the table, the purposes, and the General Plan.

**TABLE 2-3:
PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL AND HILLSIDE RESERVE ZONING DISTRICTS**

Zoning Districts		R-HR: Residential Hillside Reserve		RL: Rural Living	
		RS: Residential Single-Family		RM: Residential Multi-Family	
Permit Required					
P: Permitted		TSEP: Temporary Special Event Permit		SPR: Site Plan and Design Review	
CUP: Conditional Use Permit		TUP: Temporary Use Permit		PD: Planned Development Permit	
SUP: Special Use Permit		HOP: Home Occupation Permit		NP: Not Allowed	
Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Residential					
Single-Family Dwelling Unit	P	P	P	P	Pursuant Residential District Standards 9.07.050
Accessory Structures and Uses	P	P	P	P	Permitted only in conjunction with an approved dwelling unit. Includes uses that are accessory or incidental to the primary use of the same property. Pursuant to Section 9.07.060 Accessory Buildings and Uses.
Garage and Yard Sales	P	P	P	P	
Home Occupation	HOP	HOP	HOP	HOP	Permitted with a Home Occupation Permit, pursuant to Chapter 9.50 Home Occupations.
Manufactured/Mobile Home Unit	P	P	P	P	Pursuant to Section 9.08.060
Mobile Home and Recreational Vehicle Parks	CUP	CUP	CUP	CUP	Pursuant to Section 9.08.060 Manufactured Housing, Mobile Home and Recreational Vehicle Parks.
Multi-Family Dwellings (1-3 units)	NP	NP	NP	P	Pursuant to Multi-Family Residential Standards 9.08.070
Multi-Family Dwellings (4 or more units)	NP	NP	NP	SPR	Pursuant to Multi-Family Residential Standards 9.08.070
Planned Residential Development	PD	PD	PD	PD	Pursuant to Section 9.08.080
Second Dwelling Unit	P	P	P	P	Pursuant Section 9.08.100
Care Uses					
Child Day Care, Small Family	P	P	P	P	Eight or fewer children, pursuant Residential District Standards, Section 9.08.040
Child Day Care, Large Family	SUP	SUP	SUP	SUP	Nine to fourteen children, pursuant Residential District Standards, Section 9.08.040

**TABLE 2-3:
PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL AND HILLSIDE RESERVE ZONING DISTRICTS**

Zoning Districts	R-HR: Residential Hillside Reserve		RL: Rural Living		
	RS: Residential Single-Family		RM: Residential Multi-Family		
Permit Required	TSEP: Temporary Special Event Permit		SPR: Site Plan and Design Review		
P: Permitted	TUP: Temporary Use Permit		PD: Planned Development Permit		
CUP: Conditional Use Permit	HOP: Home Occupation Permit		NP: Not Allowed		
SUP: Special Use Permit					
Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Child Day Care Center	CUP	CUP	CUP	CUP	Fifteen or more children, pursuant to Section 9.08.040
Social Care Facility, Six or fewer	P	P	P	P	Includes but is not limited to elderly care and sober living facilities. Pursuant to Residential District Standards Section 9.08.090
Social Care Facility, Seven or more	CUP	CUP	CUP	CUP	Includes but is not limited to elderly care and sober living facilities. Pursuant to Section 9.08.090 Residential/Social Care Facilities
Agriculture and Animal Related					
Animal Keeping of densities allowed by Section 9.08.020	P	P	P	P	Pursuant to Section 9.08.020, Animal Keeping
Animal Keeping, Breeding/Raising of densities greater than those specified by Section 9.08.020	SUP	SUP	SUP	SUP	Animal raising over densities allowed require a Special Use Permit, Pursuant to Section 9.08.020
Commercial or Private Kennels and Catteries	CUP	CUP	NP	NP	Pursuant to Section 9.08.020, minimum 1 acre parcel size
Exotic Animals (up to 2)	SUP	SUP	SUP	SUP	Pursuant to Chapter 9.49
Exotic Animals (3-4)	CUP	CUP	CUP	NP	Pursuant to Chapter 9.49
Horticulture (for private use), including growing fruit, flowers, ornamental plants, and vegetables	P	P	P	P	Permitted as a use that is incidental to the primary use
Agriculture (for commercial use), not including animal husbandry or stockyards	CUP	CUP	CUP	NP	Including, but not limited to row, field, tree, and nursery crop cultivation
Other Uses					
Bed and Breakfast/Lodging	SUP	SUP	SUP	SUP	Pursuant to Section 9.08.030
Temporary Special Events	TSEP	TSEP	TSEP	TSEP	Pursuant to Chapter 9.38
Temporary Uses	TUP	TUP	TUP	TUP	Pursuant to Chapter 9.39
Cemeteries	CUP	CUP	NP	NP	Pursuant to Chapter 9.45

**TABLE 2-3:
PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL AND HILLSIDE RESERVE ZONING DISTRICTS**

Zoning Districts		R-HR: Residential Hillside Reserve		RL: Rural Living		RS: Residential, Single-Family		RM: Residential, Multi-Family											
Permit Required		P: Permitted		TSEP: Temporary Special Event Permit		CUP: Conditional Use Permit		TUP: Temporary Use Permit		SPR: Site Plan and Design Review		PD: Planned Development Permit		SUP: Special Use Permit		HOP: Home Occupation Permit		NP: Not Allowed	
Type of Use	Permit Required by Zoning District					Notes and Other Regulations													
	R-HR	RL	RS	RM															
Recreation, Education, and Public Assembly Uses (Institutional Uses)																			
Arboretums, Botanical Gardens, Historic and Monument Sites, Zoos	CUP	CUP	CUP	CUP	Pursuant to Section 9.08.050														
Campgrounds	CUP	CUP	NP	NP	Pursuant to Section 9.08.050														
Religious Institutions, Religious Assembly, and other Public Assembly	CUP	CUP	CUP	CUP	Pursuant to Section 9.08.050														
Conference Centers/Group Camps	CUP	CUP	NP	NP	Pursuant to Section 9.08.050														
Governmental Facility	CUP	CUP	CUP	CUP															
Hospitals and Convalescent Homes	CUP	CUP	CUP	CUP	Pursuant to Section 9.08.050														
Museum, Art Gallery, Library, and Associated Outdoor Exhibits	CUP	CUP	CUP	CUP	Pursuant to Section 9.08.050														
Park/Playground	SPR	SPR	SPR	SPR															
Schools (Public and Private)	CUP	CUP	CUP	CUP	Pursuant to Section 9.08.050														
Sports and Recreation Facility (commercial operations open to the general public)	CUP	CUP	CUP	CUP	Including, but not limited, equestrian facilities, golf courses, hunting clubs, , and tennis and swim clubs.														
Sports or Entertainment Assembly	NP	CUP	NP	NP	Including, but not limited to racetracks and stadiums. and Per Location Criteria and Performance Standards, Section 9.08.050														
Indoor Archery and Gun Ranges	NP	NP	NP	NP															
Outdoor Archery and Gun Ranges	NP	NP	NP	NP															
Off Road Vehicle Parks	CUP	CUP	NP	NP															
Transportation, Communication and Infrastructure																			
Communication Facility	CUP	CUP	NP	NP	Including, but not limited to, radio and television stations or towers, satellite receiving stations, but not wireless telecommunication facilities														

**TABLE 2-3:
PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL AND HILLSIDE RESERVE ZONING DISTRICTS**

Zoning Districts		R-HR: Residential Hillside Reserve		RL: Rural Living	
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CUP: Conditional Use Permit		TUP: Temporary Use Permit		PD: Planned Development Permit	
SUP: Special Use Permit		HOP: Home Occupation Permit		NP: Not Allowed	
Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Transmission utility lines, pipelines, and control stations	CUP	CUP	CUP	CUP	
Solar/Wind or other Alternative Energy Accessory	P	P	P	P	Pursuant to Section 9.45, permitted as a use that is incidental/accessory to the primary use
Solar/Wind or other Alternative Energy, primary use	NP	NP-	NP	NP	Pursuant to Section 9.46, not permitted as a primary use
Utility and Service Uses and Structures	CUP	CUP	CUP	CUP	Electrical Power Generation, Transportation Facilities (Airports, Bus Stations, Carpool Facilities), and Sewage Treatment and Disposal Facilities, require General Plan Amendment and Zone Change to Public/Quasi Public designation
Wireless Telecommunication Facilities	CUP	CUP	CUP	CUP	Pursuant to Chapter 9.44

