



Conditional Use Permit Application

Date Received 3/19/24
 By Evan
 Fee _____
 Case # CUP 01-24
 EA # EA 02-24

\$3,335.00
 \$925.00

General Information

APPLICANT Vicki French Phone 503-309-8779
 Mailing Address 5925 North Mina Vista Email vickizfrench@gmail.com
 City Tucson State Az Zip 85718

REPRESENTATIVE Peggy Schroeder Phone 760-646-0642
 Mailing Address P.O. Box 114 Email peggyjschroeder61@hotmail.com
 City Pioneertown State Ca Zip 92268

PROPERTY OWNER High Desert Center LLC Phone 503-309-8779
 Mailing Address 5925 North Mina Vista Email vickizfrench@gmail.com
 City Tucson State Az Zip 85718

Project Information

Project Address 57889 Pueblo Trail Assessor Parcel Number(s) 058802121
 2) APN 058801601 3) APN 058802128 4) APN 058802129

Project Location 57889 Pueblo Trail

Project Description: Project Completed on APN 058802121
APN 058801601 (guest parking lot) site plan included
APN 058802128 + APN 058802129 drawing included, NO
construction, NO ground disturbance on these 2 parcels

Please attach any additional information that is pertinent to the application.

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):

✓

2. Existing site zoning: RI

3. Existing General Plan designation: Completed on APN 058802121

4. Precisely describe the existing use and condition of the site:

Closed
Good Condition

5. Existing Zoning of adjacent parcels:

North SFR South SFR East SFR West SFR

6. Existing General Plan designation of adjacent parcels:

Desert Parking Lot

North _____ South NONE East NONE West NONE

7. Precisely describe existing uses adjacent to the site:

North Nothing at this time, previously used as guest parking lot

South Vacant land, Natural Desert with Nature Trail

East Private Homes

West Private Homes

8. Describe the plant cover found on the site, including the number and type of all protected

plants: Desert Willows, mesquite Trees, Mexican Bird of Paradise, Eucalyptus Trees, Cactus, Rosemary, sage, Butterfly Trees, 10 Joshua Trees, and 21 Mojave Yuccas.

Note: Explain any "Yes" or "Maybe" responses to questions below. If the information and responses are insufficient or not complete, the application may be determined incomplete and returned to the applicant.

Yes Maybe No

9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.)
10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.)
11. Is the site within a resource area as identified in the archaeological and historical resource element?
12. Does the site contain any unique natural, ecological, or scenic resources?
13. Do any drainage swales or channels border or cross the site?
14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)
15. Is the site in a flood plain? (See appropriate FIRM)

Project Description

Complete the items below as they pertain to your project. Attach any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. Commercial, Industrial, or Institutional Projects:

- A. Specific type of use proposed: Weddings, + other events
- B. Gross square footage by each type of use: will vary
- C. Gross square footage and number of floors of each building: 3,218 sq. ft.
- D. Estimate of employment by shift: 2-6 staff members
- E. Planned outdoor activities: Weddings, Labyrinth walks, photo shoots,

2. Percentage of project site covered by:

^{concrete} Paving 12.7 % Building 3.3 % ^{open areas} ^{pathways} Landscaping 80 % Parking 3.9 %

3. Maximum height of structures

APN 058802121 12 Standard, 3 ADA

4. Amount and type of off street parking proposed:

APN 058801601 60 Standard

5. How will drainage be accommodated?

Drain already exists

6. Off-site construction (public or private) required to support this project:

NONE

7. Preliminary grading plan estimate of cut and fill

completed

8. Description of project phasing if applicable:

9. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s)

NO

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Construction Complete - APN 058802121

Yes Maybe No

A. Emit dust, ash, smoke, fumes or odors? Proposed Plan APN 058801601 - is watered down when graded

B. Alter existing drainage patterns?

C. Create a substantial demand for energy or water?

D. Discharge water of poor quality?

E. Increase noise levels on site or for adjoining areas?

F. Generate abnormally large amounts of solid waste or litter?

G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?

H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.

I. Displace any residential occupants?

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Signature: Peggy J Schroeder

Name: Peggy J Schroeder

Date: 3/15/2024

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

_____ to act as my agent and is further authorized to sign any and all documents on my behalf.

Signature: _____

Name: _____

Date: _____

The Town of Yucca Valley is hereby granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application including phone numbers, addresses and e-mail addresses, for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act (CPRA). If any of these statements cannot be affirmatively acknowledged, please inform the planner before submitting a development application.

Signature: _____

Name: _____

Date: _____

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Signature: _____

Name: _____

Date: _____

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (if the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We are responsible for this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and/or its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

Peay Schroeder
to act as my agent and is further authorized to sign any and all documents on my behalf.

Signature: *Vicki French Lippman*

Name: Vicki French Lippman

Date: 3-14-2024

The Town of Yucca Valley is hereby granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application including phone numbers, addresses and e-mail addresses, for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act (CPRA). If any of these statements cannot be affirmatively acknowledged, please inform the planner before submitting a development application.

Signature: *Vicki French Lippman*

Name: Vicki French Lippman

Date: 3-14-2024

Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: _____

Applicants Name _____

Applicant's Signature _____

Date: _____

(Please print)

Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: _____

Applicants Name High Desert Center LLC

Applicant's Signature [Handwritten Signature]

Date: 3-14-2024

(Please print)

Conditional Use Permit Application Submittal Requirements

Initial Submittal Requirements	# Required
Completed and Signed Applications and Filing Fee	1
Project Description and Existing Conditions Letter	1
Signed completed Environmental Information form	1
Signed Agreement for Cost Recovery	1
Signed Hazardous Waste Site Statement	1
Preliminary Title Report within 60 days of application date	1
Grant Deeds for all involved properties	1
Site Plan (See Section A)	8
Floor Plans	8
Building elevations, including a minimum of one (1) color set	8
Preliminary Grading and Drainage Plan (Section B)	8
Detailed slope analysis if project contains any slopes of 15 percent or greater	8
Preliminary Landscape Plans	8
Native Plant Plan	8
Photometric Plan	8
Exterior Lighting Cutsheets	1
Utility Plan including location and capacity	8
Materials Board	1
8 1/2 x 11 reductions of all plans	1
Applicable utility service availability letters	1
Water purveyor service letter or ground water report prepared and signed by a registered civil engineer	1
Signed statement indicating method of sewage disposal and if Regional Water Quality Control Board approval is required	1
Signed surrounding property owners list certification	1
Surrounding property owners mailing list and labels	2
Surrounding properties radius map showing project site	1
Underlying Conditions of Approval (if applicable)	1
Copy of underlying Recorded Map and Environmental Constraints Sheet (if applicable)	1
Planned Development Document (if applicable)	2
Specific Plan (if applicable)	2
All maps, plans, special studies, reports, etc. submitted in hard copy as part of this application are also to be delivered electronically, by CD, flash drive or email at time of submittal.	1
Upon review of the initial submittal, the Town will determine which of the following studies will be required for the project:	
Air Quality and Greenhouse Gas Inventory/Analysis	2
Archaeological Survey	2
Biological Report to include Native Plant Inventory and Focused Desert Tortoise	2
Geological Report, if property is located within an Alquist Priolo zone	2
Geotechnical/Soils Report	2
Hydrology Report prepared by a registered Civil Engineer	2
Noise Study	2
Traffic Study/Analysis prepared by a registered Civil Engineer	2
<i>Please note that each project and each property are unique. Some projects may not require the submittal of each item listed above at time of submittal. Some circumstances may require items not included on the above list. Please contact Planning Staff if you have any questions.</i>	

