

May 10, 2024

Marlow LaFontaine
Evoque Modern
54934 Twentynine Palms Highway
Yucca Valley, CA 92284

**RE: SITE PLAN REVIEW, SPR 04-23; ENVIRONMENTAL ASSESSMENT, EA 09-23;
EVOQUE MODERN LOMITA MOTEL; 5022 LOMITA LANE, APN 0596-271-07,
REQUEST FOR USE OF TRUEGRID MATERIAL ON PUBLIC ROADS**

Mr. LaFontaine:

Thank you for your email dated May 9, 2024 (attached). Based upon the May 9, 2024 email, please consider the following information.

In your email, you note that you take issue with the date of May 7, 2024, as a deadline to submit requested materials/deposit. As demonstrated on the following page, the Town has provided ample time to provide corrections and a deposit for CEQA services for the proposed project. The Town provided extensions of time to submit these requested materials/deposit on three (3) separate occasions, including the letters dated January 22, 2024, March 21, 2024, and May 2, 2024. In your email, you requested a fourth extension with a proposed date of May 22, 2024. This date is 238 calendar days past when corrections were requested and 205 calendar days past when a deposit for CEQA services was requested.

Prior to making the request for an additional extension, your email also notes the following:

"Evoque Modern has poured millions of dollars into the community over the past 5 years and done so at a standard that has certainly 'raised the bar' and has been a positive impact in several other areas, (ie : job creation, tax base etc.). We would like to feel that we have a partner in the municipality that also embraces developments that have a very 'good' chance of success, both

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The Town of
Yucca Valley

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

financially and for the short & long term betterment of the community...which we are also tax paying residents of."

The Town recognizes and appreciates the quality and type of construction you have brought to the community. The homes you have constructed have contributed greatly to the housing stock in Yucca Valley.

The Town works with developers by providing updated codes and efficient application processes. The Town's codes and regulations, and those applicable regulations of the federal and State government(s), are applied uniformly regardless of the applicant. This approach ensures the fair and consistent implementation of the rules and regulations to all development project applicants.

Below is a summary of our communication with you and your representative regarding the issues that you brought up in your email:

- On June 9, 2023, the Town provided a completeness review to the applicant's representative. The Town received additional application materials between July 7, 2023 and August 8, 2023. On September 27, 2023, the Town provided corrections to the applicant's representative. To date, the Town has not received a response to the aforementioned corrections. The time elapsed has been 226 calendar days.
- On December 12, 2022, the Town provided the applicant with a Pre-Application review letter (attached), which outlines the CEQA process and anticipated required documentation on page number 3, paragraph numbers 13, 14, and 15. Consistent with the process outlined in the aforementioned letter, on July 13, 2023, the Town provided a proposal from Placeworks, Inc. for California Environmental Quality Act (CEQA) review. After reviewing the proposal, the applicant requested that the Town conduct a Request for Proposal (RFP) solicitation for CEQA services rather than to have Placeworks, Inc. prepare the CEQA documentation. On September 6, 2023, the Town posted the RFP. On October 12, 2023, the Town closed the RFP. On October 30, 2023, the Town concluded the proposal review process and notified the applicant of the preferred consultant and that a deposit of \$90,225.30 was required to initiate the CEQA process. To date, a deposit for CEQA services has not been received by the Town. The time elapsed has been 193 calendar days.

- On January 22, 2024, the Town provided a letter to the applicant's representative indicating that, in accordance with Chapter 9.61.020 of the Town Municipal Code, an applicant has ninety (90) calendar days to provide requested information and/or fees. If that information and/or fees have not been received within 90 calendar days, the application is considered abandoned. The Town provided additional time in the letter to facilitate the submittal of the requested materials by February 12, 2024. As noted above, the Town has not received the correct materials or the deposit to initiate CEQA services.
- On February 29, 2024, you met with Town staff to discuss the proposed use of TRUEGRID materials in place of traditional paving materials. After the meeting, Town staff reached out to the public agencies references by the applicant and by TRUEGRID, including the County of San Bernardino Public Works and Land Use Services Departments. Town staff was not able to locate another public agency that allows TRUEGRID for the use of paving materials for public roads.
- On March 21, 2024, Town staff sent a letter to the applicant's representative requesting that the applicant provide contact information with the project planner for the County of San Bernardino project(s) that the applicant indicated allowed the use of TRUEGRID materials, and to provide the Town with examples of projects where TRUEGRID was used as an approved paving material. In the letter, staff requested that your applicant provide the requested information by April 12, 2024. To date, the Town has not received a response from you or your representative with that requested information.
- On May 2, 2024, Town staff provided a letter to the applicant's representative indicating that based on staff's research efforts and information gathered from other jurisdictions and from TRUEGRID, the Town will not allow the use of TRUEGRID on publicly maintained roads. The letter also provided a reminder that there is an outstanding deposit of \$90,225.30 to initiate CEQA services. A submittal date of May 9, 2024, was provided to the applicant in order to provide additional time to submit the deposit. To date, no deposit has been received.

