

October 4, 2021

Christopher Onwuka
C/O Roombus Inc.
1815 West 205th Street, #104
Torrance, CA 90501

**RE: PRE-APPLICATION, PA 05-21
Roombus, Inc. Recreational Campground**

Mr. Onwuka:

Thank you for submitting a Pre-Application to the Town of Yucca Valley. Staff has reviewed the project and provides the following comments based upon the plans submitted.

Please note that the pre-application process is designed to be informal. Therefore the Town's feedback may or may not include draft conditions of approval. Based upon the plans received to date for this pre-application, a number of issues require clarification and more specific information, and it would be premature for the Town to issue a set of draft set of conditions of approval. The informal process of a pre-application allows dialogue between Town staff and project proponents so that a thorough and complete project understanding has been accomplished.

Based on our preliminary review of the provided plans, below is our understanding of the proposed project:

1. The project site is located at APN 0594-051-08. The zoning designation for the project site is Rural Living (RL-10) one dwelling unit per ten (10) acres. The General Plan designation for the property is Rural Living (RL-10) 10 acre minimum.
2. The project includes five- (5-) 185 square foot housing units intended for temporary occupancy, one shared recreational facility, an outdoor pool, and five (5) parking spaces.

Based on this information, the Town provides the following comments:

1. The application defines the proposed project as a recreational campground. The application, by Development Code definition, is defined as follows:

Planning
(760) 369-6575
Public Works
(760) 369-6579
Building and Safety
(760) 365-0099
Code Compliance
(760) 369-6575
Engineering
(760) 369-6575
Animal Control
(760) 365-1807
Animal Shelter
(760) 365-3111
FAX (760) 228-0084



The Town of
Yucca Valley

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

“A site used or intended for use for temporary occupancy by campers traveling by automobiles or otherwise, which may include individual campsites, but where utility hookups for recreational vehicles are typically not provided.”

2. Development Code chapter 9.08.050 (attached) identifies locational, developmental, and operational standards for institutional uses (including campgrounds). Requirements that may require further review include the following:
 - a. Site shall be located on or adjacent to a paved street.
 - b. The site shall be located on an eighty foot (80') wide collector or greater.
 - c. Minimum parcel size shall be 2.5 acres in single-family residential land use districts.
3. Based upon staff review of the proposed project, it may be more accurately defined as a “Motel” use. If the project were to move forward as a motel rather than a campground, please note that this option requires a General Plan Amendment and Rezone application, as motel uses are permitted in Commercial land use districts and not residential.
4. The proposed project is located in a Fire Safety Overlay, Flood Plain Safety Overlay, and Geologic Hazards Overlay as identified in the Yucca Valley General Plan. The development code chapters for each of those areas is attached.
5. The Town is the permitting authority for the use permit, however, building permits for structures and facilities for a campground is done through California Department of Housing and Community Development (HCD). Please contact HCD for more information on their permitting process for the proposed project.
6. Western Joshua Tree take permits would need to be obtained from the California Department of Fish & Wildlife (CDFW) in the case that any Western Joshua Tree relocations or removals are required. The Town of Yucca Valley does not have permit authority for the Western Joshua Tree for commercial applications, at this time.
7. The Town contracts with a California Environmental Quality Act (CEQA) consulting firm to provide CEQA documentation and compliance. The applicant for the proposed project is responsible for the costs related to CEQA review. It is anticipated that a number of special studies will be required for this project, including but not limited to traffic, air quality, noise, greenhouse gas, hydrology, biological, paleontological, and with specific species studies including no less than the Desert Tortoise and Burrowing Owl.
8. Please contract San Bernardino County Fire Department for fire protection standards through their Hesperia, California office. Additional application and application fees should be anticipated.

Please review the Town’s regulations regarding proposed subdivisions and park and recreation facilities. These regulations may have an impact on project design.

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, x317.

Best regards,

A handwritten signature in blue ink, appearing to read 'Jared Jerome', with a stylized flourish at the end.

JARED JEROME
Associate Planner