

April 02, 2025
Revised June 30, 2025

Attn: Town of Yucca Valley Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284

PROJECT NAME: Tumbleweed Sanctuary

PROJECT DESCRIPTION:

The applicant seeks to obtain a Conditional Use Permit for the addition of private outdoor weddings, celebrations of life, and similar size/scale private events to an existing legally established "Religious institutions, religious assembly, and other public assembly" Use. The project spans three contiguous parcels, the north parcel (APN 0588-021-21) contains the existing facility, gardens, native landscaping, and parking lot, while the two southern parcels (APN 0588-021-28 & -29) contain an existing walking path and native landscaping.

Events will be performed up to 88 days per year, which is assumed to be equivalent to the previously established Use. The maximum number of visitors per event will be limited to 100, a reduction from the previously established Use/Occupancy (125 persons). Consistent with the previously established Public Assembly Use, the applicant requests exemption from the 5 day rest period (9.38.020) which appears only to apply to Temporary Special Events and not to the established Use which is proposed for intensification (religious Institutions, religious Assembly, and other public assembly).

New construction is limited to the restoration of a previous paved parking area where a decorative planter bed is now located. The existing garden, labyrinth and outdoor gathering areas are to remain. We expect off-street parking requirements to be calculated per Table 3-8 of the Development Code for "Places of Assembly", the established used proposed for intensification.

An adjacent parcel owned by the applicant will undergo native landscape restoration as part of this project.

No Joshua Trees will be impacted by the proposed project. All regulated native plants are to remain in place, no trimming or relocating to occur.

SITE DESCRIPTION:

Property Description

APNs: 0588-021-21 (2.19 acres), 0588-021-28 (1.21 acres), 0588-021-29 (1.21 acres), 058801601 (0.87 acres, native landscape restoration only)

Address: 57889 Pueblo Tr, Yucca Valley, CA 92284

Lot Size: 4.61 acres total

Zoning: Residential, Single Family (R-S-2)

General Plan Designation: Rural Residential (RR-0.5) 0.5 acres min

Existing Use: 0400 Religious Assembly / Public Facility

Proposed Use: 0400 Religious Assembly / Public Facility

Code Compliance Summary

PROJECT COMPONENT	REQUIREMENTS PER DEVELOPMENT CODE	PROPOSED
Parking	Places of assembly 1:4 ratio 25 spaces	28 spaces. Parking analysis is included in Attachment A.
Building Setbacks	Front: 25' Side-Street Side: 25' Side: 5' one side, 10' one side Rear: 10'	Front: 25' Side-Street Side: 25' Side: 10' shown Rear: 15'
Site Dedications		See Attachment A

Scope

Project scope include the following (see Exhibit A, B & C for more information):

Program:

- Existing event and support facility 3,729 sf (approximately), no work
- Existing vintage camper for beverage service, no work
- Existing outdoor ceremony sites, no occupiable structures, no work
- Existing vacant lot with previous unpermitted grading, to be restored with native plantings

Hours of Operation, Staffing, and Sound Management:

- Hours of operation: 8am-12am, setup beginning as early as 9am, exterior activities end at 10pm
- Staffed will be present before, during, and after events
- Guests and vendors vacate property by 12am.
- Alcoholic beverages provided by the guests or a licensed vendor. All alcohol to be served by licensed bartenders.
- Food will be provided via catering arranged by vendor
- All events are monitored for sound and will follow the requirements set forth in the local noise ordinance
 - Amplified music at interior space ending no later than 12am.
 - Amplified sound (speeches) at exterior spaces within the standard limits of 55dBA from 7AM to 10PM, measured at the property line.

Parking, Loading and Traffic:

- Guests most often come to the site from the north on Chula Vista Ave
- Deliveries will be made on Pueblo Trail
- Parking spaces are located on Exhibit A.
- Existing parking on south side of building will be reinstated

Fire Access and Safety:

- See Exhibit A for more information on Fire Apparatus Access and hose reach

Restroom Facilities:

- Restroom facilities exist within the building, one men's restroom and one women's restroom

Lighting and Landscaping:

The Project will fully comply with the Town of Yucca Valley outdoor lighting standards and requirements (Ch 8.70). All existing lighting is to remain and no new lighting is proposed by the project.

The existing site landscape contains species in the desert scrub plant community with few non-native species throughout the gardens. The site also contains existing rock gardens and features, walking paths, and sculptural elements. The three parcels are home to a number of Joshua Trees and Mojave Yuccas, all of which are intended to remain as-is. All regulated native plants are to remain in place, no trimming or relocating to occur. The north parcel will undergo native landscape restoration as part of this project, see Exhibit B.

Utilities:

- Electric: Southern California Edison
- Water: Hi Desert Water District
- Sewer: Hi Desert Water District
- Gas: None