



CITY OF TWENTYNINE PALMS
COMMUNITY DEVELOPMENT
6136 ADOBE ROAD
TWENTYNINE PALMS, CA 92277
760-367-6799
www.29palms.org

PRE-APPLICATION

Staff Review

Applicant/Organization NV5, Inc.

Representative Vickie Bridenstine

Mailing Address 42829 Cook Street

City Palm Desert State CA Zip 92211

Phone [REDACTED]

Property Owner _____

Mailing Address _____

City _____ State _____ Zip _____

Phone _____ Email _____

Property Address 0 29 PALMS HWY

Assessor Parcel Number(s) 061412115

Project Description: Yonder Resort

Applicant Signature _____

Property Owner Signature _____

FOR CITY USE ONLY

Date Received 11/29/2023 Received By _____

Case Number PA23-000011 Application Fee 0.00

Submittal Requirements:

- Completed Application and project description letter.
- Processing fee, payable to the City of Twentynine Palms.
- A dimensioned site plan, drawn to scale, of the proposed location showing all proposed building, drive aisles, parking, landscape areas, sidewalks, streets, and any other proposed improvements.
- Elevations of all sides of the proposed structures showing the external features, including architectural features and types of materials proposed.
- Floor plans, drawn to scale, showing the interior layout of the proposed buildings, including all walls, doors, windows, counters and similar structures.
- Subdivision maps, drawn to scale, showing the boundary of the area to be divided, existing and proposed streets, lot lines, existing and proposed easements. The map shall indicate acreage and proposed lot sizes.
- One set each of 8 ½ x 11 and 11 x 17 reduction of all plans.
- One electronic copy of all materials provided.

Project Description Letter

Yonder Twentynine Palms



To whom it may concern:

This Pre-Application for the Yonder Twentynine Palms Project overviews the preliminary design, efforts, and planned operations for the project located on the 152-acre parcel located on Twentynine Palms Highway. Due to the preliminary stage of the project, components at Yonder Twentynine Palms and this Pre-Application may change as progress is made.

The Proposed Resort entails:

- 130 Rooms
Each room will be roughly 28 feet in length by 12 feet in width with a covered patio of equal dimensions. The interior space will include a queen bed, sleeper sofa, and en-suite bathroom leading to an outdoor, covered, and private shower to comfortably sleep and serve groups up to four individuals. Preliminary renderings and floorplan illustrations accompany this Project Description Letter.
- One Main Lodge
The Main Lodge operates as the retail space and resort lobby. The constructed space will be approximately 3,500 square feet with the ability to function as open-aired or fully-climate controlled depending on the weather and season. It will be surrounded on three sides by an outdoor patio that includes a fenced-in pool and hot tub area. Additionally, back-office space and public restrooms will be included in the main lodge.
- Food and Beverage Space
Adjacent to the Main Lodge is a separately constructed food and beverage space as planned at roughly 2,000 square feet. The food and beverage space will provide fast casual, window service meal offerings, and will be available to both guests and the public.
- Secondary Lodge
Currently located on the southeastern quadrant of the development, a secondary lodge is planned. This structure will be approximately 2,000 square feet of open-aired or climate-controlled seating and gathering areas with an outdoor patio surrounding a fenced-in pool.
- Back of House Space
The back of house area will be comprised of three buildings totaling 6,000 square feet. This area will house engineering and maintenance equipment, materials and laundry facilities for operations.

- Employee Housing
Currently planned to total approximately 12,000 square feet, the employee housing structures will provide housing to Yonder employees to assure proximity to the operations as well as minimize added housing demand to the surrounding housing market.
- Outdoor Movie Screen
An Outdoor Movie Screen is planned near the central Main Lodge. This screen will be approximately 16 feet tall with seating areas and will play family-friendly entertainment at appropriate times during the evening.
- Stargazing Area
The central stargazing area includes approximately three acres of open space for guests to enjoy and be educated on the night sky of the High Desert.