Plan Preparation and Guidelines

All plans shall be drawn on uniform sheets no less than 24" X 36" (or as approved by the Community Development Department). All plans must be collated, stapled and folded as close as possible to 8 ½" x 11" notebook size. All plans shall be clear, legible and accurately scaled. The site plan, preliminary landscape plan, photometric plan, building elevations and native plant plan should all be at the same scale and shall be consistent with each other.

Section A. Site Plan Content

Scale: Engineering scale not to exceed 1"=100'.

The following information shall be included on the plan:

- ◆ Data table formatted in the following order:
 - Assessor's Parcel Number(s) (book, page and parcel number)
 - Legal description
 - Existing and proposed zoning designation
 - Existing and proposed General Plan designation
 - Specific Plan identification and land use designation (if applicable)
 - Existing and proposed land use
 - Total Gross Area: square feet and acres
 - Total Net Area: square feet and acres
 - Name of utility purveyors and type of sewage disposal
- ◆ Name, address, phone number, and email of applicant, owner and registered civil engineer or licensed surveyor.
- ◆ Graphic scale (with bar scale) and north arrow
- ◆ North arrow (make top of map north)
- ◆ Vicinity map with labeled streets
- ◆ Date plan prepared
- ◆ Revision block indicating date when plan is revised through the development review process
- ◆ Surrounding information for adjoining properties including zoning and land use
- ◆ Existing buildings and traveled ways within the proposed project and within 100 feet of the exterior boundaries.
- ◆ Property lines, dimensions (metes & bounds) and location of adjoining lot lines.
- ◆ The locations, names and existing widths of all highways, streets, or easements within 100 feet of the project boundaries that provide legal access to the property.
- ◆ The location of existing wells, cesspools, sewers, culverts, drain pipes, underground structures, or excavated areas within 100 feet of any portion of the project noting thereon whether or not they are to be abandoned, removed, or remain in operation.
- ◆ The location of all existing and proposed fire hydrants.
- ◆ Location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains.

- ◆ The approximate location of all areas subject to storm water overflow, inundation or flood hazard (indicate limits of FEMA floodplain and floodway), and the location and direction of flow of each watercourse.
- ◆ Delineation of special hazard zones (i.e., earthquake faults, liquefaction zones, etc.).
- ◆ If the site is proposed to be developed in phases, the proposed sequence of phasing shall be provided.

Section B. Preliminary Grading Plan Content

Scale: Engineering scale not to exceed 1"=40'.

The following grading information shall be included on the plan:

- ◆ Title Block
 - Name, address, phone, and email address of applicant, owner, and engineer
- ◆ Legend, north arrow, bar and graphic scale
- ◆ Data Table
 - Assessor's Parcel Number(s)
 - Project Name
 - Legal Description (i.e. Tract/Parcel Map and lot(s)/parcel(s))
 - Approximate earthwork quantities (CY), include cut and fill
 - Date and Source of Topography (should be current)

- ◆ Preliminary pad elevations
- ◆ Minimum 1-foot contour interval
- ◆ Drainage facilities
- ◆ Existing and proposed easements, property lines, rights-of-way
- ◆ Overall cut and fill cubic yards (quantity to be called out on the plan)
- ◆ Vicinity map, bar and graphic scale
- ◆ Existing and proposed improvements within and 50' beyond the site boundaries (label those proposed to remain or to be removed)
- ◆ Shade pavement areas and fill slopes 3:1 or steeper
- ◆ Streets; typical cross-sections to show existing and proposed improvements, utilities, right-of-way, etc.
- ◆ Limits of FEMA floodplain and floodway
- ◆ Delineate open space areas
- ◆ Delineation of special hazard zones (i.e., earthquake faults, liquefaction zones, etc.)
- ◆ Existing topography at least fifty (50) feet beyond project boundary including natural features to be preserved.
- ◆ Proposed street grades with arrows indicating the direction of flow.

Property Owners Mailing List

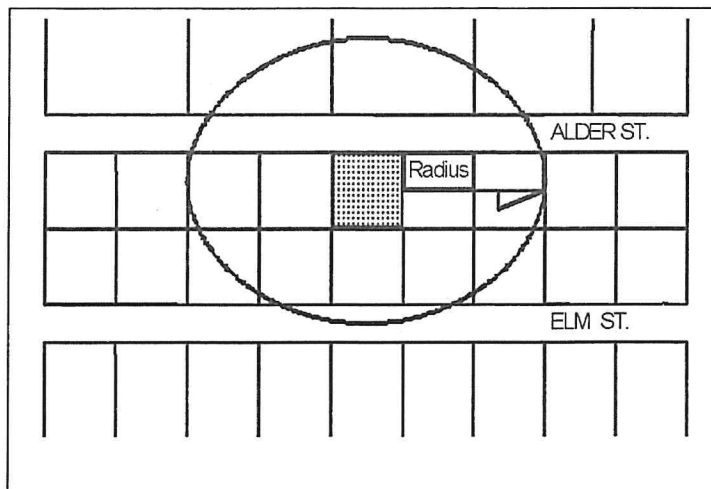
All applications that are subject to a Public Hearing require the applicant to submit a list of property owners who own property contiguous to and within 300 feet of the project site. This process is required by Section 83.010330 of the Development Code to notify residents and property owners in the immediate vicinity. Staff will send public notices to these individuals informing them of the proposed project and scheduled public hearings.

The surrounding property owner information must be obtained from the most current San Bernardino County Assessor's roll or shall be prepared and verified by a title company doing business in San Bernardino County. A County Assessor's office is located at 63665 29 Palms Hwy in Joshua Tree. The general telephone number for the Assessor's office is 760-366-1420.

MATERIALS REQUIRED:

- Two (2) sets of adhesive labels containing the mailing address of the owner(s), applicant(s) and of all surrounding property owners, including vacant properties. Mailing labels must contain: Assessor's Parcel Number, property owners name, address and zip code.
- One (1) copy of the labels sheets.
- One (1) radius map showing the subject property and all surrounding properties. The appropriate radius shall be drawn from the exterior boundaries of the subject property as shown in the sample below. The scale of the radius map shall be large enough to clearly show all surrounding properties.
- One (1) electronic copy of all submitted materials.

