

March 25, 2020

Getaway House, Inc.  
147 Prince Street  
Brooklyn, NY 11201

**RE: PRE-APPLICATION, PA 03-20 GETAWAY HOUSE, INC.**

The Town of Yucca Valley has received a pre-application for the development of one (1) one-hundred and sixty (160) acre parcel into forty (40) micro-cabins. The property is located at 5654 Acoma Trail and is also identified as APN: 0596-011-03. The property is zoned Rural Living (RL-5). Prior to scheduling a pre-application meeting, the Town wanted to clarify some potential issues with the application.

The project description submitted with the application describes the development as either a 'Recreational Vehicle Park' or 'Campground'. The Town's Recreational Vehicle Park Ordinance (Section 84.0410, attached) specifies that recreational vehicles are limited to 120 days at the campsite. We are under the assumption that the vehicles would remain in place longer than this period of time, and would be inconsistent with this length of occupancy requirement. Section 9.99.040 of the Code defines a campground as a place where utility hookups for recreational vehicles are not provided. The presence of utilities would make the proposed project inconsistent with this definition.

For these reasons, we believe the proposed project is more consistent with the definition of a motel, where short-term lodging with utilities is provided to the general public with provisions for cooking and can be individually accessed. However, because residentially zoned parcels do not allow for motel uses, a General Plan Amendment and Re-Zone would be required to allow for a motel use. A General Plan Amendment, in addition to the project being located in a potential biologically sensitive area, would trigger a requirement for environmental review under the California Environmental Quality Act (CEQA).

Written comments, questions, and recommendations should be forwarded to Jared Jerome, Associate Planner, at [jjerome@yucca-valley.org](mailto:jjerome@yucca-valley.org), or at 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.

  
JARED JEROME, Associate Planner

3/25/2020  
Date

Planning (760) 369-6575  
Public Works (760) 369-6579  
Building and Safety (760) 365-0099  
Code Compliance (760) 369-6575  
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