Chapter 9.03 Nonconforming Lots, Structures, and Uses

Sections:

9.03.010 -- Purpose and Intent

9.03.020 -- Applicability

9.03.030 -- Determination, Extension, and Abatement Procedures

9.03.040 -- Nonconforming Lots

9.03.050 -- Nonconforming Structures

9.03.060 -- Nonconforming Uses

9.03.010 -- Purpose and Intent

- A. **Regulation of legal conformities.** This Chapter establishes uniform provisions for the regulation of legal nonconforming land uses, structures, and parcels. Within the land use zoning districts established by this Development Code, there exist land uses, structures, and parcels that were lawfully in existence before the adoption, or amendment of this Development Code, but which would be prohibited, regulated, or restricted differently under the terms of this Development Code, as amended. This Chapter provides for their eventual elimination, but allows them to exist under the limited conditions identified in this Chapter.
- B. **Intent.** It is the intent of this Development Code to discourage the long-term continuance of these nonconformities in order to promote the public health, safety, and general welfare and to bring the uses and structures into conformity with the goals and policies of the General Plan and any applicable Specific Plan.

9.03.020 -- Applicability

The provisions in this Chapter apply to existing legal nonconforming structures, uses, and parcels.

9.03.030 -- Determination, Extension, and Abatement Procedures

- A. **Purpose.** This section sets forth provisions for the abatement of lots, structures, and uses deemed to be nonconforming and subject to abatement pursuant to the provisions of this Article.
- B. **Authority.** The Director shall be the designated Review Authority for determining that a lot, structure, or use is nonconforming, and the Commission shall be the designated Review Authority for action on the abatement procedures and extensions of the nonconforming lots, structures, or uses.
- C. **Notice and Hearing.** Once the Director has determined that a lot, structure, or use is nonconforming, the Director shall provide required notice for hearing and action by the

Commission. The purpose of the hearing is to determine whether the nonconformity should be abated, given a specific term prior to abatement, or granted a time extension. Notice and hearing shall be performed and conducted pursuant to Chapter 9.85 (Public Notices and Hearings).

- D. **Decision and Findings.** The Commission shall base its decision as to the length of the permitted amortization period on any competent evidence presented, included but not limited to the depreciation schedule attached to the owner's latest federal income tax return. Findings shall be made as to whether or not the balancing of the public interest and the request by the owner for continuance, alteration, or expansion of the nonconformity of the subject property requires a deviation from the's development standards. Findings shall be made in writing and provided to the property owner within 10 days after the decision is rendered.
- E. **Appeal.** Actions taken by the Commission may be appealed to the Council in accordance with provisions of Chapter 9.81 (Appeals).
- F. **Extension of Time.** The Review Authority, at its discretion, may grant an extension of time for the abatement of a nonconformity where it finds that an unreasonable hardship would otherwise be imposed on the property or business owner.
- G. **Revocation of Nonconforming Use or Structure.** The Town may revoke the right to continue a nonconforming use or structure. Revocation procedures, including notice and hearing, shall be in accordance with provisions of Chapter 9.84 (Permit Revocations).
- H. **No Reversion to Nonconformance.** When any nonconformity is eliminated or brought into conformance with the current regulations of this Development Code, the nonconforming rights and privileges with respect to that nonconformity are terminated and shall not be restored.

9.03.040 – Nonconforming Lots

- A. **Continuation of Legal Nonconforming Lots.** Any lawfully created lot which becomes nonconforming with regard to lot area, street frontage, lot width, lot depth, or accessibility may continue indefinitely with such nonconformity and may be developed and used as if it were a conforming lot.
- B. **Modification of Legal Nonconforming Lots.** Legal nonconforming lots may not be modified in any manner that increases the degree of nonconformity. Where feasible, parcel modifications (through lot merger or lot line adjustment) are encouraged to eliminate or minimize the degree of nonconformity.

9.03.050 – Nonconforming Structures

- A. **Continuation of Structure.** Any legally established nonconforming structure that does not conform to the provisions of this Development Code with regard to maximum permitted height, minimum required setback, lot coverage, and/or maximum permitted encroachment into required yard areas may be continued indefinitely.

B. Exceptions. The following are the exceptions to the indefinite continuation of a legal nonconforming structure:

1. **Residential Structures.** Any increase in the number of residential units for buildings designed and occupied for residential use shall be prohibited.
2. **Nonresidential Structures.** Any nonresidential building, structure, or facility designed or intended only for uses which are nonconforming shall be removed, or the design and use thereof shall be made conforming in all respects within 25 years from the date of construction or the effective date of creation of the nonconformity, whichever is later.
3. **Utilities.** Any new or replacement utility/mechanical facilities, equipment, or construction shall conform to the maximum extent feasible, as determined by the Director.
4. **Encroachments in Commercial Zones.** Within the commercial zones, any nonconforming encroachment into required yards may be required to be removed or reduced upon review by the Review Authority as follows:
 - a. When an expansion in floor area which is greater than 50 percent of the existing floor area is proposed for any structure maintaining a nonconforming encroachment, or
 - b. When an expansion in floor area is proposed anywhere within an integrated development which is greater than 50 percent of the total floor area of all structures within the integrated development.
5. **Trash Facilities, Outdoor Storage, and Display.** Trash areas or facilities, outdoor storage areas, and outdoor display areas shall be made fully conforming at the time of any expansion or intensification of use on the site.

C. Modification or Expansion of Legal Nonconforming Structure

1. A legal nonconforming structure shall not be modified in a manner that expands, extends, or enlarges the use in any manner beyond its existing scope upon the date the nonconformity was created, except as follows:
 - a. The modifications are, in and of themselves, in conformance with the provisions of this Development Code.
 - b. The modifications are limited to minor alterations, improvements, or repairs that do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a nonconforming use.
 - c. The modifications are required by other laws.
 - d. The modifications are incidental to the public acquisition of a portion of a site, no greater degree of nonconformity will be created other than that caused as a result of the public acquisition, and the changed development will conform to current regulations to the maximum extent feasible.

2. No change made to any development or use shall be construed as automatically permitting an extension of any time limit for the termination of a nonconformity.

D. Destruction of Legal Nonconforming Structure

1. A nonconforming structure(s) involuntarily damaged or partially destroyed by fire, act of nature, or act of the public enemy may be repaired or rebuilt and re-occupied only as follows:
 - a. If the cost of repairing or replacing the damaged portion of the structure(s) does not exceed 75 percent of its reasonable value, the structure may be restored, provided the following conditions are met:
 - (1) The reconstruction meets current Building Code requirements.
 - (2) Reconstruction begins within 12 months of the date of damage, unless otherwise allowed by the Director, and is diligently pursued to completion.

E. Discontinuance of Legal Nonconforming Structure. If any legal nonconforming structure is abandoned or the use thereof discontinued for a period of 180 consecutive days or more, all future development of the land shall be in conformity with the provisions of this Development Code. Maintenance of a valid business license shall of itself not be considered a continuation of the use.

F. Off-site Relocation. When a structure is relocated to another lot, it shall be made conforming in all respects with the provisions of this Development Code and all other applicable laws and regulations.

9.03.060 -- Nonconforming Uses

Except as otherwise listed below, a legal nonconforming use may continue indefinitely.

- A. Nonconforming Commercial and Industrial Uses.** Nonconforming commercial and industrial uses shall be terminated or made conforming as to use within 10 years from the date on which the Town rendered the use nonconforming.
- B. Other Nonconforming Nonresidential Use.** Other nonconforming non-residential uses shall be terminated or made conforming as to use within 10 years from the date on which the Town rendered the use nonconforming.
- C. Nonconforming Mobile Home Park.** A mobile home park that is nonconforming as to use shall be terminated within 20 years from the date on which the Town rendered the use nonconforming.
- D. Nonconforming Animal Keeping.** Any nonconforming animal keeping, whether a primary use or an accessory use, shall be terminated or made conforming within three years from the date on which the Town rendered the use nonconforming.
- E. Nonconforming Use Eligible for Conditional Use Permit or Other Approval.** Any nonconforming use that is eligible to be considered for a Conditional Use Permit, Land Use Compliance Review, or other discretionary approval under this Development Code shall be

considered to be a nonconforming use unless and until such permit or other such approval is granted.

