

CITY OFFICES:
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January 4, 2024

Vickie Bridenstine
NV5, Inc
42829 Cook Street
Palm Desert, CA 92211

RE: Pre-Application, PA23-000011 Yonder

Ms. Bridenstine:

Thank you for submitting a Pre-Application to the City of Twentynine Palms for a proposed resort on a 150-acre parcel located at the southeast corner of 29 Palms Hwy and Lear Avenue. The Planning Division has provided the following comments to assist you in preparing the formal submittal. Please contact staff if you wish to schedule a meeting to discuss these requirements.

1. The property is located in the Residential Single-Family-Estate (RS-E) zoning district. A resort is not a permitted use in the RS-E zone and a General Plan Amendment and Zoning Map Amendment will be required. Resorts are permitted in the Office Commercial, General Commercial, Neighborhood Commercial and Tourist Commercial zoning districts.
2. The project will require the submittal of a Conditional Use Permit (CUP) to the Planning Division. This project will be reviewed by the Planning Commission at a public hearing.
3. The CUP application submittal shall include project description letter, site plan, landscape plan, photometric plan, colored elevations, preliminary grading plan, preliminary street improvement plan and preliminary title report.
4. The site plan shall include all information on the attached checklist.
5. The application submittal shall also include a hydrology study, traffic study, noise study, biological study, air quality study and cultural resource study.
6. One parking stall will be required for each cabin and for each employee housing structure.
7. The developed area of the property shall be screened along all sides by a 6-foot solid fence or landscape hedge.
8. All new utilities installed shall be placed underground in accordance with Chapter 19.94.
9. Trash enclosure will be required in accordance with Chapter 19.92.
10. All permanently built structures shall comply with California Code of Regulations, Title 24 and the CA building codes as adopted by The City of Twentynine Palms.
11. Applicant shall submit documentation from the Water Quality Control Board on the type of onsite wastewater treatment facility that will be required.

12. Offers of dedication and infrastructure improvements will be required for the following streets:

- a. 29 Palms Hwy is designated as a 6-Lane Expressway with a 60' half-width right of way.
- b. Lear Avenue is designated as a Collector Road with a 33' half-width right of way.
- c. Shoshone Valley Road is designated as a Collector Road with a 33' half-width right of way.
- d. Sullivan Road is designated as a Local Road with a 30' half-width right of way.

Please see the attached comment letters from Mojave Desert Air Quality and SB County Environmental Health. Please contact me if you have any questions.

Thank you,

Diane Olsen

Diane Olsen
Assistant Planner