Sample Vicinity/Radius Map





SURROUNDING PROPERTY OWNERS LIST CERTIFICATION
(To be submitted with application)

I, Peggy Schroeder, certify that on 2-7-2024 the attached property owners list was prepared by San Bernardino County Assessor pursuant to the requirements of the Town of Yucca Valley. Said list is a complete compilation of the owner(s), applicant(s) and representative of the subject property and all owners of surrounding properties within a radius of 300 feet from all exterior boundaries of the subject property and is based on the latest equalized assessment rolls of the San Bernardino County Assessor's Office dated 2-8-2024. I further certify that the information filed is true and correct to the best of my knowledge; I understand that incorrect and erroneous information may be grounds for rejection or denial of the development application.

Signed: 

Print Name: Peggy Schroeder Date: 3/15/2024

APN 058802121

APN 058801401



SURROUNDING PROPERTY OWNERS LIST CERTIFICATION
(To be submitted with application)

I, Peggy Schroeder, certify that on 3-7-2024 the attached property owners list was prepared by San Bernardino County Assessor's Office pursuant to the requirements of the Town of Yucca Valley. Said list is a complete compilation of the owner(s), applicant(s) and representative of the subject property and all owners of surrounding properties within a radius of 300 feet from all exterior boundaries of the subject property and is based on the latest equalized assessment rolls of the San Bernardino County Assessor's Office dated 3/11/2024. I further certify that the information filed is true and correct to the best of my knowledge; I understand that incorrect and erroneous information may be grounds for rejection or denial of the development application.

Signed: 

Print Name: Peggy J Schroeder Date: 3/15/2024

APN 058802128
APN 058802129

Developer Disclosure Statement

This portion of the application must be fully completed and signed by the applicant. If not fully completed and signed, the application will be deemed incomplete.

vacant lot APN 058801601
Address of subject property: 57889 Pueblo Trail, APN 058802121

Cross street: Chula Vista

Date this Disclosure Statement is completed: March 14, 2024

Name of Applicant: Vicki French

The Applicant is a:

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

Information for LLC, Partnership, Corporation

Name High Desert Center LLC Phone 503-309-8779
Mailing Address 5925 North Mina Vista Email vickizfrench@gmail.com
City Tucson State Az Zip 85718
State of Registration California

Managing member(s), General Partner(s) officer(s)

Name Vicki French Lippman Phone 503-309-8779
Mailing Address 5925 North Mina Vista Email vickizfrench@gmail.com
City Tucson State Az Zip 85718

Attach additional sheets if necessary

Agent for Service of Process

Name N/A Phone _____
Mailing Address _____ Email _____
City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name N/A Phone _____
Mailing Address _____ Email _____
City _____ State _____ Zip _____

The Owner is a:

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

Information for LLC, Partnership, Corporation

Name High Desert Center LLC Phone 503-309-8779 Mailing Address
5925 North Mina Vista Email vickizfrench@gmail.com
City Tucson State AZ Zip 85718
State of Registration California

Managing member(s), General Partner(s) officer(s)

Name Vicki French Lippman Phone 503-309-8779
Mailing Address 5925 North Mina Vista Email vickizfrench@gmail.com
City Tucson State AZ Zip 85718

Attach additional sheets if necessary

Agent for Service of Process

Name Matthew Ryan French Phone 503-964-9246
Mailing Address 5476 Roy Rogers Road Email mat@pioneertown-motel.com
City Pioneertown State Ca Zip 92268

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name N/A Phone _____
Mailing Address _____ Email _____
City _____ State _____ Zip _____

The Party in escrow is a (if property is in escrow):

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

N/A property is not in escrow

Information for LLC, Partnership, Corporation

Name _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

State of Registration _____

Managing member(s), General Partner(s) officer(s)

Name _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For any deeds of trust or other liens on the property (other than real property tax liens) please state the following:

A. Name of beneficiary of the deed of trust or lien N/A

B. Date of the deed of trust or lien. N/A

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on the date and location set forth below

Signature

Print Name _____

Title: _____

Date of signing _____

Location: _____

For any deeds of trust or other liens on the property (other than real property tax liens) please state the following:

- A. Name of beneficiary of the deed of trust or lien _____
- B. Date of the deed of trust or lien _____

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on the date and location set forth below

Signature Vicki French Lippman

Print Name Vicki French Lippman

Title: Managing Member

Date of signing March 14, 2024

Location: Tucson, AZ

Hazardous Waste and Substance Sites

Government Code Section 65962.5 requires each applicant for any development project to consult the State List of Hazardous Waste and Substance Sites. Based upon the list, the applicant/representative is required to submit a signed statement to the Town of Yucca Valley indicating whether the project is located on a site which is included on the list before the Town accepts the application as complete. If the project is listed by the State as a hazardous waste or substance site, the applicant must fully describe on the "Environmental Information Form" the nature of the hazard and the potential environmental impact. Attached is a standard statement for the applicant to sign.

The State list of Hazardous Waste and Substance Sites (which is annually updated) may be reviewed at the following web site address:

http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Attachment: Hazardous Waste Site Statement



HAZARDOUS WASTE SITE STATEMENT

I have been informed by the Town of Yucca Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 3/15/2024

Peggy J Schroeder
Applicant/Representative printed name


Applicant/Representative signature

Special Studies

In order to ensure a project will comply with applicable local, State and Federal requirements, special studies or reports may be required for a project. These special studies can include biological, hydrologic, soils, geotechnical, noise, photometric, traffic, etc. Some of these studies are valid for a limited period of time. The following information is intended to provide some basic information on the types of studies that may be necessary based upon the project

Biological:

A General Biological Assessment is typically required for projects that have seen little or no disturbance. The report generally includes a focused tortoise survey and burrowing owl habitat assessment. The desert tortoise is protected under both state and federal law. The burrowing owl is listed as a species of special concern by the state Fish and Game Department. Together this study helps to evaluate the site and recommend mitigation measures to help avoid impacts to biological resources if required.

Additional information on the Desert Tortoise can be obtained from the following website: <http://www.deserttortoise.org/documents/2010DTPre-projectSurveyProtocol.pdf>

Additional information on the Burrowing Owl can be obtained from the following website: <http://www.dfg.ca.gov/wildlife/nongame/docs/boconsortium.pdf>

The studies are valid for a period of one year. If a project is in the planning process and the report expires prior to the start of construction it is possible that an update will be required.

Native Plant Plans: Should your site be enriched with native plants, including but not limited to joshua trees, mojave yuccas, or junipers a native plant plan is required to be submitted with your project. The plan shall include an inventory of the size, health, and condition of the plant. Recommendations for the plant can include relocate, protect in place or destroy. It is encouraged to incorporate as many plants as possible back into the project landscaping.

Traffic: When it is anticipated that a project will have an impact on traffic circulation or a project is expected to generate in excess of 50 average daily trips (ADTs) then a traffic study is likely required. These reports can range from a simple one page letter prepared by a traffic engineer to complex traffic studies depending on the scope of the project.