F. Modifications and Extensions to Legal Nonconforming Uses

1. A legal nonconforming use shall not be modified in any manner that expands, extends, or enlarges the use beyond its existing scope upon the date the nonconformity was created, except as specified below.
 - a. The changes are, in and of themselves, in conformance with the provisions of this Development Code.
 - b. The changes are limited to minor alterations, improvements, or repairs that do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a nonconforming use. A minor alteration shall not increase the area of the nonconforming structure by more than 120 square feet cumulative.
 - c. The changes are required by other laws.
 - d. The changes are incidental to the public acquisition of a portion of a site, no greater degree of nonconformity will be created other than that caused as a result of the public acquisition, and the changed development will conform to current regulations to the maximum extent feasible.
2. No change made to any development or use shall be construed as automatically permitting an extension of any time limit for the termination of a nonconformity.
3. Notwithstanding the provisions regarding Conditional Use Permit or variance, the Director may allow the construction of an additional modification to a legally existing structure within a current yard setback area, as established by an applicable residential Land Use District, when such legally existing building is within the yard setback area, and provided such additional modification does not exceed the projection of the existing structure into such current yard setback area and does not come closer than three (3) feet to any property line.
4. The requirements for a Conditional Use Permit shall not apply to nonconforming residential uses, where such uses are being expanded or modified by no more than twenty-five percent (25%) of the floor space or ground area existing at the time such use became a nonconforming use.

G. Discontinuance of Legal Nonconforming Use

1. If any legal nonconforming use is discontinued for a period of 180 consecutive days or more, subsequent use of the land shall be in conformity with the provisions of this Development Code. Maintenance of a valid business license shall of itself not be considered a continuation of the use.
2. This section shall not apply to any use for which a different period of discontinuance or abandonment is specified under other provisions of this Development Code.

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO
TOWN OF YUCCA VALLEY

I, Lesley R. Copeland, Town Clerk of the Town of Yucca Valley, California hereby certify that the foregoing Ordinance No. 250 as duly and regularly introduced at a meeting of the Town Council on the 4th day of November, 2014, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the Town Council on the 18th day of November, 2014, by the following vote, to wit:

Ayes: Council Members Abel, Huntington, Leone, Rowe and Mayor Lombardo

Noes: None

Abstain: None

Absent: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Town of Yucca Valley, California, this 19th day of November, 2014.



Town Clerk of the Town of
Yucca Valley

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council
From: Becky Smith, Development Assistant
Date: April 19, 1995
For Council Meeting: May 4, 1995

Subject: Conditional Use Permit, CUP-3-95, Environmental Assessment, EA-2-95,
Yucca Valley R.V. Park

Recommendation: Staff recommends approval of Conditional Use Permit, CUP-3-95 and
Environmental Assessment, EA-2-95 as recommended by the Planning Commission, based upon
the Findings and Conditions of Approval as outlined within the detailed staff report.

Order of Procedure:

- 1. Request staff report
2. Any Council questions of staff?
3. Request public comments: (pros and con if you wish)
4. Council discussion
5. Council action

Policy Discussion: Should the Town establish a maximum time frame limiting the stay of RV's
on the site? Do the amenities incorporated into the revised site plan satisfy the Councils previous
comments? Does the proposed project reflect the character and quality of development for SR62
as desired by the Town Council?

Background and Analysis: Application was filed with the Town requesting approval to construct
an R.V. Park consisting of ten (10) recreational vehicle spaces, a 2,460 sq. ft. main building
containing a managers apartment, recreation room, indoor spa, showers, restrooms, and
renovation of an existing swimming pool. Each R.V. space will be approximately 1,800 sq. ft.
paved with gravel and with individual amenities for each space. The total developed area is
approximately 1.28 acres. The detailed staff report is attached, and the information will not be
repeated in this Staff Report.

Approved: [Signature]
Finance Department Attorney Town Mgr
[X] Department Report ___ Request of other Agency ___ Ordinance ___ Study Session
___ Consent ___ Presentation ___ Resolution ___ Public Hearing

Alternatives: The Town Council may accept the Planning Commissions recommendation and approve the Conditional Use Permit, and the Environmental Assessment, or the Town Council may reject the Planning Commission's recommendation based upon the finding that the project will not be consistent with the future General Plan, and deny the application. the Council may also modify the project as deemed necessary.

Fiscal Impact: No fiscal impacts will occur to the Town based upon possible alternative actions. The applicant is responsible for all costs associated with review and processing of the application.

Attachments: Detailed Staff Report
Application materials
Associated maps

Previously Reviewed by: Development Review Committee
Planning Commission
Town Attorney
Town Manager

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Town Council: May 4, 1995

**TOWN OF YUCCA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION
STAFF REPORT SYNOPSIS**

Case: CONDITIONAL USE PERMIT, CUP-3-95
ENVIRONMENTAL ASSESSMENT, EA-2-95
YUCCA VALLEY R.V. PARK

Request: APPLICANT'S REQUEST FOR APPROVAL OF CONDITIONAL USE PERMIT, CUP-3-95 AND ENVIRONMENTAL ASSESSMENT, EA-2-95, TO CONSTRUCT AN R.V. PARK CONSISTING OF TEN (10) RECREATIONAL VEHICLE SPACES, A 2,460 SQ. FT. MAIN BUILDING CONTAINING A MANAGERS APARTMENT, RECREATION, ROOM, INDOOR SPA, SHOWERS, RESTROOMS, AND RENOVATION OF AN EXISTING SWIMMING POOL. EACH R.V. SPACE WILL BE APPROXIMATELY 1,800 SQ. FT., PAVED WITH GRAVEL, AND WITH INDIVIDUAL AMENITIES FOR EACH R.V. SPACE. THE TOTAL DEVELOPED AREA IS APPROXIMATELY 1.28 ACRES.

Applicant: MAHENDRA & LATA PANDHI
13654 PALM STREET
CERRITOS, CA 90703

Engineer/Representative: HACKER ENGINEERING
57370 29 PALMS HIGHWAY
YUCCA VALLEY, CA 92284

Location: THE PROJECT IS LOCATED BETWEEN KICKAPOO TRAIL AND INCA TRAIL ON THE NORTH SIDE OF 29 PALMS HIGHWAY, AND IS IDENTIFIED AS ASSESSOR PARCEL MAP 586-101-03.

Surrounding Land Use: NORTH: VACANT
SOUTH: COMMERCIAL BUSINESSES/ACROSS 29 PALMS HWY.
WEST: VACANT BUILDING
EAST: VACANT

Existing Land Use: THE SITE IS CURRENTLY ZONED YV/CG, GENERAL COMMERCIAL. THE PROPERTY IS VACANT WITH SEVERAL EXISTING JOSHUA TREES.

Surrounding Land Use Designations: NORTH: YV/CG, GENERAL COMMERCIAL
SOUTH: YV/CG, GENERAL COMMERCIAL
WEST: YV/CG, GENERAL COMMERCIAL
EAST: YV/CG, GENERAL COMMERCIAL

CUP-3-95
EA-2-95
YUCCA VALLEY R.V. PARK
MAY 4, 1995, YUCCA VALLEY TOWN COUNCIL MEETING

RECOMMENDATIONS:

DE MINIMIS FINDING: Staff recommends Town Council consideration of the Planning Commission recommendation of a De Minimis finding for Environmental Assessment, EA-2-95, based upon the findings of fact that there is no possibility for impact upon fish and/or wildlife resources.

ENVIRONMENTAL ASSESSMENT, EA-2-95 Staff recommends Town Council consideration of the Planning Commission recommendation of adopting a Negative Declaration for Environmental Assessment, EA-2-95, based upon the findings of fact that all identified impacts have been mitigated to a level of non-significance.

CONDITIONAL USE PERMIT, CUP-3-95: Staff recommends Town Council consideration of the Planning Commission recommendation of approval of Conditional Use Permit, based upon the findings and conditions of approval.