Design Elements

While currently preliminary, Yonder plans to design the resort to be compatible with the existing land as possible to minimize the necessary footprint and protect the vantage points of neighbors and travelers on Twentynine Palms Highway of the night sky and Joshua Tree National Park by incorporating the following elements.

- Buffers and Conservation Area
Illustrated in the labeled site plan, construction is concentrated in the central 45-50 acres of the overall 152-acre parcel to provide appropriate buffers from neighboring properties. Moreover, the excess 100-acres, or 65% of the property, will be conserved with deed restrictions to assure the natural resources and wildlife corridor remain protected in perpetuity.
- Single Story Structures
All buildings constructed on the site are single-story, and the tallest structure will be roughly 15-16 feet tall to protect the viewshed of the Joshua Tree National Park on behalf of neighboring properties and scenic highway drive.
- High-Desert Aesthetic
The exterior facades and color choices will be designed to match the natural tones, hues, and architectures of the High Desert surroundings. While preliminary, the renderings of the individual rooms illustrate a design profile that will be incorporated throughout.
- Dark Sky Lighting Package
To limit light pollution and not disturb on-site and neighboring properties' stargazing, the outdoor lighting fixtures will adhere to Dark Sky standards of low and downward focused profiles.
- Landscape Plan
While a landscape plan is not included at this stage, a central focus of the landscape plan will be to conserve and maintain as much of the existing flora as possible, and any planting necessary will utilize drought-tolerant, native plants.

- Circulation
Lear Avenue is deemed a collector street in the Circulation Element of the City of Twentynine Palms General Plan; therefore, access from Lear Avenue is planned due to the required improvements of Lear Avenue from Twentynine Palms Highway to Sullivan Road. The secondary access is planned to intersect with Sullivan Road to the south for guest traffic and service access. All access and an internal circular drive connecting to the parking areas are proposed to be paved and 26 feet wide to prevent erosion and provide adequate emergency response. The asphalt may be pigmented to alleviate the contrast with the desert surrounding. Walkways connecting various points of the circular drive will not be paved and approximately 8-12 feet wide.
- Package Septic Treatment
Due to the preliminary nature of this design, a package septic treatment area is not dictated on the plan, but as due diligence progression continues, a package septic treatment building and field will be proposed to solely service the project.

Due Diligence Elements

Due Diligence efforts are currently being made to identify all nuances to the site to incorporate into the final design. As due diligence efforts continue, the elements discovered may change the design to assure the Yonder Twentynine Palms project is compatible with the existing landscape.

Reports currently in progress are:

- General Biological Resources Report
- Cultural Resources Report
- Jurisdictional Delineation Analysis
- Traffic Impact Analysis
- Air Quality and Green House Gas Analysis
- General Surveys and Soil Surveys

Business Elements

Regarding operations once constructed, an overview of specific elements can be found below.

- Operations
Yonder Twentynine Palms will hire 50-60 employees. While the number of employees on-site will vary day-to-day, there will be a presence around-the-clock for safety and emergency response. The Main Lodge, Food and Beverage Space, and Secondary Lodge will be open from 6 AM to 10 PM.