Based upon the above information, the Town has gone far beyond the limits established by code in an effort to assist with moving the project forward. I hope the above illustrates that the Town supports positive development opportunities and takes additional efforts to assist in those areas.

The Town can meet to discuss the proposed project next week, as requested. Please email jjerome@yucca-valley.org a list of days and times that are convenient to meet during business hours.

The Town can accommodate your request to provide a final extension of May 22, 2024. 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 stylized flourish at the end.

JARED JEROME
Associate Planner

Jared Jerome

From: Marlow LaFontaine <lafontaine@evoquemodern.com>
Sent: Thursday, May 9, 2024 10:09 AM
To: Jared Jerome
Cc: M. Archer Stephenson; M. Archer Stephenson; Shane Stueckle
Subject: Re: SPR 04-23 Evoque Modern TrueGrid

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Jared / Shane,

We are in receipt of your letter regarding the consideration of the alternative 'Tru-Grid' product : though disappointed in the outcome, we appreciate the time invested to research the product and consideration.

In response to the deadline of 'today' being bestowed upon this project as a 'do or die' option, we definitely take issue with. From strictly a Developer/Development perspective, we have diligently tried to navigate the wishes of the municipality while trying to make financial sense of moving forward with not only this project, but several others. Evoque Modern has poured millions of dollars into the community — over the past 5 years and done so at a standard that has certainly 'raised the bar' and has been a positive impact in several other areas, (ie : job creation, tax base etc.). We would like to feel that we have a partner in the municipality that also embraces developments that have a very 'good' chance of success, both financially and for the short & long term betterment of the community...which we are also tax paying residents of.

With that said, we will commit to having a decision made on this particular project as to whether it makes sense to move forward or not by the 22nd of May. In that time period, I would also request an opportunity to sit down with you Jared to discuss some of the additional variables that we are concerned about, the earlier next week , the better.

Best Regards,
Marlow LaFontaine

On Thu, May 9, 2024 at 8:38 AM Jared Jerome <jjerome@yucca-valley.org> wrote:

Good morning – following up with a reminder that we require the deposit for the preparation of the CEQA analysis for SPR 04-23 by the end of today in order to keep your application in process for the Lomita project.

If you choose to continue with the application, you can walk in any time during business hours to submit the deposit; no appointment is required.

Thank you.

Jared Jerome

Associate Planner

Town of Yucca Valley

Community Development Department

58928 Business Center Drive

Yucca Valley, CA 92284

P: (760) 369-6579 ext. 317

F: (760) 228-0084

jjerome@yucca-valley.org

From: Jared Jerome

Sent: Thursday, May 2, 2024 4:39 PM

To: M. Archer Stephenson <archer@lamalkal.com>; M. Archer Stephenson <cultstudiosla@gmail.com>

Cc: Marlow LaFontaine <lafontaine@evoquemodern.com>; Shane Stueckle <sstueckle@yucca-valley.org>

Subject: SPR 04-23 Evoque Modern TrueGrid

Good afternoon Archer,

Attached is a summary of our review of the use of TrueGrid paving materials. A hard copy of the letter will also be mailed to the address listed at the top of the letter.

Please note that we have not yet received the deposit to initiate the CEQA review process. Please submit that deposit so that we can continue to move the project forward.

If you have any questions or comments please feel free to call, write, or email.