Hydrology: The project shall provide retention for the incremental storm flows generated during the worst case 100 year storm event plus an additional 10% minimum, and 20% incremental retention is desired. A hydrology study shall be provided detailing the retention amounts required.

Geotechnical/Soils Report: This study evaluates what type of soils occur onsite and makes recommendations for construction on the site. These are required to be submitted with the final grading plans.

Photometric Analysis: A photometric analysis evaluates lighting to be installed on the site and predicts the intensity of the light and locations on the site. Additionally, lighting cut sheets of all proposed exterior lights shall be submitted.

Geotechnical/Fault Hazard Investigation: If any portion of your site is in an Alquist-Priolo Special Study, area fault trenching approved and coordinated with the Town and San Bernardino County Geologist, is required. The trenching is to determine the location of any faults on the site. The consultants, in conjunction with the County Geologist will determine if there are any restrictions that must be imposed for construction on the site.

Noise: A noise study or acoustical analysis may be required for different reasons. One example is if the project is expected to generate large amounts of noise that could impact surrounding neighbors, businesses, etc. Another example is if a nearby roadway may be generating noise in excess of acceptable standards and mitigation to protect the future occupants is required.

Air Quality Assessment: Larger projects and/or those that involve the movement of significant amounts of earth, or will have an impact on air quality are required to provide an air quality assessment. This assessment will recommend mitigation measures to reduce the impacts to less than significant levels.

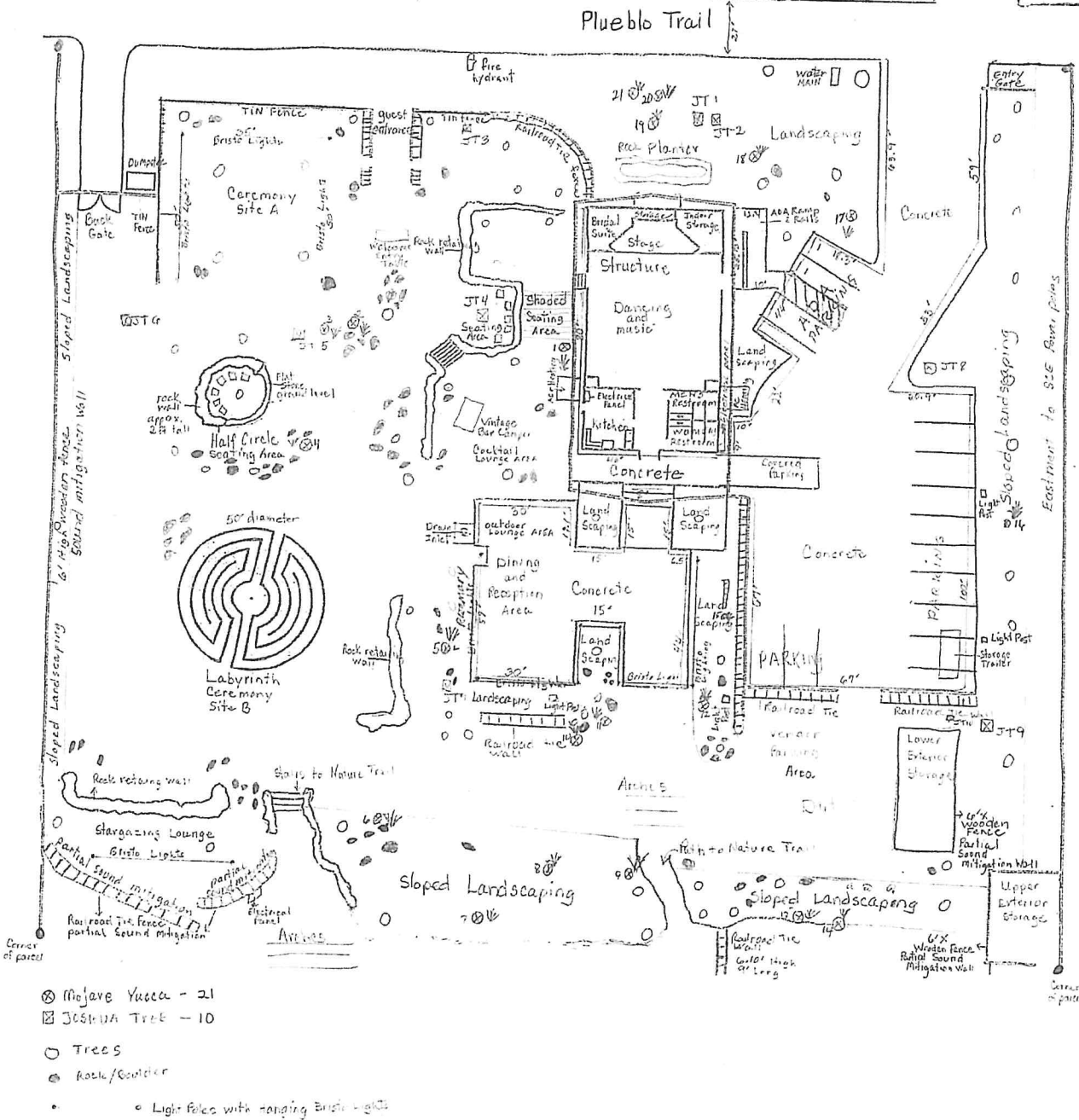
Greenhouse Gas Inventory: In order to comply with state requirements, many projects are required to prepare and submit a greenhouse gas emissions inventory. The study will look at both short and long term impacts the project will have on Greenhouse gas and make recommendations to reduce any impacts to levels which are less than significant.

SITE PLAN

NAME High Desert Center LLC
 ADDRESS 57889 Pueblo Trail
 APN: 058802121



Chula Vista



Not to Scale

Data Table

Assessor's Parcel Number

Book-0588

Page- 02

Parcel Number- 058802121

Legal Description- S.1/2, N.W.1/4 Fractional Sec.6, T.1S., R.6E., S.B.B.&M.

Existing and Proposal Zoning Description- SFR, RL-1

Existing and Proposal General Plan Designation-

Existing- Completed

Proposal- add number of events, kitchen- cold food storage, preparing and serving cold/hot foods, cooking and serving food on site.

Specific Plan Identification and Land Use Designation- Residential, Public Facility

Existing and Proposed-

Existing- Residential, Public Facility

Proposed- Event Space

Total Gross Area- 105,798 sq. ft., 2.19 Acres

Total Net Area- 95,396 sq. ft., 2.19 Acres

Name of Utilities Purveyors and type of Sewage Disposal- Utilities already exist; Southern California Edison, Hi Desert Water District. The sewage has been tied into the new sewer system per code by Action.