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Existing Land Use

Designation: YV/CG, GENERAL COMMERCIAL

Draft General Plan Land Use

Designation: CG, GENERAL COMMERCIAL

Property Information

THE SITE IS VACANT AND UNDEVELOPED AND CONTAINS A DIRT FILLED SWIMMING POOL. THERE IS PARTIAL PAVING AND A CONCRETE DRIVEWAY ENTRANCE. THERE IS A ONE FOOT HIGH BLOCK WALL ALONG THE FRONT OF THE PROPERTY. THE SITE IS APPROXIMATELY 1.28 ACRES IN SIZE WITH APPROXIMATELY 17 JOSHUA TREES EXISTING ON THE PROPERTY.

Proposed Land Use

THE PROJECT PROPOSES TO CONSTRUCT AN R.V. PARK WITH TEN (10) SPACES, RECREATION ROOM, MANAGERS APARTMENT, ASSOCIATED AMENITIES AND IMPROVEMENTS, AND THE RENOVATION OF AN EXISTING SWIMMING POOL. EACH SPACE WILL PROVIDE INDIVIDUAL AMENITIES SUCH AS UTILITY HOOK-UPS, PICNIC BENCHES AND BARBECUES.

Development Review

Committee: THIS PROJECT WAS REVIEWED BY THE DRC ON APRIL 6, 1995 WITH A RECOMMENDATION TO FORWARD THE PROJECT TO THE PLANNING COMMISSION WITH THE ATTACHED CONDITIONS OF APPROVAL

Project Action

THE APPLICATION WAS ACCEPTED ON MARCH 15, 1995 AND DEEMED COMPLETE ON MARCH 27, 1995, PURSUANT TO THE STATE OF CALIFORNIA GOVERNMENT CODE 65493 (a)

Planning Commission Hearing

THE PLANNING COMMISSION RECOMMENDED APPROVAL ON A 4-0-1 VOTE WITH REVISIONS TO ORIGINAL CONDITION NUMBER: 27 AND ADDITION OF CONDITION 56 WHICH ADDRESSES SIDEWALK REQUIREMENTS.

Public Notification

PURSUANT TO SECTION 83.010330, NOTICE OF HEARING FOR THE CONDITIONAL USE PERMIT APPLICATION IS REQUIRED TO BE PUBLISHED IN A LOCAL NEWSPAPER OF GENERAL CIRCULATION IN THE TOWN OF YUCCA VALLEY. LEGAL NOTICE IS ALSO REQUIRED TO BE GIVEN TO ALL PROPERTY OWNERS WITHIN A THREE (300) HUNDRED FOOT RADIUS OF THE EXTERIOR BOUNDARIES OF THE SUBJECT SITE. AS REQUIRED, THIS PROJECT WAS NOTICED BY PUBLICATION AND ON MARCH 28, 1995, NOTICE OF THE HEARING WAS MAILED TO ALL PROPERTY OWNERS WITHIN A 300 FOOT RADIUS OF THE PROJECT SITE.

Number of Property Owners

Notified: NINETEEN (19) OWNERS NOTIFIED. AT THE WRITING OF THIS STAFF REPORT, NO RESPONSES HAVE BEEN RECEIVED FROM ADJACENT PROPERTY OWNERS.

I. GENERAL INFORMATION

REQUEST: Applicant's request to approve Conditional Use Permit, CUP-3-95 permitting the construction of a recreational vehicle park with a manager's apartment, recreation room, indoor spa, showers, restrooms, ten (10) R.V. spaces and the renovation of an existing swimming pool. Also proposed is asphalt paving for the drive aisles and gravel for the R.V. spaces. The R.V. spaces will be approximately 1,800 sq. ft. with individual amenities such as utility hook-ups, picnic benches, and barbecues.

LOCATION: The property is located between Kickapoo Trail and Inca Trail on the north side of 29 Palms Highway. It is also identified as Assessor Parcel Number 586-101-03.

PROJECT DESCRIPTION: The project proponent is seeking approval of Conditional Use Permit, CUP-3-95 for the construction of a recreational vehicle park consisting of ten (10) spaces, associated amenities and improvements. The project includes landscaping, new perimeter fencing for the property, recreation room, indoor spa, showers, restrooms, ten (10) R.V. spaces and the renovation of an existing swimming pool. The property frontage will include a combination block and wrought iron wall with an entry gate and landscaping. Also proposed is asphalt paving for the drive aisle and gravel for the R.V. spaces. The R.V. spaces will be approximately 1,800 sq. ft. with individual amenities such as utility hook-ups, picnic benches, and barbecues. The site plan is indicating three (3) guest parking spaces and one handicap (van accessible) space. Each R.V. space will be separated with 4 x 4 redwood borders that will identify each space. Each R.V. space will contain safety lighting, sewer hook-up, and electrical outlets. Each will be provided with a picnic bench, barbecue, and shade trees.

PROJECT SYNOPSIS:

SITE COVERAGE

PROJECT AREA	1.28 acres (56,000 sq. ft.)		
RECREATION BUILDING	836 sq. ft.		1.4%
MANAGERS APARTMENT	1,008 sq. ft.		1.8%
BUILDING HEIGHT	14.5 feet		
CONSTRUCTION MATERIAL	Stucco/tile roof		
R.V. PARKING AND LANDSCAPING	34,118 sq. ft.		57%
PAVED AREA	11,261 sq. ft.		20%
PARKING PROVIDED	3 GUEST SPACES	PARKING REQUIRED	10 R.V. SPACES
	10 R.V. SPACES		<u>1 HANDICAP</u>
	<u>1 HANDICAP</u>		11 TOTAL
	14 TOTAL		

TRAFFIC: Traffic generated from the project will not be significant as the project fronts on a major arterial (29 Palms Highway) which is designed to facilitate additional traffic flow.

II. PROJECT ANALYSIS

ENVIRONMENTAL REVIEW: A copy of the Initial Study is attached hereto. The Initial Study has identified no possibility for impacts to the environment or to fish and wildlife resources caused by the development of the project as presented.

ADJACENT LAND USE/ZONING: The project is within and surrounded by the CG, General Commercial land use district. Property to the north and east is vacant, to the west is a vacant building, and to the south (across 29 Palms Highway) are commercial businesses.

SITE CHARACTERISTICS: The project site is currently vacant and undeveloped with a dirt filled swimming pool which may have previously been part of a motel, now demolished. There are approximately 17 Joshua Trees on the property.

ACCESS/PARKING: Access to the site is through 29 Palms Highway via a concrete driveway approach and continues through the property with a paved drive aisleway. The project is providing 3 guest parking spaces and 1 handicap space dedicated to meet the requirements of American's with Disability

Act. Each recreational vehicle space can accommodate one (1) additional parking space besides the R.V. unit. The total parking spaces provided is 14 (10 R.V. spaces x 1 = 10 + 3 = 14). The Development Code does not specify parking requirements for Recreational Vehicle Parks, but it may be interpreted to be classified under Section 87.0630(d), Motels, hotels, and motor hotels: One (1) parking space for each unit. In this case, the project meets Parking Regulations, pursuant to the Development Code.

SIGNAGE: The applicant is proposing a 12' free-standing sign for the project. The sign copy is indicated as 32 square feet.

BACKGROUND: This application was submitted previously in October 1994. The project was reviewed by the Planning Commission and a recommendation of approval was forwarded to the Town Council. The Town Council identified several concerns with the proposal. Some of these included proper fencing for the frontage, the lack of proper amenities such as restroom facilities, showers, and recreational elements. These issues were related to the fact that the property is at the west entry into the Town, and the Council is anticipating quality projects along this corridor. Due to the lack of amenities for this type of project and the high visibility along 29 Palms Highway, it was denied by the Town Council. The applicant has re-submitted the project and has incorporated onto the site plan many of the concerns identified by the Town. The project as presented, is including additional quality elements such as a recreation room, manager's apartment, asphalt paving, decorative fencing and recreational amenities.

DISCUSSION: The applicant is proposing to develop the subject property as a Recreational Vehicle Park. Currently, the site is vacant and unimproved. The development of the property would provide on-site improvements and provide an area for overnight parking for recreational vehicles. This type of facility will be beneficial for recreational vehicles passing through the Town that may be destined for the Joshua Tree National Park or other recreational points of interest. The addition of this development could

Joshua Tree National Park or other recreational points of interest. The addition of this development could be a potential source of revenue for surrounding commercial businesses.