Jared Jerome

Associate Planner

Town of Yucca Valley

Community Development Department

58928 Business Center Drive

Yucca Valley, CA 92284

P: (760) 369-6579 ext. 317

F: (760) 228-0084

jjerome@yucca-valley.org



Marlow LaFontaine

a: Evoque Modern

e: LaFontaine@evoquemodern.com

w: www.evoquemodern.com

p: 760-880-6436



December 12, 2022

Evoque Modern LLC
C/O Archer Stephenson
63177 Golden Street
Joshua Tree, CA 92252

RE: **PRE-APPLICATION 13-22, LOMITA BUNGALOWS
4942 LOMITA LANE**

Mr. Stephenson:

Thank you for submitting a Pre-Application for a motel located at APN 0596-271-07. Below is a summary of the Town's understanding of the project description:

- Construction of the following facilities:
 - 20 Bungalows approximately 325 square feet each
 - 1,500 square foot clubhouse
 - Swimming pool
- The clubhouse and swimming pool will be located on an area approximately of the property that is already graded and has a recreational cabin (to be removed).
- The bungalows and walkways are proposed to be constructed on elevated platforms to reduce grading and retain undisturbed area.
- No information provided on project operations (staff, deliveries, laundry services, security, recreational activities, food services, etc.).
- No information was provided on fencing and or screen and separating the commercial activity from surrounding residential development.
- No phasing information was provided.

Below is a summary of preliminary comments from Town staff:

1. The proposed development requires submittal of a Site Plan Review application and Environmental Assessment application. Appointment with Town staff is required to submit application. Please contact Town Planning staff when application is complete.
<https://www.yucca-valley.org/our-town/departments/community-development/planning/applications>

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The Town of
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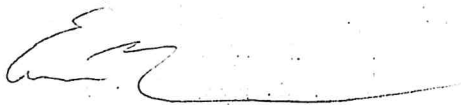
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2. General Plan site designation is Commercial (C). Please refer to the Town of Yucca Valley General Plan online and review all General Plan policies for the Commercial (C) designation.
<https://www.yucca-valley.org/our-town/departments/community-development/planning/general-plan-update>
3. Zoning site designation is General Commercial (C-G). Compliance with the Town of Yucca Valley Development Code is required, including commercial design guidelines, fencing, landscape, and parking standards. Please refer to the Town of Yucca Valley Development Code for policies for the General Commercial designation.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-14867
4. Additional parking may be required depending on the proposed use of the "Clubhouse" structure (e.g., if the clubhouse is used to serve food, host events, etc.).
5. Detailed architectural review of the structures is required. The proposed project requires architectural treatments consistent with the guidelines presented in the Commercial Design Guidelines. Please refer to the Commercial Design Guidelines and review all guidelines applicable to the proposed development.
<https://www.yucca-valley.org/home/showpublisheddocument/2602/637009400196530000>
6. Please review the Development Impact Fees applicable to the proposed development.
<https://www.yucca-valley.org/our-town/departments/community-development/planning/planning-fees>
7. Improvements are required. Improvements include construction of asphalt pavement (widening) curb and gutter, sidewalk and curb, and any other improvements as determined by the Director. Paved access from the project site to a publicly maintained/paved road (e.g., Buena Vista Drive or SR-247) is required. At this time, staff recommends a paved connection to Buena Vista Drive. Caltrans consultation will be required if access will be provided from SR-247. The traffic study for the project will be required to analyze this issue and may identify further mitigation that is required. See Chapter 9.30 of the Town's Development Code. Table 3-1 lists required improvements. Road improvement plans are required to be approved by the Town's Public Works Department.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15670
8. Two points of vehicular access are required. See Chapter 9.17 of the Town's Development Code for more information.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15315
9. Setbacks are required in addition to any right-of-way dedications. Setbacks for General Commercial (C-G) Districts are 15' in Front Setback, 15' in Street Side Setback, 0' Side Setback, and 0' Rear Yard Setback. See Table 2-16, in Town of Yucca Valley Development Code, Chapter 9.09 Commercial Districts. Side yards are only required if necessary for emergency access. If adjacent property is not commercial or industrial, a side yard shall be required along that side of the property. A rear yard is required only when the adjacent property is not designated commercial or industrial.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-14867