Representative

Peggy Schroeder

P. O. Box 114

Pioneertown, Ca. 92268

760-646-0642

Peggyjschroeder61@hotmail.com

Applicant

Vicki French

5925 North Mina Vista

Tucson, Az. 85718

Vickizfrench@gmail.com

Owner

Hi Desert Center LLC

5925 North Mina Vista

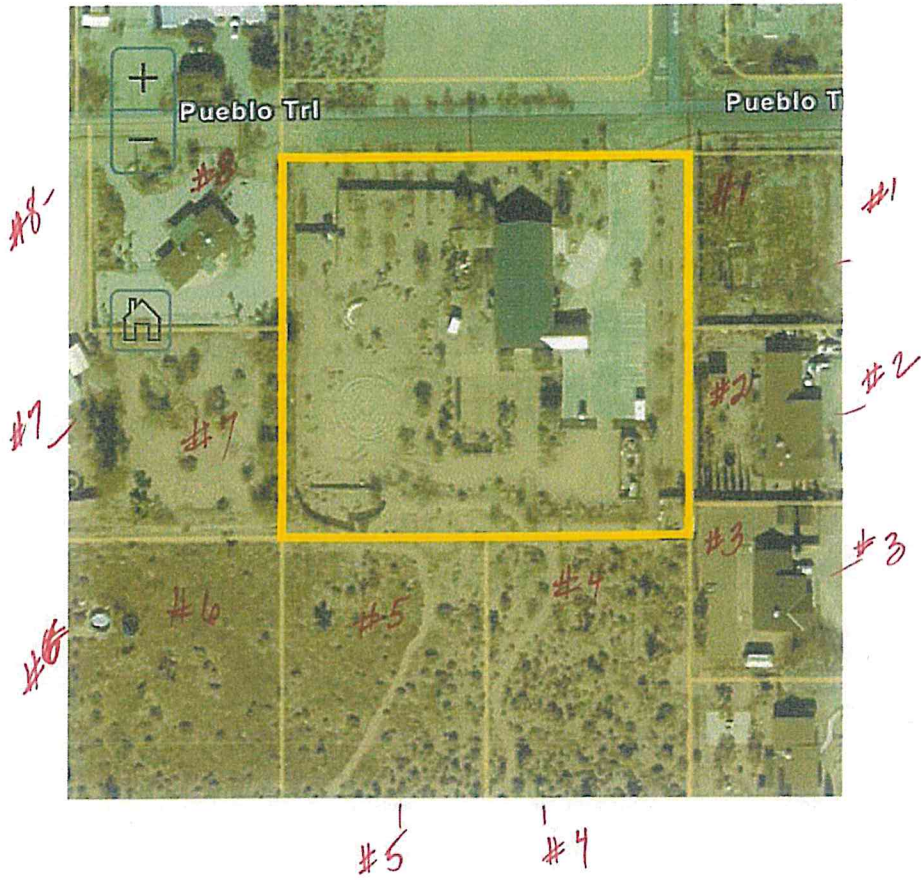
Tucson, Az. 85718

Vickizfrench@gmail.com



San Bernardino County Assessor - Recorder -
County Clerk
Office of Chris Wilhite

(<https://arc.sbcounty.gov/>)



200ft

2023-12-19A

[Click here for Legal Disclaimer](#)

Adjoining Properties

#1 East APN 058849301 –Vacant Lot

Edgar A Medrano

Tanya M Valencia

Zoning- SFR

Land Use- Residential

#2 East APN 058849302 – Private Home

Derek T Dennis

Mary H Dennis

Zoning- SFR

Land Use- Residential

#3 East APN 058849303 – Private Home

Cheryl Gaskill

Bo Holtze Kjaer

Zoning- SFR

Land Use- Residential

#4 South APN 058802129 – Vacant Lot

High Desert Center LLC

Zoning- SFR

Land Use- Residential

#5 South APN 058802128 –Vacant Lot

High Desert Center LLC

Zoning- SFR

Land Use- Residential

#6 S/W Corner APN 058802112 – Private Home

Sam Willmore

Zoning- SFR

Land Use- Residential

#7 West APN 058802118 – Private Home

Sean Dittmer

Zoning- SFR

Land Use- Residential

#8 West APN 058802119 –Private Home

Russell Chilton

Janice Chilton

Zoning- SFR

Land Use- Residential

From: Murillo, Ann - ARC

Ann.Murillo@arc.sbcounty.gov

**Subject: Radius Search Results for Parcel # 0588 021
21 0000**

Date: Feb 8, 2024 at 12:51:54 PM

To: peggyjschroeder61@hotmail.com

Hello,

I have received the payment for the radius search.

Attached you will find the radius search of **300 ft.** for the property at:

57889 PUEBLO TR

YUCCA VALLEY CA 92284

If you should have any questions, please feel free to contact our office at [909-387-8307](tel:909-387-8307).

Have a good day.