The applicant is proposing to fence the site with chain link fencing and privacy screening, except the property frontage. There is an existing one (1) foot high block/concrete wall with two pilasters at the ends of the driveway approach. Due to the Cal Trans requirement for future additional right-of-way along Highway 62, this wall is proposed to be demolished. A 6' combination block and wrought iron wall is proposed along the frontage with a 32 foot wide entry gate. Landscaping is also proposed along the frontage which will provide not only a pleasing entry into the Town, but this type of improvement may encourage other businesses along Highway 62 to follow the same suit.

The property gradually slopes from the southwest to northeast with drainage flow directed to the rear of the site. The paved drive aisle will facilitate sheet flow toward the onsite retention basin and will mitigate drainage impacts for the site.

The project is proposed with a manager's quarters, a separate recreational building which will include an indoor spa, showers, restrooms, and washer/dryer facilities. The building is shown with stucco exterior and mission style concrete tile roof. There is a ten (10) foot breezeway separation between the two units.

The project is designed with the intention of the pool area to be renovated. The costs to renovate and improve this area have been projected and the applicant has indicated that the site will be improved with or without the swimming pool. This will be dependant upon inspection of the pool once the dirt fill is removed. In the event that the swimming pool cannot be renovated, the applicant is proposing to utilize the area for an additional outdoor recreational area. This may include a horseshoe pit, tot lot and

picnic area. Staff has conditioned the project to ensure the area is improved with additional amenities associated with the R.V. Park.

PLANNING COMMISSION: The Commission discussed the project amenities and specifically the time frame for allowing R.V. overnite parking. The original CUP was for a 10 year approval and the overnite parking was intended for 4 week periods of time. Due to the increase in costs and the permanence of the project, the Commission felt that extended stays are equitable in order for the owner to re-coup additional financial responsibilities. Revisions to the conditions included the addition of sidewalk for the property frontage and extended stays for R.V. parking for up to 6 months, and a condition to disallow outdoor storage for the premises.

FINDINGS: CONSISTENCY WITH TOWN OF YUCCA VALLEY FUTURE GENERAL PLAN

The California Government Code, Section 65360, reads as follows:

"The legislative body of a newly incorporated City or newly formed County shall adopt a general plan within 30 months following incorporation or formation. During that 30-month period of time, the City or County is not subject to the requirement that a general plan be adopted or the requirements of State law that decisions be consistent with the general plan, if all of the following requirements are met.

1. The Town of Yucca Valley is proceeding in a timely fashion with the preparation of the general plan.
2. The planning agency finds, in approving projects and taking other actions, including the issuance of building permits, pursuant to this title, each of the following:
 - a. There is a reasonable probability that the land use or action proposed will be consistent with the general plan proposal being considered or studies which will be studied within a reasonable time, as specified in the paragraphs herein after set forth.
 - b. There is little or no probability of substantial detriment to, or interference with, the future adopted general plan if the proposed use or action is ultimately inconsistent with the plan, as specified in the paragraphs herein after set forth.

- c. The proposed use or action complies with all other applicable requirement of state law and local ordinances.

FINDINGS FOR CUP-3-95:

1. The site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, open spaces, setbacks, walls and fences, parking areas, landscaping, recreational amenities, and other features are in compliance with zoning and development code requirements because the Recreational Vehicle Park is providing adequate setbacks as established within the CG-General Commercial land district.
2. The site has adequate access because the property fronts 29 Palms Highway and takes access from the one existing driveway. Any increased traffic impacts are lessened by the dedication of right-of-ways adjacent to 29 Palms Highway.
3. The proposed use will not have a substantial adverse effect on abutting property or uses because the permitted use will not generate excessive noise, vibration, traffic or other disturbance. In addition, the recreational vehicle park use will not substantially interfere with the present or future ability to use solar energy systems.
4. The conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare. The Conditions of Approval ensure compliance with the requirements of the Town of Yucca Valley in relation to access, circulation, fire protection, building construction, and compatibility with surrounding land uses.
5. The proposed use is consistent with the goals, objectives and standards of the General Plan and Development Code as the recreational building and R.V. parking facilities are consistent with the CG, General Commercial land use district with a Conditional Use Permit.

CONDITIONS OF APPROVAL

I. GENERAL CONDITIONS

1. This Conditional Use Permit is for construction of a ten (10) space recreational vehicle park, a managers apartment, associated amenities, and improvements on an approximately 1.28 acre parcel. The property is located between Kickapoo Trail and Inca Trail on the north side of 29 Palms Highway. The property is identified as Assessor Parcel Number 0586-101-03.
2. The applicant/owner shall agree to defend at his sole expense any action brought against the Town, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the Town of Yucca Valley Development Code. The applicant shall reimburse the Town, its agents, officers, or employees for any court costs, and attorney's fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
3. This Conditional Use Permit shall become null and void if all conditions have not been complied with and the occupancy or use of the land has not taken place within two (2) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission and/or Town Council. The applicant is responsible for the initiation of an extension request.

Approval Date May 4, 1995

Expiration Date May 4, 1997

4. The applicant/owner shall ascertain and comply with requirements of all State, County, Town and local agencies as are applicable to the project area. These include, but are not limited to, Environmental Health Services, Transportation/Flood Control, Fire Warden, Building and Safety, State Fire Marshal, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, the Federal Emergency Management Agency, Mojave Desert Air Quality Management District, Community Development Department, and all other Town Departments. The applicant is required to comply with other Town and agency requirements related to subsequent implementing permits related to the Conditional Use Permit. Subsequent implementing permits may have individual conditions and standard provision which the applicant is required to comply with. These typically include grading, street improvements, building, and other typical permits related to this approval.*

5. All conditions of this Conditional Use Permit are continuing conditions. Failure of the applicant and/or operator to comply with any or all of said conditions at any time shall result in the revocation of the permit granted to use the property.
6. All signs proposed by this project may only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, and directed stationary neon lighting. The glare from the luminous source shall not exceed one-half (0.5) foot candle. The lighting system shall be placed on an automatic timer which turns all sign lighting off no later than 9:00 P.M.* Lights attached to the structures for private security purposes are not subject to this conditions, but shall comply with the Town's night sky ordinance. Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties, public thoroughfares, and from being directed into the Sky. Both on-site and street lighting are subject to approval by the Town of Yucca Valley. On-site lighting poles shall not exceed a height of ten (10) feet, and shall be designed with motion detector systems or placed on timers to shut-off no later than 9:00 P.M.
7. Unless a De Minimis finding is approved by the Planning Commission, the applicant/owner shall pay a fee of \$1,250.00 (one thousand two hundred fifty dollars) to the Department of Fish and Game, pursuant to California State Assembly Bill 3158. This fee shall be submitted to the Clerk of the Board of Supervisors within five (5) days after the effective date of Conditional Use approval. The applicant should be aware that Section 21089(b) of the Public Resources Code provides that any project approved under CEQA is not operative, vested, or final until the required fee is paid. Proof of fee payment may be required prior to issuance of building permits.*
8. Human occupancy structures shall be designed in accordance with seismic safety construction practices for the site.
9. Drainage of the site shall mitigate ponding and impacts of flows over cut or fill slopes. Where water is collected in a common area and discharged, protection of native soil shall be provided.*
10. If any archaeological material is noted during the site clearing or subsequent grading, work shall be halted in the vicinity of the deposit and an archaeologist shall be retained to examine the material and make any necessary recovery.*
11. The applicant is required to monitor the operation to insure the protection of the public's health, safety and welfare. Written clearance may be required and obtained from the designated California Regional Water Quality Control Board and a copy forwarded to DEHS. The applicant/owner may be required to obtain a Project Compliance Permit from DEHS Code Enforcement Section, to monitor compliance with Conditions of Approval.