10. An engineered grading plan, street improvements plan, as well as other on- and off-site improvements are required to be approved by the Town Engineer.
11. In addition to the twenty (20) guest parking spaces and one (1) ADA space provided, additional parking may be required depending on number of employees or other functions/uses occurring at the clubhouse or elsewhere on-site. Bicycle parking will also be required. One (1) loading space is anticipated to be required. See Chapter 9.33 Parking and Loading Regulations of the Town of Yucca Valley Development Code for more information on parking design, landscaping, and screening requirements.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15974
12. Construction documents shall be designed to the 2022 California Building Code and adopted code of the Town of Yucca Valley.
13. After preliminary review, it is anticipated that the following environmental studies will be required: traffic impact analysis, noise impact analysis, air quality and greenhouse gas analysis, drainage/hydrological study, and a biological assessment analyzing potential impacts to all protected/sensitive species located on the project site (Western Joshua Tree, Burrowing Owl, Nesting Birds, Desert Tortoise, etc.). Depending on the operational details of the project, additional studies may or may not be required.
14. The project is subject to CEQA and may also require an Incidental Take Permit through the California Department of Fish and Wildlife for Western Joshua Trees and any other biologically sensitive species on or adjacent to the project site. At a minimum, a Mitigated Negative Declaration is anticipated to address potential impacts.
15. The Town contracts for CEQA report preparation and environmental review. The contract costs for CEQA analysis are the responsibility of the project proponent.
16. All lighting shall be shielded to comply with Ordinance 90, Outdoor Lighting.
17. Utility undergrounding is required in accordance with Ordinance 233 or as amended by Town Council.
18. Regional Water Quality Board approval of on-site waste discharge may be required. Please contact the RWQCB staff at the Palm Desert Office to ascertain project wastewater discharge requirements.
19. Please contract San Bernardino County Fire Department for fire protection standards through their Hesperia, California office. Additional application and application fees should be anticipated.
20. San Bernardino County Environmental Health approval will be requested for numerous components of the project. Please contact San Bernardino County Environmental Health for application and permit requirements.

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, Extension 317 or 328.

Best regards,



Evan Willoughby
Assistant Planner

June 9, 2023

Matthew Stephenson
Evoque Modern
54934 Twentynine Palms Highway
Yucca Valley, CA 92284

**RE: Site Plan Review, SPR 04-23 Evoque Modern Lomita Motel
4942 Lomita Lane**

Mr. Stephenson:

Thank you for submitting the above referenced application which the Town of Yucca Valley received on May 11, 2023. In accordance with Government Code Section 65943, the Town has 30 days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required. The application was deemed incomplete due to the outstanding submittal item listed below.

1. The Traffic Study requires an analysis of Vehicle Miles Traveled (VMT).
2. The Biological Assessment requires an analysis of the full proposed project, including required infrastructure (roadway) improvements per Town standards.
3. The fire letter indicates that the project is located on Acoma Trail and is for 13 units. Please submit fire letter consistent with project description.
4. Materials board with tactile samples.
5. The address appears to be 5022 Lomita Lane, not 4942 Lomita Lane.
6. Project description. This is a one-page narrative that includes information on the existing conditions, your proposed project scope, and business operations (hours of operation, number of employees, products, services, recreational activities and any other information relevant to your project).

Please note that additional comments are anticipated as corrections are made, and additional comments are received from other departments and other regulatory agencies.

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,



Evan Willoughby
Assistant Planner

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The Town of
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58928 Business Center Dr.
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July 13, 2023

Matthew Stephenson
Evoque Modern
54934 Twentynine Palms Highway
Yucca Valley, CA 92284

**RE: SITE PLAN REVIEW, SPR 04-23; ENVIRONMENTAL ASSESSMENT, EA 09-23;
EVOQUE MODERN LOMITA MOTEL
5022 LOMITA LANE, APN 0596-271-07**

Mr. Stephenson:

The Town of Yucca Valley has received a proposal from Placeworks, Inc., attached to this letter, to prepare the California Environmental Quality Act (CEQA) documentation and analysis in the form of an Initial Study/Mitigated Negative Declaration (IS/MND) for the Evoque Modern Lomita Bungalow/Motel project. In addition to the preparation of the IS/MND, the proposal includes conducting Noise and Vibration and Cultural and Paleontological technical analyses, and Tribal Consultation in support of AB 52.

The estimated timeline to prepare the IS/MND is approximately eight (8) months. The cost for the scope of work detailed in the proposal is \$91,077 and an additional \$4,060 in reimbursable expenses, totaling \$95,137. The Town of Yucca Valley requires a deposit of the actual cost to prepare the CEQA analysis plus a 10% administrative cost. The deposit amount required to begin CEQA review is \$104,650.70.

