

April 18, 2024

Peggy Schroeder
PO Box 114
Pioneertown, CA 92268

RE: CONDITIONAL USE PERMIT, (CUP) 01-24, ENVIRONMENTAL ASSESSMENT, (EA) 02-24 57889 PUEBLO TRAIL, APN: 0588-021-21, 0588-016-01, 0588-021-28, 0588-021-29 TUMBLEWEED SANCTUARY GARDEN & LABYRINTH

Ms. Schroeder:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on March 19, 2024. In accordance with Government Code Section 65943, the Town has thirty (30) days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required. The thirty (30) day review period ends on April 18, 2024.

The application is deemed incomplete due to the outstanding submittal items listed below.

1. Site Plan

- a. Please review Plan Preparation and Guidelines provided in the Conditional Use Permit application for site plan requirements.
- b. Clearly label and provide dimensions for all setbacks from property lines and street half-width dimensions.
- c. Clearly label and provide dimensions for all existing and proposed permanent and temporary structures (e.g., Vintage Bar Camper, etc.).
- d. Clearly label and provide dimensions for all outdoor spaces on the Site Plan (e.g., Labyrinth Ceremony Site B, Cocktail Lounge, etc.). Provide additional information for each labeled outdoor space describing the purpose, function, days of use, hours of use, and number of people utilizing each outdoor space. Please clearly illustrate ADA compliant pathways to outdoor uses.

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

- e. Clearly label and provide dimensions for all on-site and off-site parking areas, including location and placement of parking stalls, including wheel stops, striping and circulation, drive-aisles, and directional signs, and all dimensions to permit comparison with approved parking standards. Identify parking spaces designated for employees and vendors, parking spaces designated for guests, and ADA accessible parking spaces.
- f. Clearly label and identify planned traffic circulation to and from the site on a vicinity map of the area, including areas designated for pick-up and drop-off.
- g. Clearly label and identify all walls, fences, hedges, and screening devices, including dimensions and location.

2. Floor Plan

- a. Please provide dimensioned floor plan, including, dimensions, proposed room(s) use, dining areas, seating areas, wall locations, window and door locations, cabinets, and counters.

3. Preliminary Landscape Plan

- a. Provide a preliminary landscape plan, including a complete list of plant materials, sizes, and a complete list of rock materials, sizes, and colors.
- b. Preliminary Landscape Plan shall be provided on a fully dimensioned site plan of the property to include all buildings/enclosures on the property, parking areas, outdoor areas, setbacks from property lines, and street half-width dimensions.

4. Native Plant Plan

- a. If construction is proposed within ten feet (10') of regulated native plants, please provide a native plant plan identifying the botanical name, common name, and precise location of each regulated desert native plant on each site, consistent in scale with site plan.
- b. Identify the proposed disposition of each regulated of each regulated desert native plant, i.e., protect in place, transplant on site, trim, remove, etc.
- c. Additional information may be requested for any native plants not protected in place.

5. Photometric Plan & Exterior Lighting Cutsheets

- a. Provide a photometric plan evaluating existing and proposed lighting to be installed on the site. A photometric plan predicts the intensity of the light and locations on the site in foot-candles.
- b. Provide an exterior lighting cutsheet(s) for all existing and proposed lighting to be installed on the site.

6. Environmental Studies

- a. Technical environmental studies that are required to inform and support the environmental findings of the California Environmental Quality Act (CEQA) analysis are required. The technical studies can be managed and/or prepared by the CEQA consultant selected by the Town to prepare the CEQA analysis, or the technical studies can be provided by the project applicant. If the technical studies are provided by the project applicant, please be aware that peer review by the CEQA consultant may be necessary.
 - i. Traffic Memorandum – Including analysis of Vehicle Miles Traveled (VMT), Average Daily Traffic (ADT), Level of Service (LOS), Circulation, and Parking.
 - ii. Noise Study – including an analysis of indoor and outdoor activities, parking, charter bus operations, amplified and acoustic music activities, and roadway noise.
 - iii. Cultural Resources Study.
 - iv. Biological Assessment – Addressing, at a minimum, the Burrowing Owl, Western Joshua Tree, and Desert Tortoise. Please include all properties that are proposed for business operations (off-site parking lot, nature trail, etc.).

Additional Information

1. Development Impact Fees (DIF) may be required for the proposed project. For more information, please see the following webpage: <https://www.yucca-valley.org/our-town/departments/community-development/planning/planning-fees>
2. Please contact the County of San Bernardino Environmental Health and County San Bernardino Fire District, for their standards, application requirements, and fees.
3. Please contact the Mojave Desert Air Quality Management District for permit requirements and fees.
4. If you are proposing construction which could potentially impact State protected species or habitat, please contact the California Department of Fish and Wildlife regarding their requirements.
5. Please contact the Department of Alcoholic Beverage Control regarding their requirements.

Additional comments are anticipated upon submittal of missing information and materials. Please submit these items at your earliest convenience. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

Best regards,

A handwritten signature in black ink, appearing to read 'Jared Jerome', with a long horizontal flourish extending to the right.

JARED JEROME
Associate Planner