

February 14, 2024

Vickie Bridenstine
NV5
42-829 Cook Street, Suite 104
Palm Desert, CA 92211

**RE: DEVELOPMENT REVIEW COMMITTEE; JOSHUA SPRINGS GYMNASIUM
57373 JOSHUA LANE**

Ms. Bridenstine:

Thank you for taking the time to meet with staff on February 8, 2024, to discuss the proposed gymnasium building located at 57373 Joshua Lane (APN 0585-062-65) to the south of the existing retention basin on the site. Below is a summary of the Town's understanding of the project description:

- Construct new 9,720 square foot steel building to be used as a gymnasium.
- Maximum building height is 31'.
- Student population has decreased from approximately 180 students to approximately 125 students.
- Activities at the gymnasium would consist primarily of sports, recreation, and other associated uses.
- Start of construction is anticipated to begin approximately in December 2024.

Based on the above project understanding, the following comments are provided to assist you:

1. Based upon the Town's understanding of the project description, the project requires a Conditional Use Permit (CUP) Amendment and an Addendum to the approved CEQA document. The fee for amendments to an existing CUP are ½ of the filing fee deposit for a CUP. CUP and Environmental Assessment (EA) applications are located here: <https://www.yucca-valley.org/our-town/departments/community-development/planning/applications>
2. If an exemption is not available for the gym, the Town contracts for CEQA report preparation and environmental review. The contract costs for CEQA analysis are the responsibility of the project proponent.
3. Architectural review is required. The Town's Commercial Design Guidelines provide standards, but they are flexible and are not meant to limit creativity. Planning staff are available to assist you with any questions on this requirement. For your convenience the following links are provided:

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. Commercial Design Guidelines
<https://www.yucca-valley.org/home/showpublisheddocument/2602/637009400196530000>
 - b. Resolution No. 10-06 – Color Palettes
<https://www.yucca-valley.org/home/showpublisheddocument/3056/637009655203070000>
4. All lighting shall be shielded to comply with Chapter 8.70 Outdoor Lighting. Planning staff are available to assist you with any questions on this requirement. For your convenience the following links are provided:
 - a. Chapter 8.70 Outdoor Lighting
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-2462
 5. 9.31.030 of the Town's Development Code provides height regulations and exceptions for Institutional structures.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15764
 6. Construction documents shall be designed to the current California Building Code and adopted code of the Town of Yucca Valley. Building & Safety staff are available to assist you with any construction permit questions.
 7. Engineered grading plans are required to be submitted to the Town's Engineering division for review.

Thank you again for your interest in the Town of Yucca Valley. Should you have any questions please feel free to contact staff at your convenience at 760-369-6579, Ext. 317.

Best regards,



JARED JEROME
Associate Planner