Please submit a deposit in the amount of \$104,650.70 to the Town of Yucca Valley 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,



Jared Jerome
Associate Planner



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September 27, 2023

Matthew Stephenson
Evoque Modern LLC
63177 Golden Street
Joshua Tree, CA 92252

**RE: Site Plan Review, SPR 04-23 Evoque Modern Lomita Motel
Corrections**

Mr. Stephenson:

Below is a list of preliminary corrections. Please note that additional corrections may be required based on potential comments being received from other departments and other regulatory agencies.

Site Plan Corrections:

1. Please review Site Plan requirements provided on the Site Plan Review application and ensure submittal is consistent with requirements (e.g., include overlays, adjacent property information, utility locations, scale, etc.).
2. Please illustrate future right-of-ways for Rowell Road and Campero Road.
3. Please illustrate required half-width improvements on Lomita Lane, including travels lanes, sidewalk, curb, etc. Please include from the project site to Buena Vista Drive.
4. Chapter 9.33.050 of the Development Code specifies an 8' loading area for ADA van accessible stall.
5. Chapter 9.33.070 of the Development Code specifies parking stalls shall be double or hairpin lines. Please either illustrate double striping or add note specifying.

Grading Plan Corrections:

1. Please correct APN
2. Provide approximate earthwork quantities.
3. Provide preliminary pad elevations.
4. Delineate existing and proposed easements, property lines, and rights-of-way.
5. Include street improvements as described above.
6. Include street cross section showing existing and proposed improvements, utilities, right-of-ways per Town Engineering standards.

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Please submit these item 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



October 30, 2023

Matthew Stephenson
Evoque Modern
54934 Twentynine Palms Highway
Yucca Valley, CA 92284

**RE: SITE PLAN REVIEW, SPR 04-23; ENVIRONMENTAL ASSESSMENT, EA 09-23;
EVOQUE MODERN LOMITA MOTEL; 5022 LOMITA LANE, APN 0596-271-07
CEQA CONSULTANT SELECTION**

Mr. Stephenson:

The Town of Yucca Valley requested proposals for environmental services for the preparation of the California Environmental Quality Act (CEQA) analysis for SPR 04-23, Evoque Modern Lomita Motel, on September 6, 2023. The closing date of the request for proposals was October 12, 2023. The Town has completed its review of the submitted proposals and has selected the Chambers Group as its preferred consultant.

The Chambers Group has provided an estimated timeline of 35 weeks to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project. In addition to the preparation of the IS/MND, the proposal includes conducting Noise and Vibration and Cultural Resources technical analyses, and Tribal Consultation in support of AB 52.

The cost for the scope of work detailed in the proposal totals \$82,023. The Town of Yucca Valley requires a deposit of the actual cost to prepare the CEQA analysis plus a 10% administrative cost. The deposit amount required to begin CEQA review is \$90,225.30.

Please submit a deposit in the amount of \$90,225.30 to the Town of Yucca Valley 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,



Jared Jerome
Associate Planner



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January 22, 2024

Matthew Stephenson
Evoque Modern
54934 Twentynine Palms Highway
Yucca Valley, CA 92284

**RE: SITE PLAN REVIEW, SPR 04-23; ENVIRONMENTAL ASSESSMENT, EA 09-23;
EVOQUE MODERN LOMITA MOTEL; 5022 LOMITA LANE, APN 0596-271-07**

Mr. Stephenson:

In accordance with Government Code Section 65943, the Town has 30 days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required. The deposit payment for your application was submitted on May 11, 2023. On September 27, 2023, after reviewing additional submittal materials, the Town provided corrections to the Site Plan and Grading Plan (attached). On October 30, 2023, the Town requested a deposit payment for the CEQA analysis (attached). To date, the Town has not received corrected plans or a deposit to initiate the CEQA analysis.

In accordance with Chapter 9.61.020 (attached) of the Town Municipal Code, an applicant has ninety (90) calendar days to provide requested information and/or fees. If that information and/or fees have not been received within 90 calendar days, the application is considered abandoned.

Please submit the requested corrections and fees on or before February 12, 2024. If the corrected materials and/or fees are not received by February 12, 2024, the application will be deemed abandoned.

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

Best regards,


Jared Jerome
Associate Planner



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March 21, 2024

Matthew Stephenson
Evoque Modern
54934 Twentynine Palms Highway
Yucca Valley, CA 92284

**RE: SITE PLAN REVIEW, SPR 04-23; ENVIRONMENTAL ASSESSMENT, EA 09-23;
EVOQUE MODERN LOMITA MOTEL; 5022 LOMITA LANE, APN 0596-271-07**

Mr. Stephenson:

Thank you for meeting with Town staff to discuss the proposed TRUEGRID materials on February 29, 2024. Engineering and Planning Staff are researching the use of those materials but need assistance as some technical information on the TRUEGRID system is not readily available. These questions are directed towards the use of the material on publicly maintained roads.