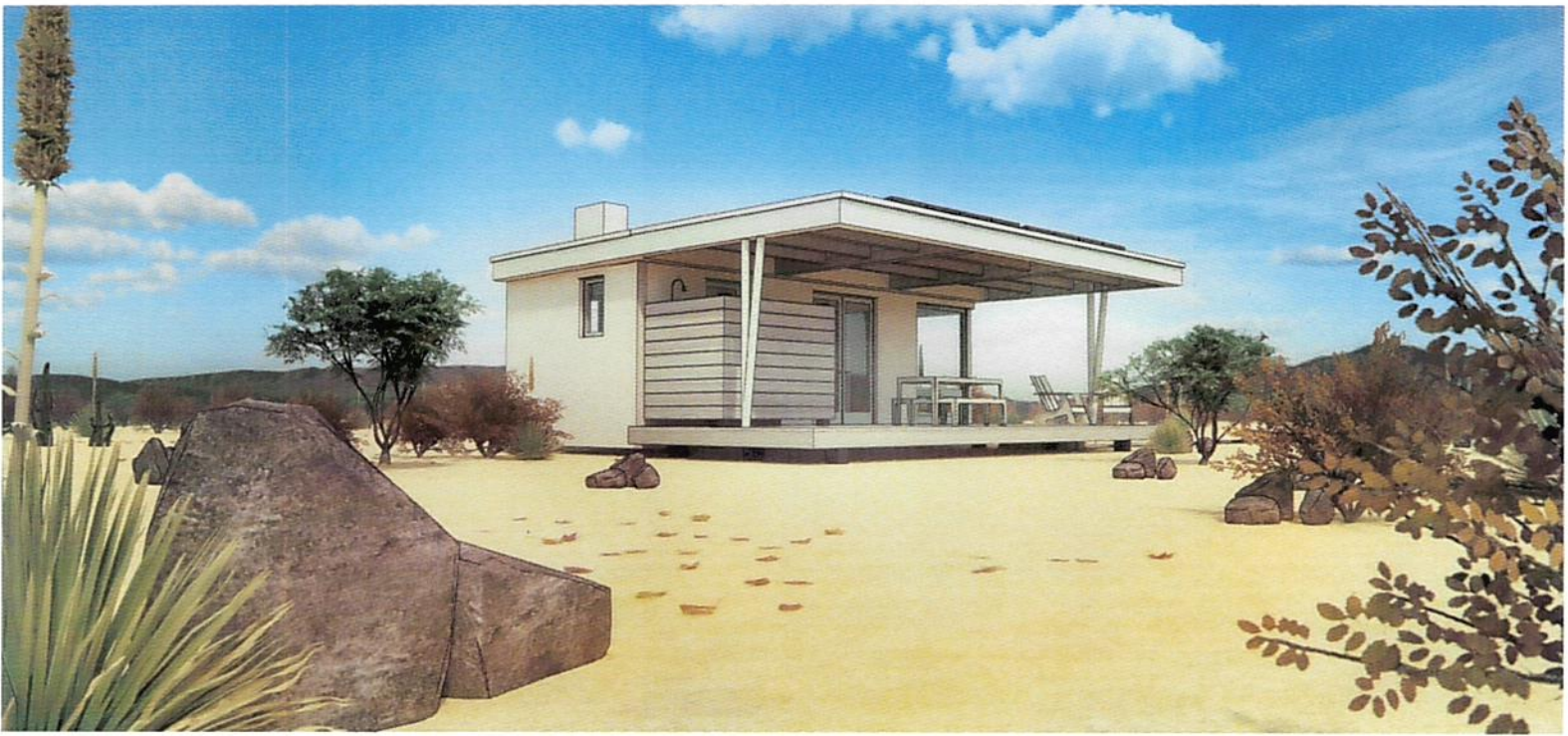
- Guest Circulation
Guest parking will be limited to the parking area located by the Main Lodge. To assist with transport of luggage and guests as needed, staff will drive guests to and from their room on golf carts, which will be the only vehicles along (outside of emergency response) on the interior circular roadway.
- Programming
Outside the regular movies, on-site programming is centered around nature. Yonder will work with third-party, local organizations for educational events on-site covering the National Park, Morongo Basin and local culture. Additionally, Yonder will produce a location-specific documentary on the historical cultural ties to astronomy and current astronomical advances to be available to all guests while on the property.
- Noise Control
Soft ambient background music is played in the main and secondary lodge areas throughout the day from 6 AM to 10 PM. The outdoor movie screen will play family-friendly entertainment with the start and end times dependent on sunset. The audio for the outdoor movie area is broadcasted by personal FM radios or mobile apps. No loud speaker will be present. Any disturbance created by guests will be addressed by on-site, around-the-clock staff.

Yonder is actively procuring feedback on this initial design and plan and we are eager to learn your thoughts on our project.