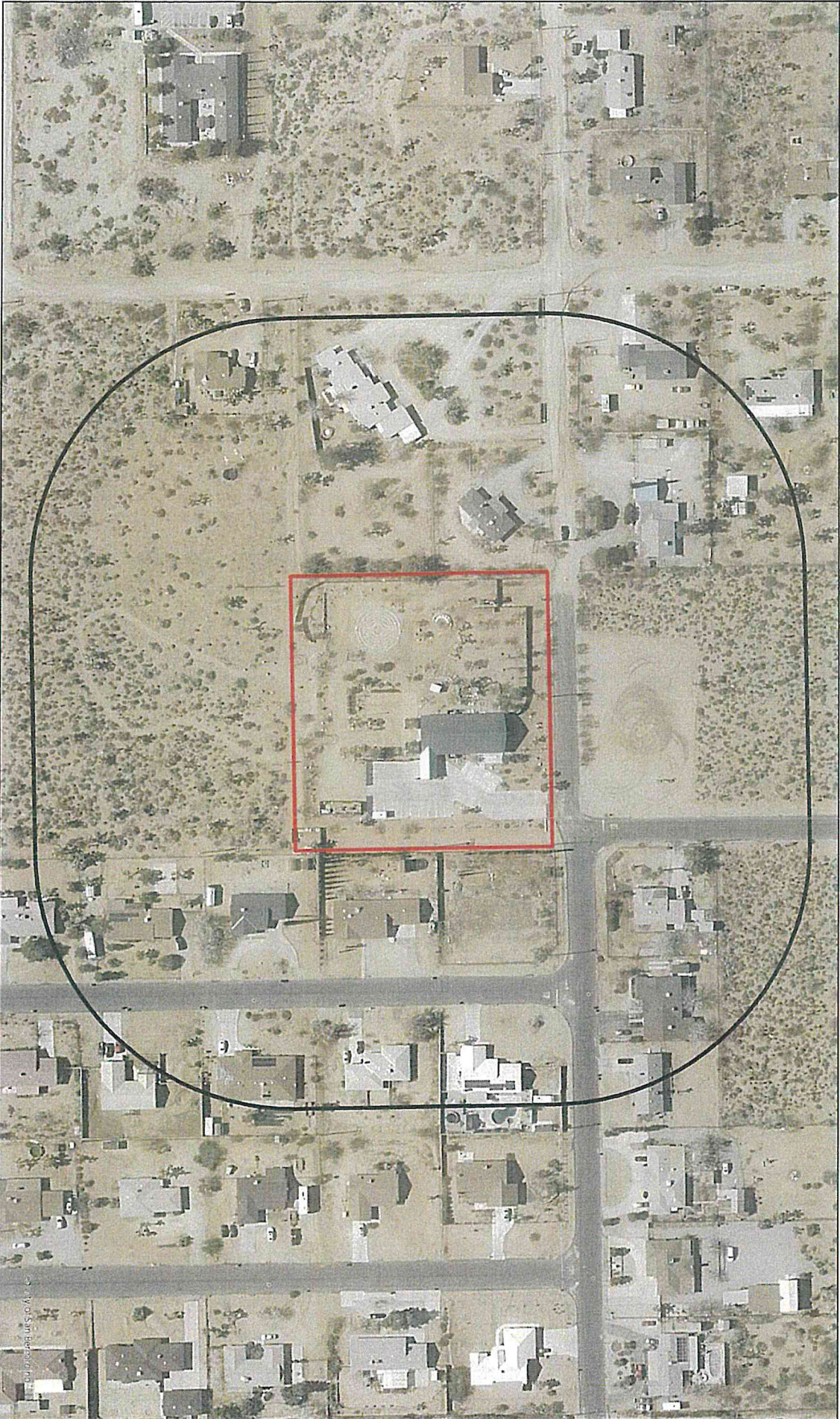
Ann Murillo

Office Assistant III
Office of Chris Willite
Assessor-Recorder-County Clerk
San Bernardino County