You had mentioned that the County of San Bernardino had approved the use of the TRUEGRID system on County project(s). Their Public Works department did not seem to be familiar with the TRUEGRID system or any projects utilizing it. Please provide the contact information for the project planner for those project(s) so that we can speak with them and get more information.

TRUEGRID provided the following references for entities utilizing their system: Rancho La Quinta Country Club, City of Houston Texas, City of San Juan Capistrano, and UC Santa Cruz. If there are any other agencies that you are aware of that either utilize the TRUEGRID system or have approved the use of TRUEGRID for commercial applications, please provide that information to staff so that we can continue our research into those materials.

From the information provided by TRUEGRID, little information is available for the use of the materials on public roadways. Additionally, the construction cost of the materials, as provided by TRUEGRID, far exceeds the typical costs of asphalt constructed roadways. If you have any information available on public roadway, use as well as construction costs, that information would be greatly appreciated.

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The benefits of a permeable surface such as TRUEGRID or similar product are questionable in the Town's geographic region. Tracking of, and flows of fine sands, will likely fill and clog the TRUEGRID rock material in a relatively short period of time. This will eliminate a significant percentage of overall benefit of reducing roadway runoff or potential groundwater recharge. If the manufacturer can provide details on the use of the materials in this type of desert environment, that would be greatly appreciated.

Again, thank you for taking the time to meet with Town staff on the potential use of the TRUEGRID system. Please provide the above information by Friday, April 12, 2024.

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

Best regards,



Jared Jerome
Associate Planner

Shane Stueckle

From: Shane Stueckle
Sent: Monday, March 11, 2024 2:08 PM
To: Marlow LaFontaine; cultstudiosLA@gmail.com
Cc: Shane Stueckle
Subject: TRUEGRID

Good Afternoon Marlow and Archer: Thank you for taking the time to discuss the TRUEGRID material(s) when we met.

Staff is trying to get up to speed on the technical aspects of the material for public roads and is not having much luck finding out information on the materials.

Would you be able to provide the project name, county employee/planner you worked with on your project in the County area where this was approved. San Bernardino County Public Works has no information on the material/was not familiar with the project/material. It is also possible/likely that we did not find the correct County personnel to speak with.

Any other information you can send our way would be greatly appreciated.

The manufacturer has been able to provide the following references for use of the material.

Nina @ Rancho La Quinta Country Club in LaQuinta
Fabio Capillo, City of Houston, Texas
Thomas Toman, Public Works Director, City of San Juan Capistrano
Tracy Freeman, UC Santa Cruz

If there are other agencies you are aware of that have used the materials for public roads, please feel free to forward that information at your earliest convenience.

Please feel free to reach out with any questions.

Thank you again for your assistance.

Best Regards,

SRS

May 2, 2024

Matthew Stephenson
Evoque Modern
54934 Twentynine Palms Highway
Yucca Valley, CA 92284

**RE: SITE PLAN REVIEW, SPR 04-23; ENVIRONMENTAL ASSESSMENT, EA 09-23;
EVOQUE MODERN LOMITA MOTEL; 5022 LOMITA LANE, APN 0596-271-07,
REQUEST FOR USE OF TRUEGRID MATERIAL ON PUBLIC ROADS**

Mr. Stephenson:


Thank you for meeting with Town staff to discuss the proposed TRUEGRID materials on February 29, 2024. Engineering and Planning Staff have concluded their research on the material. This research included requests for information from the manufacturer as well as researching public agencies in our region and if they allows the use of TRUEGRID or similar materials on public roads.

Based upon the results of the above, the Town of Yucca Valley will not allow the use of the materials on publicly maintained roads. The Development Code allows you to request approval of the material, for onsite use, from the Yucca Valley Planning Commission.

The deposit for the environmental documentation in the amount of \$90,225.30 is due by Thursday May 9, 2024. If the deposit is not received, the project will be deemed abandoned pursuant to Municipal Code Chapter 9.61.020.

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

Best regards,


JARED JEROME
Associate Planner



The Town of
Yucca Valley

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