Pre-Application

Date Received 7/23/25
By EM
Fee $1,036.00
Case # PA 01-25

General Information

APPLICANT RV ASSETS, LLC DBA DESERT DRIFTER RV RESORT Phone 760-362-2163

Mailing Address PO BOX 291, PIONEERTOWN CA Email STAYWITHUS@DESERTDRFITERRV.COM

City _____ State _____ Zip _____

REPRESENTATIVE SHAWN KORMONDY Phone _____

Mailing Address SAME AS ABOVE Email SAME AS ABOVE

City _____ State _____ Zip _____

PROPERTY OWNER SAME AS ABOVE Phone SAME AS ABOVE

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Project Information

Project Address 55408 29 PALMS HWY

Assessor Parcel Number(s) APN 0586-101-02 & APN 0586-081-10

Project Location _____

Project Description: SEE ATTACHED

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

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: SHAWN KORMONDY

Date: 7/22/25

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: Shawn Kormondy

Date: 7/22/25

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 24-07 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 the letter, staff may stop processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council.

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 time spent processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: $ 1,036

Applicant's Signature

Applicants Name (Please print) SHAWN KORMONDY

Date: 7/22/25

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Desert Drifter

July 20, 2025

Planning Division, Town of Yucca Valley, Community Development Department

57090 Twentynine Palms Highway

Yucca Valley, CA 92284

RE: Pre-Application Submittal-Desert Drifter RV Resort Expansion (0586-101-02 + APN 0586-081-10)

Dear Planning Team,

Thank you for the opportunity to submit this pre-application package for a proposed expansion of the Desert Drifter RV Resort, located in the heart of Old Town Yucca Valley.

At Desert Drifter, we operate with a guiding philosophy of high-touch hospitality and low-impact development. We strive to honor the character and desert ecology of Yucca Valley while offering travelers a peaceful, respectful landing place. Our guests are not just vacationers, they are often people in transition, seeking space to reset, reorient, and reconnect.

Our existing RV resort currently welcomes a wide range of nightly and monthly guests:
- Tourists visiting Joshua Tree National Park, stopping over en route to Zion or the Grand Canyon, or reuniting with family.
- Snowbirds migrating from the Pacific Northwest through Arizona.
- Traveling professionals, including nurses working at High Desert Medical Center, utility technicians, construction teams, and remote workers.
- Transitional residents, such as individuals between home sales or beginning new chapters in their lives.

I've seen firsthand the transformational potential of this type of short- and medium-term lodging. One of our recent guests, a traveling nurse who had just earned his license, found both work and home here. Within months of his arrival, he was hired full-time at the hospital, and I had the privilege of helping him purchase his first home in 29 Palms, a milestone that began with his stay at Desert Drifter.

Desert Drifter

This proposed expansion into (APN 0586-101-02) 1.25 acres, along with our intent to include an adjacent 1.1-acre lot on Benicia Avenue (APN 0586-081-10) as a future development phase, will allow us to continue providing that springboard for opportunity. We are not a permanent housing solution. We are a stepping stone, offering comfort, stability, and hospitality to people passing through or finding their footing.

Beyond the social and community benefits, I would like to highlight several ways in which this project supports the Town of Yucca Valley:
- I have consistently and punctually paid Transient Occupancy Taxes (TOT), contributing dependable revenue to the town.
- The park maintains approximately 95% occupancy year-round, illustrating both effective management and high visitor demand.
- This expansion increases local TOT revenue and supports Old Town's economic vitality through responsible tourism.
- Because our model emphasizes short stays and transient lodging, the park minimizes infrastructure strain and avoids long-term housing pressures.
- The second-phase planning for the adjacent Benicia parcel allows for future flexibility aligned with citywide development goals.

The proposed improvements for (APN 0586-101-02) will include 17 additional full-hookup RV sites, recreational amenities like a pickleball court and putting green, and utility infrastructure consistent with best practices. We are committed to environmentally mindful design and community-aligned use. The additional parcel (APN 0586-081-10) will remain undeveloped for now, but we hope to include it in the same zoning review to allow for future integration.

I look forward to engaging with your department to better understand how this vision aligns with the goals of the Old Town Specific Plan and the broader planning framework of Yucca Valley. I am more than willing to meet at the site and review next steps once staff has had a chance to review the materials enclosed.

Thank you for your time and consideration.