Office: 909-252-5523
Ann.Murillo@arc.sbcounty.gov
arc.sbcounty.gov

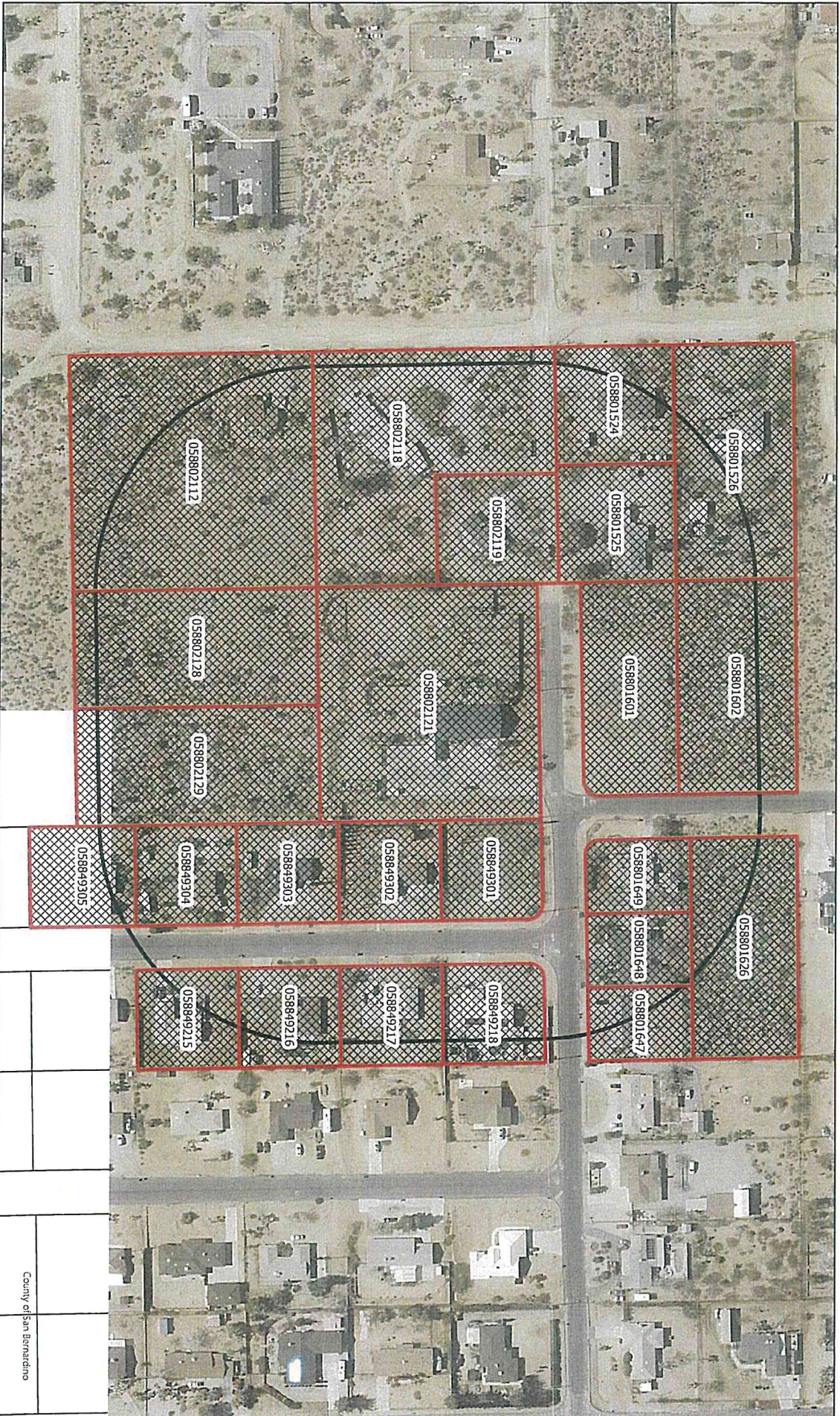


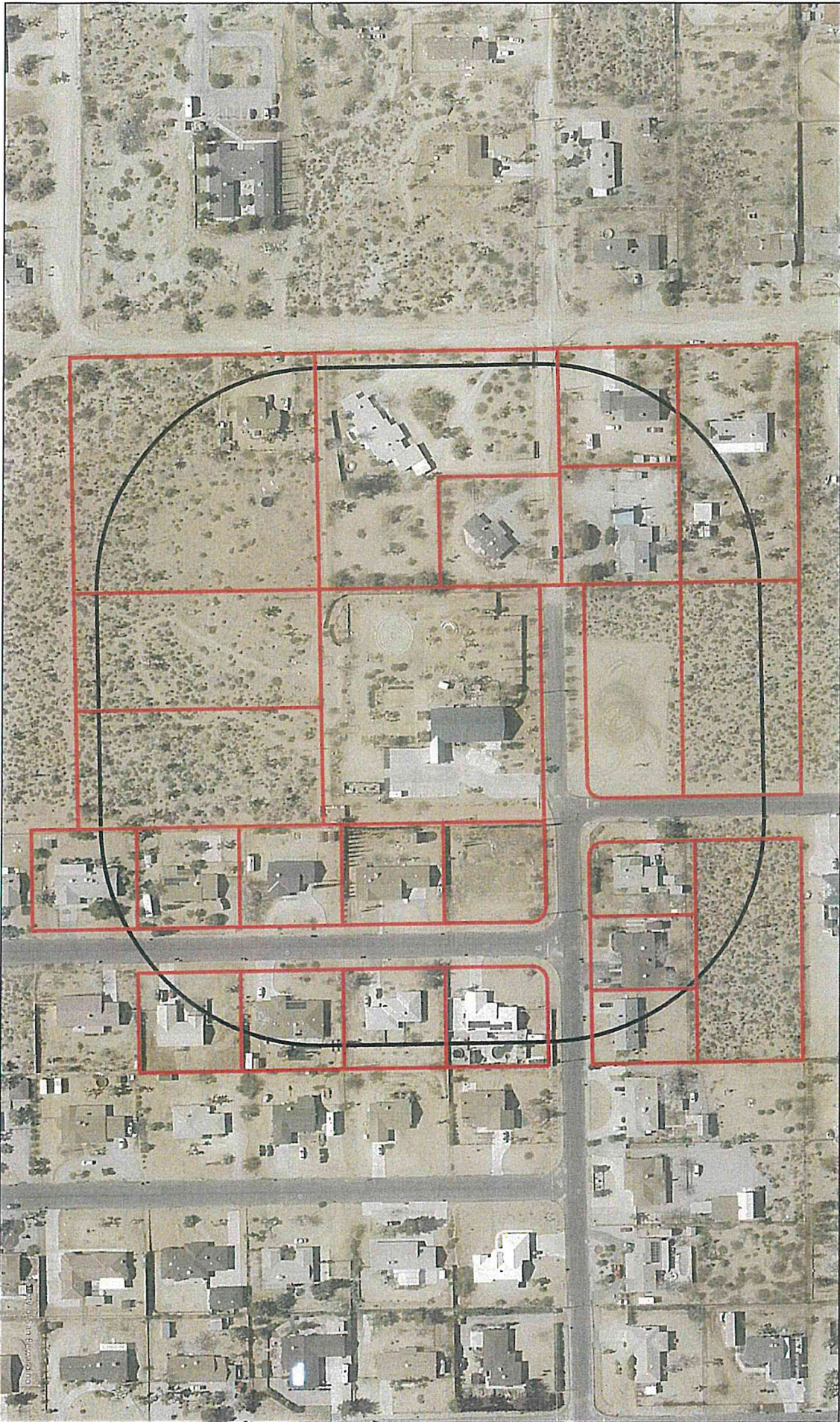
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0588-021-21 300ft Radius

0588-021-21 300ft Radius





0588-021-21 300ft Radius

Parcel #	Owner's Name	#	Street	Type	City	St.	Zip	Owner's Address
58801626	BYRANT, AISLYNN CARA	0	CHULA VISTA		YUCCA VALLEY	CA	92284	747 S EXTENSION RD UNIT 111
58801602	LAHILA, CHRISTIAN	0	CHULA VISTA ST		YUCCA VALLEY	CA	92284	11388 CAMPUS ST
58801526	MARIN, RICHARD A LIVING TR 2/11/09	7505	HONITA	TR	YUCCA VALLEY	CA	92284	11812 SAN VICENTE BLVD 4TH FLOOR
58801647	VENTURA FAMILY TRUST 8-19-14	57948	POEBLO	TR	YUCCA VALLEY	CA	92284	2151 W 27TH ST
58801648	GALLO, CASSANDRA	57932	POEBLO	TR	YUCCA VALLEY	CA	92284	57932 POEBLO TR
58801649	GARCIA, MARCOS	7497	CHULA VISTA		YUCCA VALLEY	CA	92284	1540 W COLLEGE GROVE AVE
58801691	HIGH DESERT CENTER LLC	7496	CHULA VISTA		YUCCA VALLEY	CA	92284	860 N PRESCOTT
58801525	SIANLEY, DAVID	57890	POEBLO	TR	YUCCA VALLEY	CA	92284	57890 POEBLO TR
58801524	ROYGON/A, HENRY RE VOCABLE LIVING TRUS	7509	HONITA	TR	YUCCA VALLEY	CA	92284	7509 HONITA TR
58802119	HILTON, RUSSELL	57825	POEBLO	TR	YUCCA VALLEY	CA	92284	34172 CHULA VISTA AVE
58802118	DITTMER, SHAN	7541	HONITA	TR	YUCCA VALLEY	CA	92284	6330 MIDSQUITE AVE #B
58849218	DELUNA, RICARDO K	7515	HILTON	AVE	YUCCA VALLEY	CA	92284	7515 HILTON AVE
58849301	MEDRANO, EDGAR A	7516	HILTON	AVE	YUCCA VALLEY	CA	92284	650 LA SEDA RD #7C
58802121	HIGH DESERT CENTER LLC	57889	POEBLO	TR	YUCCA VALLEY	CA	92284	860 N PRESCOTT
58849217	PEDROSA, RAMONA	7535	HILTON	AVE	YUCCA VALLEY	CA	92284	7717 ELK TR
58849302	DENNIS, DEREK T	7536	HILTON	AVE	YUCCA VALLEY	CA	92284	7536 HILTON AVE
58849216	REYNOLDS, TROYD	7555	HILTON	AVE	YUCCA VALLEY	CA	92284	7555 HILTON AVE
58849303	GASKILL, CHERYL SUZANNE	7556	HILTON	AVE	YUCCA VALLEY	CA	92284	7556 HILTON AVE
58802129	HIGH DESERT CENTER LLC	0			YUCCA VALLEY	CA	92284	860 N PRESCOTT
58802128	HIGH DESERT CENTER LLC	0			YUCCA VALLEY	CA	92284	860 N PRESCOTT
58802112	WILLMORE, SAM	7459	HONITA	TR	YUCCA VALLEY	CA	92284	7459 HONITA TR
58849215	LONGORIA, RAUL LUIS	7575	HILTON	AVE	YUCCA VALLEY	CA	92284	7575 HILTON AVE
58849304	CONROY, DAVID	7576	HILTON	AVE	YUCCA VALLEY	CA	92284	7576 HILTON AVE
58849305	WILKS, WAYNE W	7606	HILTON	AVE	YUCCA VALLEY	CA	92284	7606 HILTON AVE