12. Noise levels shall be maintained below Town Standards, Development Code Section 87.0905(b).*
13. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual, noise, or other impacts, and environmental public health nuisances are minimized and complies with the Yucca Valley Code 33087.*
14. All refuse containing garbage shall be removed from the premises in accordance with Yucca Valley Town Code 33.083.*
15. Water spraying or other approved methods shall be used during grading operations to control fugitive dust. A dust mitigation plan shall be submitted to the Town Planning Department prior to issuance of grading permits for the project. Dust control shall be in conformance with SCAQMCD requirements. Graded, undeveloped and other open area shall be treated with a dust polymer as approved by the Town Engineer.*
16. All buildings shall be provided with a fully enclosed trash enclosure with separate pedestrian access.
17. No open outdoor storage activity generally not associated with RV facilities will be allowed on-site.
18. Applicant shall pay all fees charged by the Town as required for processing, plan checking and construction inspection. The fee amount(s) shall be those which are in effect at the time the work is undertaken and accomplished.
19. All improvements shall be inspected by the Town Engineer or Building and Safety Division (as appropriate). Any work completed without proper inspection may be subject to removal and replacement under proper inspection.
20. Handicapped site access improvements shall be in conformance with the requirement of Title 24 of the California Building Code.
21. All structures shall comply with the construction requirements of the Flood Plain (FP) Management Ordinance.*
22. Sewage disposal system shall be designed in conformance with San Bernardino County DEHS requirements and shall be maintained so as not to create a public nuisance.
23. Parking and on-site circulation requirement shall be provided for as identified on the approved site plan. Two-way access drives shall be a minimum of 24 feet wide. One-way drives shall be a minimum of 20 feet wide. The direction of travel shall be clearly indicated by use of signage and pavement marking. Areas reserved for access drive and/or fire lanes shall be clearly designated.*

percent (25%) of the parking spaces may be allocated to compact car parking. The compact car parking space shall be clearly marked and/or posted with signs stating "Compact Cars Only".

All full-size parking spaces shall be minimum of 9 feet in width and 19 feet in length. Compact car parking spaces shall be a minimum of 8 feet wide and 16 feet deep.

24. All disturbed unimproved areas shall be kept in a dust free and weed free condition. Measures implementing this condition shall be shown on the landscape plan. No open dirt areas shall be left without ground cover or continuous maintenance efforts on the site.*
25. Applicant shall obtain letters from utility companies with existing facilities within any existing utility easements stating that the proposed improvements will not unreasonably interfere with the operation and maintenance of their facilities.
26. Prior to the issuance of any permit, the applicant shall submit a letter to the Community Development Department indicating agreement to all Conditions of Approval applied to the project. The Developer shall also include in the letter an indication of understanding the timing and requirements related to portions of the conditions, including Prior to Issuance of a Grading Permit, Prior to Issuance of a Building Permit, and Prior to Final Inspection, etc.
27. The project applicant shall post or notify potential recreational vehicle customers that the maximum time for r.v. overnight parking is six (6) months.
28. The sign for the property shall be based on the Sign Design Guidelines ratio of 1.5:1 (1 1/2 sq. ft. to each 1 foot linear building frontage). The height for the free-standing sign shall not exceed 12 feet.

I. PRIOR TO ISSUANCE OF A GRADING PERMIT

29. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. Soil testing for the subsurface disposal system shall meet the requirements of the Department of Environmental Health Services. Applicant shall submit a minimum of three (3) copies of percolation report for the project site and an appropriate fee to DEHS for review and approval, a copy of the cover sheet with approval stamp to Building and Safety at the time of building permit application, and two (2) copies of the approved percolation report to Building and Safety at the time of construction plan check.*
30. The applicant shall submit written proof to the Building Official prior to grading, that the conditions of approval or comments, as required, from the High Desert Water District, Colorado Regional Water Quality Control Board, and the United States Post Office that all conditions/comments have been satisfied.
31. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer with a report submitted for review along with the grading plan and shall include

pavement recommendation (on and off-site). The report recommendation shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist must certify to the adequacy of the grading plan. Soil testing for the subsurface sewage disposal system shall meet the requirements of the San Bernardino County Department of Environmental Health Service (DEHS). Alquist-Priolo Special Studies Zone information shall be provided within the soils reports.

32. A grading plan, prepared by a California Registered Civil Engineer, shall be submitted for Town review and approval prior to issuance of any permits. No clearing or grading shall be completed without issuance of a grading permit. The prepared grading plan shall conform to the approved site plan. The final grading plan shall be reviewed and approved by the Town Engineer prior to issuance of grading permits. The applicant/owner is responsible for fees incurred by the Town Engineer.
33. Import/export of earth materials shall only be from/to an approved borrow/stock pile site. In the event of import/export, the Applicant shall submit a plan designating intended haul routes for approval by the Town Engineer. Additional securities may be required to mitigate potential damage to and insure cleanup to existing streets.
34. A drainage report, prepared by a California Registered Civil Engineer, shall be submitted for Town review prior to issuance of any permits. The format and content of the report shall be as required by the Town Engineer. The report shall be prepared in accordance with the requirement of the San Bernardino County flood Control District regarding flood protection criteria and shall include flood zone information. Project within the 100 year Flood Insurance Rate Map (Firm) will require a Flood Hazard Report to show compliance with FEMA requirements. Adequate provision shall be made to intercept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties at the time the site is developed.*
35. Street improvement plans, prepared by a California Registered Civil Engineer, shall be submitted to Cal Trans for review and approval prior to issuance of encroachment permits for any work within public right-of-way. Coordination with Cal Trans is necessary, in the event that additional right-of-way is required or any work within that right-of-way which will need that agency's prior review and evaluation.
36. The applicant shall obtain Fire Marshal approval of the site plan and building plans. The applicant shall comply with the conditions and requirements of the Town's Fire Marshal. Prior to any construction occurring on any parcel, the applicant shall contract the Fire Agency for verification of current Fire Protection Requirements.
37. A Joshua Tree Relocation Plan in accordance with the Town's Joshua Tree Site Review Procedures shall be submitted to the Town Planning Department for approval prior to the issuance of grading permits for the project.

39. If the project site is within occupied habitat of the desert tortoise, the applicant shall obtain a Section 10(a) permit or acknowledgement from the U.S. Fish and Wildlife Service that a permit is not required prior to any land disturbance. A copy of said permit or acknowledgement shall be submitted to the Town.*
40. Applicant shall comply with requirements of NPDES (Non-Point Pollution Discharge Elimination System) as applicable.

II. PRIOR TO ISSUANCE OF A BUILDING PERMIT

41. The applicant/owner shall maintain all permanent plantings as identified on the approved landscaping plan. Present desert native species on site shall be reincorporated into the landscaping plan. The applicant/owner shall provide two (2) copies of a landscape and irrigation plan showing the size, type and location of all replacement plantings and irrigation systems for the building additions. Landscape material shall be consistent with the surrounding existing landscaping. The plan shall be approved by the Town's Landscape Architect prior to issuance of Building Permits.
42. Adequate provisions shall be made during and after construction to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact methods of such control shall be subject to review and approval by the Town Engineer. No sediment is to leave the site. Additional securities may be required to insure compliance with this requirement.*
43. Certification from the appropriate school district shall be provided as required by California Government Code Section 53080 (b) that any fee charge, dedication, or other form of requirement levied by the governing board of the district pursuant to Government Code Section 53080 (a) has been satisfied.
44. When plans are submitted to Building and Safety, the applicant shall provide a letter of intent describing the specific use of the property.
45. Fencing shall comply with standards identified within the Development Code, CG, General Commercial land use district. Chain link fencing shall be properly screened. Fencing along the frontage shall be 6 foot decorative block and wrought iron as shown on the site plan, subject to review by the Community Development Department.
46. A final soils report, compaction report and shall be submitted and approved by the Town Building Official prior to issuance of any building permits.
47. In the event that the swimming pool cannot be renovated, the applicant shall submit a revised site plan indicating the area to be utilized for additional recreational amenities for the area, subject to review by the Community Development Department.
48. Prior to construction, approved fire hydrants and fire hydrant pavement markers shall be installed. Fire hydrants shall be six (6) inches in diameter with a minimum of one four (4) inch and one 2

1/2 inch connection as specified by fire staff. The design or the fire hydrant and hydrant markers shall be approved by the Fire Agency. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post three (3) feet from hydrant. All fire hydrant spacing shall be three hundred (300) feet with the exception of single family which may be increased to six hundred (600) feet maximum unless otherwise approved by the Fire Chief. Street and other markers will be provided in accordance with the requirements of the Fire Marshal.

49. Prior to any construction occurring, the Applicant/Developer is required to provide Fire Staff with a letter from the water company having jurisdiction, verifying financial arrangements have been made for the required water improvements or that an existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.