Luke Searcy

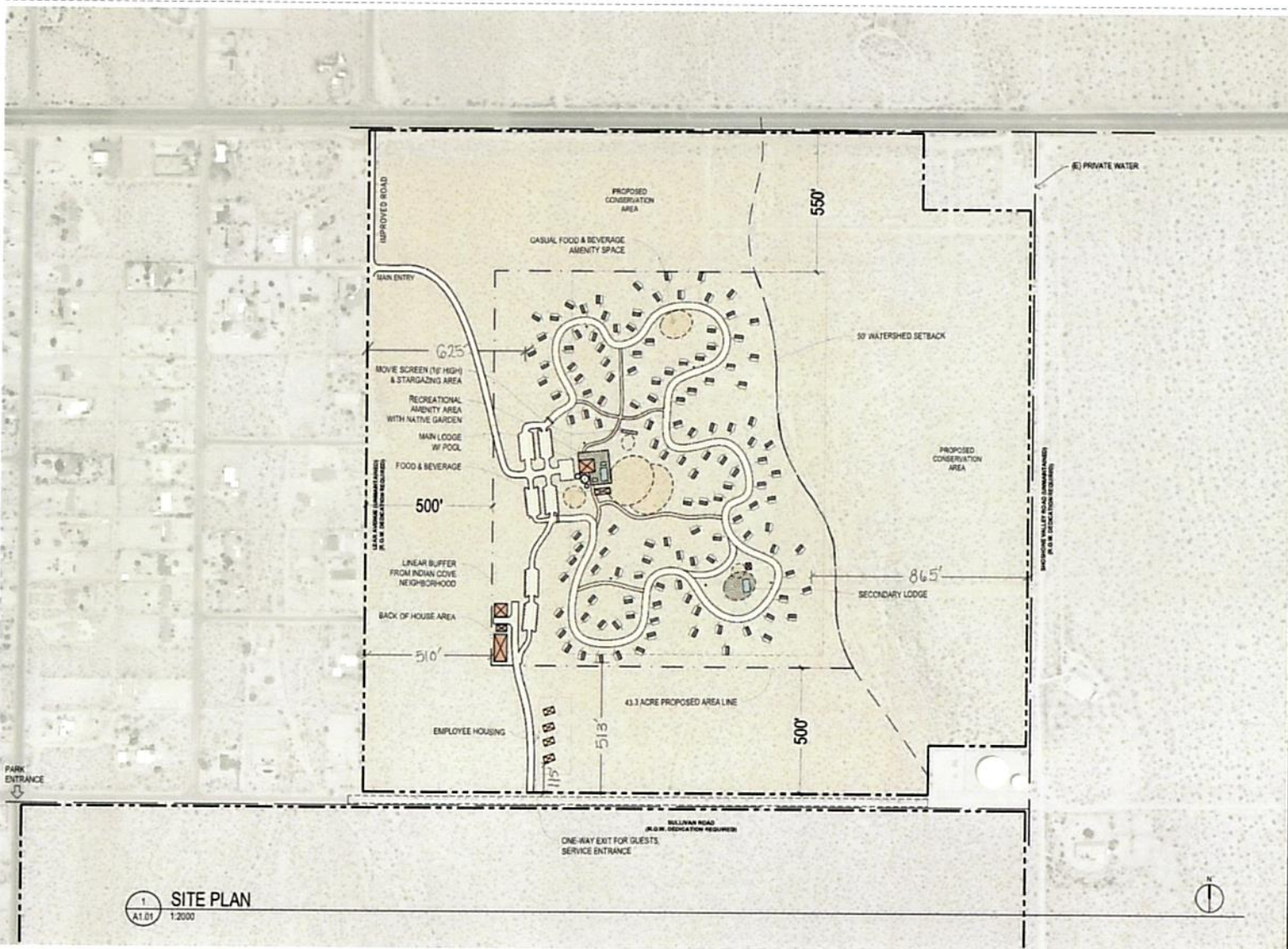
Director of Acquisitions and Asset Management











1 SITE PLAN
A1.01 1:2000