APN 058802121

APN 058802121

Parcel #	Owner's Name	#
58801626	BRYANT, AISLYNN CARA	0
58801602	LABHA, GULSHAN	0
58801526	MARIN, RICHARD A LIVING TR 2/11/09	7505
58801647	VENTURA FAMILY TRUST 8-19-14	57948
58801648	GALLO, CASSANDRA	57932
58801649	GARCIA, MARCOS	7497
58801601	HIGH DESERT CENTER LLC	7496
58801525	STANLEY, DAVID	57890
58801524	ROYGOZA, HENRY REVOCABLE LIVING TRUS	7509
58802119	CHILTON, RUSSELL	57825
58802118	DITTMER, SEAN	7541
58849218	DELUNA, RICARDO K	7515
58849301	MEDRANO, EDGAR A	7516
58802121	HIGH DESERT CENTER LLC	57889
58849217	PEDROSA, RAMONA	7535
58849302	DENNIS, DEREK T	7536
58849216	REYNOLDS, TROY D	7555
58849303	GASKILL, CHERYL SUZANNE	7556
58802129	HIGH DESERT CENTER LLC	0
58802128	HIGH DESERT CENTER LLC	0
58802112	WILLMORE, SAM	7459
58849215	LONGORIA, RAUL LUIS	7575
58849304	CONROY, DAVID	7576
58849305	WILKS, WAYNE W	7606

APN 058802121

Street	Type	City	St.	Zip
CHULA VISTA		YUCCA VALLEY	CA	92284
CHULA VISTA ST		YUCCA VALLEY	CA	92284
BONITA	TRL	YUCCA VALLEY	CA	92284
PUEBLO	TRL	YUCCA VALLEY	CA	92284
PUEBLO	TRL	YUCCA VALLEY	CA	92284
CHULA VISTA		YUCCA VALLEY	CA	92284
CHULA VISTA		YUCCA VALLEY	CA	92284
PUEBLO	TRL	YUCCA VALLEY	CA	92284
BONITA	TRL	YUCCA VALLEY	CA	92284
PUEBLO	TRL	YUCCA VALLEY	CA	92284
BONITA	TRL	YUCCA VALLEY	CA	92284
HILTON	AVE	YUCCA VALLEY	CA	92284
HILTON	AVE	YUCCA VALLEY	CA	92284
PUEBLO	TR	YUCCA VALLEY	CA	92284
HILTON	AVE	YUCCA VALLEY	CA	92284
HILTON	AVE	YUCCA VALLEY	CA	92284
HILTON	AVE	YUCCA VALLEY	CA	92284
HILTON	AVE	YUCCA VALLEY	CA	92284
		YUCCA VALLEY	CA	92284
		YUCCA VALLEY	CA	92284
BONITA	TR	YUCCA VALLEY	CA	92284
HILTON	AVE	YUCCA VALLEY	CA	92284
HILTON	AVE	YUCCA VALLEY	CA	92284
HILTON	AVE	YUCCA VALLEY	CA	92284

APN 058802121

Owner's Address	City-St.-Zip
747 S EXTENSION RD UNIT 111	MESA AZ 85210
11388 CAMPUS ST	LOMA LINDA CA 92354
11812 SAN VICENTE BLVD 4TH FLOOR	LOS ANGELES, CA
2151 W 27TH ST	LOS ANGELES CA 90018
57932 PUEBLO TR	YUCCA VALLEY CA 92284
1540 W COLEGROVE AVE	MONTEBELLO CA 90640
860 N PRESCOTT	PALM SPRINGS CA 92262
57890 PUEBLO TR	YUCCA VALLEY CA 92284
7509 BONITA TR	YUCCA VALLEY CA 92284
34172 CHULA VISTA AVE	DANA POINT CA 92629
6330 MESQUITE AVE #B	29 PALMS CA 92277
7515 HILTON AVE	YUCCA VALLEY CA 92284
650 LA SEDA RD #7C	LA PUENTE CA 91744
860 N PRESCOTT	PALM SPRINGS CA 92263
7717 ELK TR	YUCCA VALLEY CA 92284
7536 HILTON AVE	YUCCA VALLEY CA 92284
7555 HILTON AVE	YUCCA VALLEY CA 92284
7556 HILTON AVE	YUCCA VALLEY CA 92284
860 N PRESCOTT	PALM SPRINGS CA 92263
860 N PRESCOTT	PALM SPRINGS CA 92263
7459 BONITA TRL	YUCCA VALLEY CA 92284
7575 HILTON AVE	YUCCA VALLEY CA 92284
7576 HILTON AVE	YUCCA VALLEY CA 92284
7606 HILTON AVE	YUCCA VALLEY CA 92284

APN 058802121

APN 58801626
 Bryant, Aislynn Cara
 747 S. Extension Rd. Unit 111
 Mesa, CA 85210

APN 58801602
 Labha, Gulshan
 11388 Campus St.
 Loma Linda, CA 92354

APN 58801526
 Marin, Richard A. Living Tr
 11812 San Vicente Blvd 4th Floor
 Los Angeles, CA 90049

APN 58801647
 Ventura Family Trust
 2151 W. 27th St.
 Los Angeles, CA 90018

APN 58801648
 Gallo, Cassandra
 57932 Pueblo Tr.
 Yucca Valley, CA 92284

APN 58801649
 Garcia, Marcos
 1540 W. Colegrove Ave.
 Montebello, CA 90640

APN 58801601
 High Desert Center LLC
 860 N. Prescott
 Palm Springs, CA 92262

APN 58801525
 Stanley, David
 57890 Pueblo Tr.
 Yucca Valley, CA 92284

APN 58801524
 Roygoza, Henry Revocable Lv Tr
 7509 Bonita Tr.
 Yucca Valley, CA 92284

APN 58802119
 Chilton, Russell
 34172 Chula Vista Ave.
 Dana Point, CA 92629

APN 058802121

APN 58802118
 Dittmer, Sean
 3330 Mesquite Ave. #B
 29 Palms, CA 92277

APN 58849218
 DeLuna, Ricardo K.
 7515 Hilton Ave.
 Yucca Valley, CA 92284

APN 58849301
 Medrano, Edgar A.
 650 La Seda Rd. #7C
 La Puente, CA 91744

APN 58802121
 High Desert Center LLC
 860 N. Prescott
 Palm Springs, CA 92263

APN 58849217
 Pedrosa, Ramona
 7717 Elk Tr.
 Yucca Valley, CA 92284

APN 58849302
 Dennis, Derek T.
 7536 Hilton Ave.
 Yucca Valley, CA 92284

APN 58849216
 Reynolds, Troy D.
 7555 Hilton Ave.
 Yucca Valley, CA 92284

APN 58849303
 Gaskill, Cheryl Suzanne
 7556 Hilton Ave.
 Yucca Valley, CA 92284

APN 58802129
 High Desert Center LLC
 860 N. Prescott
 Palm Springs, CA 92263

APN 58802128
 High Desert Center LLC
 860 N. Prescott
 Palm Springs, CA 92263

APN 058802121

APN 58802112
 Millmore, Sam
 7459 Bonita Trl.
 Yucca Valley, CA 92284

APN 58849215
 Longoria, Raul Luis
 7575 Hilton Ave.
 Yucca Valley, CA 92284

APN 58849304
 Conroy, David
 7575 Hilton Ave.
 Yucca Valley, CA 92284

APN 58849305
 Wilks, Wayne W.
 7606 Hilton Ave.
 Yucca Valley, CA 92284