IV. PRIOR TO FINAL INSPECTION

50. All landscaping and irrigation shown on the approved landscape and irrigation plans and all required walls/fences shall be completed prior to final inspection.
51. Prior to final inspection, commercial and industrial street address numbers shall be posted on the building with a minimum of eight (8) inch numbers by three-fourth (3/4) inch stroke width and shall be visible from the street. During the hours of darkness the numbers shall be electrically illuminated.
52. Prior to Fire Agency clearance for occupancy, the installation of one fire hydrant shall be located within the frontage of the subject property.
53. Prior to final inspection, an automatic fire alarm system may be required in accordance with the Uniform Fire Code. The developer shall submit detailed plans to a Fire Protection consultant approved by the Fire Agency.
54. "No Parking, Fire Lane" signs shall be installed, on interior access drives and private roads. These signs shall be posted at designated location by Fire Staff. Fire lane curbs shall be painted red. Signs shall be in accordance with Fire Agency Standard No. #116.
55. Prior to final inspection or occupancy, hand portable fire extinguishers are required to be provided. The location, type and cabinet design shall be approved by the Fire Agency.
56. The applicant shall construct a meandering sidewalk along the property frontage for pedestrian access. Coordination with Cal Trans is necessary, in the event that additional right-of-way is required or any work within that right-of-way which will need that agency's prior review and evaluation.

CUP-3-95

EA-2-95

YUCCA VALLEY R.V. PARK

MAY 4, 1995, YUCCA VALLEY TOWN COUNCIL MEETING

57. Applicant shall provide documents for offer of dedication for additional ten (10) feet of right of way (65' total) along Twentynine Palms Highway (SR 62).
58. Applicant shall agree to participate in his fair share of future improvement costs to widen SR62 to the ultimate right-of-way. Format of agreements shall be as approved by the Town Manager.
59. Applicant shall agree, at time of future improvements to SR62, to complete on-site improvements, as required, to re-configure site to conform to new Caltrans right-of-way. Reconfiguring of site plan shall be in conformance with all applicable codes.

*****SPECIFIC PROJECT REQUIREMENTS****

1. Posting of vehicle capacity required.
2. Exit signs required.

(END)

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YUCCA VALLEY TOWN COUNCIL MINUTES

May 4, 1995

roll call vote.

AYES: Council Member Burnside, Crouter, Hockett, Loveless and Mayor Pedersen
NOES: None
ABSTAIN: None
ABSENT: None

8. Planning Department

A. Conditional Use Permit, CUP-3-95, Yucca Valley R. V. Park

Development Assistant Smith reported the park will consist of 10 RV spaces, a manager's apartment, recreation room with associated amenities, and renovation of the swimming pool. The property is located between Kickapoo and Inca Trails on the north side of SR 62 and is currently vacant and undeveloped. The application was previously submitted in October 1994, reviewed by the Planning Commission, and a recommendation of approval was forwarded to the Council. Council identified several concerns with the proposal including the need for front fencing and lack of proper amenities. The project was denied. The project before the Council now has been substantially revised and as presented includes additional quality amenities which meet the Council's concerns. The time frame of 6 months for RV parking was reviewed in the context that the owner has now invested much more into the project to upgrade certain elements for the RV park and is intending to gain a return on his investment by maximizing the occupancy of the park. Staff is recommending Council consideration and approval.

Council Member Crouter asked what the original time frame was. Assistant Smith answered the limit for over night parking was two weeks, based on the fact that the original CUP was temporary, intended for a ten year time frame. Now it is a permanent structure and CUP that will run with the land.

Council Member Burnside requested information on the restrictions for the type of RV's allowed. Assistant Smith answered the issue was not discussed, noting typically in other parks types of Rv's are not specified.

Council Member Loveless commented she would like to see the park expanded, and advantage taken of the golf course.

Council Member Burnside voiced her concern about the outdoor storage. Assistant Smith answered outdoor storage is not allowed.

YUCCA VALLEY TOWN COUNCIL MINUTES

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Bud Garrett commented he owns the property across the highway from the project. His concern is not the construction, but whether or not tents will be allowed and the length of stay allowance of 6 months. That caters to snow birds but small parks like this turn into residences with junky trailers and stuff piled up around the trailer. If it is kept up, fine. Outside storage is subject to interpretation.

Council Member Burnside commented she dreads the thought of creating another instant slum on the highway. She doesn't know how to guarantee that we don't do that with this project. Suggested making it a shorter stay to keep this from happening.

Town Attorney Silvergleid stated a condition of approval can be placed regarding a reasonable time restriction.

Mahendra Pandhi, applicant, advised in 1989 they purchased two properties in the Town. He does not want a cheap project or junk trailers. He is doing the project to enjoy the people and keep himself occupied. He will not allow any junky people or cheap trailers to look bad. He wants to take pride in the project.

Council Member Crouter asked if there is a way to bring the issue back later if it does not work out. Town Attorney Silvergleid answered if the conditions of approval are not met then the Council can revoke the CUP because it is issued on certain conditions.

Mayor Pedersen opened the floor to public comments.

David Hacker, Hacker Engineering, applicant's representative, advised the RV Park as shown on the exhibit offers a number of increased amenities over the original plan. The architecture chosen is a blend of Mediterranean/Spanish. The main thing in any project of this type is how good the management is. The owner will be living near the park and will show more interest in the property.

Joe Lauria, 7528 Fox Trail, Yucca Valley, commented he objects to length of stay. He feels that if you allow people to stay for six months they are not supporting the locals clubs, activities or some of the local taxes. Is there going to be a way of regulating whether people will be able to go out and come right back in again in another spot for another six months. On the other hand we do need an RV park but for shorter stays.

Robert Munsey, 8018 Palomar, Yucca Valley, commented he is glad someone is willing to make an investment here. He has heard reasons why we shouldn't have the

YUCCA VALLEY TOWN COUNCIL MINUTES

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park and perhaps we need to look for reasons why we should. The park will bring in people who will spend some money here. Feels six months stay is not unreasonable. Suggests everyone look at the positive aspects.

Irene Diamond, 55176 Mt. View Trail, Yucca Valley, complemented the applicant for his project and for making Yucca Valley a better place to live.

Mayor Pedersen closed the floor to public comments.

Council Member Hockett moved to approve Conditional Use Permit, CUP-3-95 and Environmental Assessment, EA-2-95 as recommended by the Planning Commission, based upon the Findings and Conditions of approval as outlined within the detailed staff report. Council Member Crouter seconded. Motion carried 5-0, on a roll call vote.

AYES: Council Member Burnside, Crouter, Hockett, Loveless and Mayor Pedersen
NOES: None
ABSTAIN: None
ABSENT: None

Mayor Pedersen recessed the meeting at 9:00 PM and reconvened at 9:20 PM.

B. Conditional Use Permit, CUP-4-95, Boys & Girls Club Expansion

Development Assistant Smith reported the project is for a two phase construction of separate building additions totaling 7,900 square feet to the Yucca Valley facility. In addition there will be paved on-site parking, landscaping, outdoor leisure facilities and other activities associated with the club. The first phase will be 4,000 square feet and the second will be 3,900 square feet. Staff recommends approval.

Mayor Pedersen opened the floor for public comments.

Debbie Cummins, Warner Engineering, applicant representative, commented this is a much needed expansion, thanked staff for its presentation and requested the Council accept the Planning Commission's unanimous recommendation for approval.

Donna Munoz, B & G Club Board Member, stated the partnership between the Club and the Town is very exciting and recommended to Council give the project its blessing.

Commissioner Huntington commented it is an undesirable location and was not satisfied the aesthetics issue can be properly addressed or the visibility problem of the neighbors. The proposed General Plan is in great odds on a number of issues with the project. Was sympathetic with Mr. Jones. There are a number of places in the mesa area that have been abandoned and no one has cleaned it up. The Town should look in the future of approval of these types of projects to provide bonding by the owner to allow for clean up.

Commissioner Huntington moved to follow staff's recommendation of denial of Conditional Use Permit, CUP-1-95 and Vice Chair Sachs seconded, and the motion carried on a 3-0-1-1 voice vote with Commissioner Malin abstaining and Chair Szymanski absent.

Conditional Use Permit, CUP-3-95, Environmental Assessment, EA-2-95, Yucca Valley Recreational Vehicle Park

Development Assistant Smith reported the item was a request to construct an RV Park consisting of ten recreational vehicle spaces, a 2,460 square foot main building containing a manager's apartment, recreation room, indoor spa, showers, restrooms and the renovation of an existing dirt filled swimming pool. The project was located between Kickapoo Trail and Inca Trail on the north side of SR62. The property was vacant with several existing joshua trees. The land use for the property was CG as was the surrounding the property. This item was brought before the Planning Commission in October 1994 and it was reviewed by the Planning Commission with the recommendation of approval. At the Town Council meeting several concerns were identified with the project. Some of those included a lack of amenities such as restroom facilities, showers and some recreational elements. Do to the lack of these amenities and some of the aesthetics do to the location along Twentynine Palms Highway the Council denied the project. The project that is before the Commission has been revised and is including some quality elements such as a recreation room, manager's apartment, asphalt paving and decorative fencing for the frontage. There will be perimeter landscaping and the 10 RV spaces will include utility hookups, picnic benches and barbecues.

The project was conditioned to allow the recreational vehicles for periods of no more than two weeks at a time. The applicant may want to speak on that issue and has requested something more than the two weeks. The renovation of the pool was brought up previously. The applicant is still proposing to renovate it if

at all possible. The project was conditioned that in the event that the pool cannot be renovated he will have to provide some amenities within that area for the RV park.

Staff was satisfied with the revisions and recommended Planning Commission consideration of a De minimis Finding for EA-2-95, and consideration of approval of CUP-3-95, based upon the findings and conditions of approval.

Vice Chair Sachs commented in the event that the swimming pool cannot be renovated, the applicant will submit to the Development Review Committee (DRC) alternate plans. Smith responded that was correct, condition #46 addressed that.

Commissioner Huntington questioned has a landscaping plan been submitted designating what trees are proposed along the highway. Smith responded they have not yet submitted a landscape plan. They do reference some of the trees on the site plan. There are about 17 existing joshua trees.

Vice Chair Sachs commented originally the restriction was for four weeks stay, why reduced to two weeks. Stueckle responded the question before the Planning Commission was what types of impacts or issues are associated with a long term stay in an RV park. Planning Commission had discussed was there another way to approach issues such as no outside storage.

Commissioner Sachs questioned do we impose any restrictions such as these on any other RV parks. Stueckle responded those existing RV parks were existing prior to the Town's incorporation.

Commissioner Huntington commented are the RV parks in conjunction with mobilehome parks. This would be relevant to the situation.

Commissioner Leone questioned has it been determined what type of trees and number of trees that are they compatible with desert will be put in. Stueckle responded the site plan states proposed shade tree. The applicant's representative can elaborate.

David Hacker, 57370 29 Palms Highway, representing Hacker Engineering which is the engineer for project. Addressed concerns for lack of amenities. They will provide a recreation room, indoor spa, manager's unit, restrooms, showers, decorative wall along SR62 and a street scape. The type of trees would be drought resistant trees whether they be palo verde or some other type. Will have staff direct them. They have provided a washer

and dryer for guests. All of these have resulted in an increase cost for the applicant. In the winter time like people from the north will want to stay and enjoy the winter in Yucca Valley. People will use the National Park and golf course. During the summer people from the low desert may want to come here for our climate. Other agencies they have dealt with none have mentioned a two week stay. Rules given to customers at the RV park will prevent the accumulation of anything that is not normal to RVs. This project is a good start to revitalize the west end of town. Recommended the project be approved.

Commissioner Huntington commented there is a number of joshua trees on property, how many will have to be relocated. Hacker responded there is only one in the flow of traffic, the others they can work around. The one cannot be relocated is too large.

Commissioner Huntington commented you are asking that the length of stay not be designated and have more verbiage on what can be stored for visible storage. Hacker responded there should be some limit such as six months.

Commissioner Huntington commented in the long run the community should work toward providing some kind of pedestrian egress down the highway. Would the applicant be opposed to putting in sidewalks? Hacker responded he has agreed to whatever improvements when the area is improved.

Commissioner Huntington commented on landscaping and working towards a street scape in the Gateway area. Hacker responded anything that would be attractive they would be agreeable to.

Commissioner Leone questioned does your client own other property in the area. Mr. Pandhi owns a second property on Elk Trail, his brother owns the Sands Motel next to his lot.

Commissioner Leone questioned the type of lighting. Hacker responded the conditions state that all lighting shall be turned off at 9:00 p.m. There will be a resident manager on the property.

Vice Chair Sachs opened the public hearing.

Dave Richmond, 55200 Gorgonio View, in the Gateway area there is a trailer park between Wamego and Hopi and now has a car lot in front of it. We need RV parks for snowbirds, but they do not belong on the main highway. Hutchin's and Stephano's was required to put in a sidewalk. Sidewalks are an amenity we need

on the main highway in town. In the incorporation effort we felt the main highway needed sidewalks.

Mahendra Pandhi, 13654 Palm Street, Cerritos, after working all day he drove 50 miles to see if his project would be approved. He bought the properties to retire in Yucca Valley.

Hacker rebuts Caltrans does not know were the ultimate width is. His client is not opposed to putting in sidewalks. Does not want to put in sidewalks and have to pull them out in a couple of years. Stueckle commented the possible widening of SR62 has been discussed for some time. There is no determined date as to if and when that will occur. About a year and a half ago it was taken out of Caltrans Seven Year Plan.

Vice Chair Sachs asked staff to comment on request for something like 4 to 6 months as the time allowed in the park. Stueckle responded if we add language to the condition that talks about outside storage and put in something similar to what Mr. Hacker state. Those facilities with RV parks will add protection. Vice Chair Sachs felt it would be important for the location this will be in.

Commissioner Huntington liked the project as designed. Previously this was approved as a temporary project, but in the long term this provides the amenities and the aesthetics that is necessary for a long term project. Would like to see the issue of sidewalks added. A 200' x 4' wide sidewalk, 800 sq. ft., is approximately \$1,000. It is a necessity to start the process to get pedestrians in the west end of the community. Other than that he was for the project.

Commissioner Leone concurred with Commissioner Huntington on the installation of the sidewalk. He also liked the project.

Commissioner Malin felt the Commission approved the project before with a ten year CUP and the reason she liked the project at that time was that they didn't know if that was the best use of the property on Twentynine Palms Highway. She liked the project the way it was because there was no permanent building and he was not putting alot of money in the project so it was easier to have people have shorter periods of time of stay. Now felt we had a project that could have been temporary and if the land was better used for something else it would have been easy to change over for something permanent on the highway. The applicant has no choice but to try and get as much income from that property now so a two week stay is not reasonable. She

liked the project, but was not sure if it was what she would have liked on the highway. Liked the temporary way better.

Vice Chair Sachs commented this was going to be a definite upgrade to the west side of the town. It was designed as a first rate construction and building, and presents a good visual for Twentynine Palms Highway. Agreed to restrict to a two or four week stay is overly restrictive to the owner of the property. Suggested that restriction be taken off. Should put some kind of stipulation for the appearance to the property. Agreed with the sidewalk comments. Commissioner Malin had no problem with the sidewalk.

Commissioner Leone questioned is there any kind of architectural design the town is going for. Stueckle responded Commissioner Huntington has been working with the Chamber of Commerce and the Gateway Coalition and has insight for the direction. Commissioner Huntington responded there are a number of alternatives on the table. The consensus is to move toward an architectural style that is compatible with each other and represents the historic community and the desert area of California. That would be western, spanish, ranch and compatible architectural styles that work together. Not a basic theme, but a theme may find itself in one area of the community. Would consider this project compatible with what exists in the community.

Commissioner Malin asked if staff will put stipulation on outside storage to accommodate for a six month stay.

Commissioner Huntington moved to find a De minimis Finding and recommended approval of Environmental Assessment, EA-2-95 and recommended approval of Conditional Use Permit, CUP-3-95 with the addition of a condition for a sidewalk on the highway and rewriting verbiage on length of stay and outside storage at staff's discretion. Vice Chair Sachs seconded and the motion carried on a 4-0-0-1 voice vote with Chair Szymanski absent.

CONSENT AGENDA

Vice Chair Sachs asked to amend, page 13, the word vigil to vigilant.

Vice Chair Sachs moved to approve the minutes of March 21, 1995 as amended and Commissioner Leone seconded, and the motion carried on a 4-0-0-1 voice vote with Chair Szymanski absent.