Warm regards,

Shawn Kormondy, Managing Member RV Assets, LLC

San Bernardino County Parcel Viewer

7/20/2025, 11:57:41 AM

Assessor Page Index

Parcels

City Limits

Townships

1:2,257

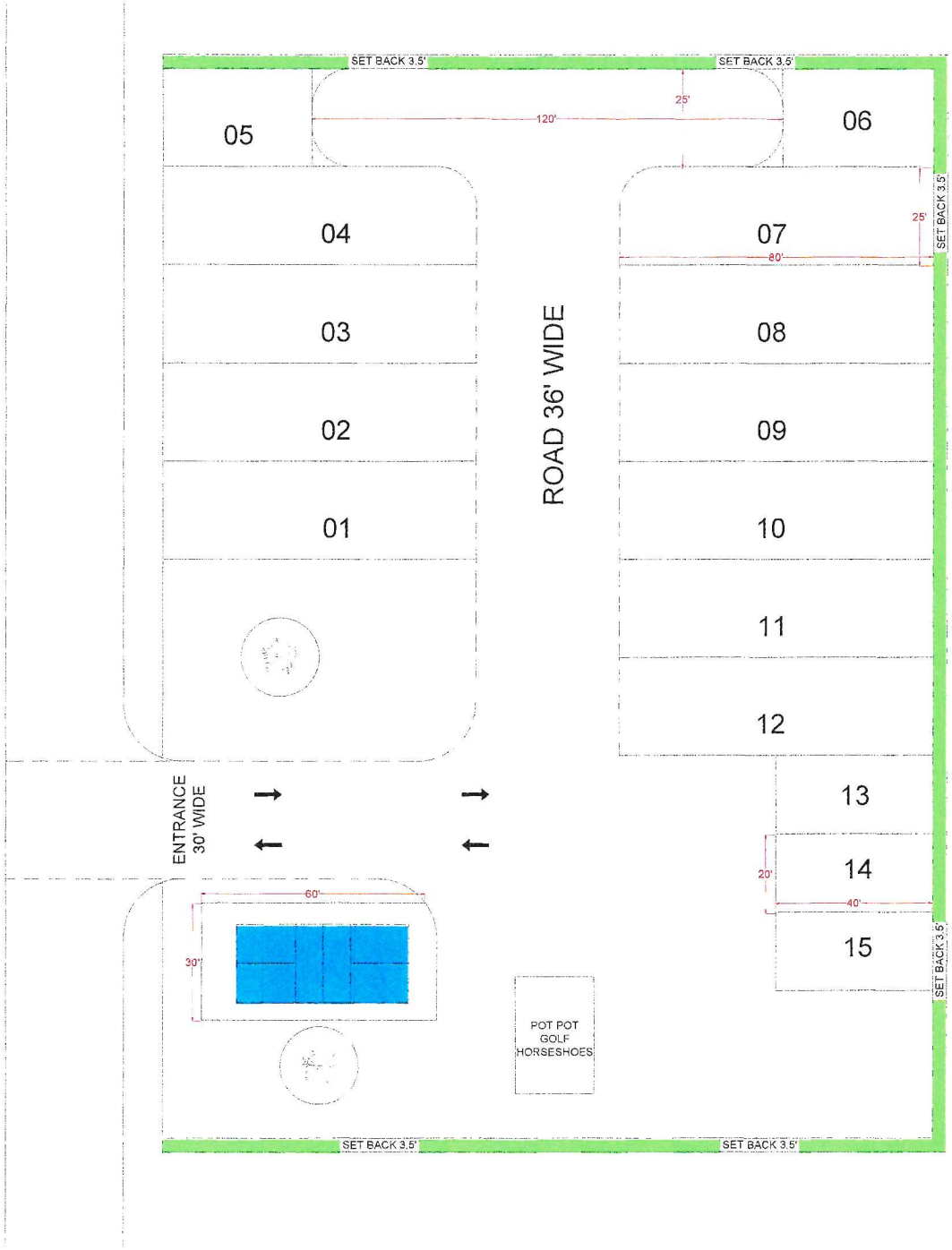
0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Sources Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, County of San Bernardino,

San Bernardino County GIS

County of San Bernardino, Maxar, Microsoft | County of San Bernardino | Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land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25'
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06
04
07
25'
80'
SET BACK 3.5'
03
08
ROAD 36' WIDE
02
09
01
10
11
12
13
ENTRANCE
30' WIDE
20'
14
40'
60'
15
30'
SET BACK 3.5'
POT POT
GOLF
HORSESHOES
SET BACK 3.5'
SET BACK 3.5'

EXISTING BUMPSTATION
(TO REMAIN)
30' DRIVEWAY
N
VICINITY MAP
LAVENDRI

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 11 North. The **horizontal datum** was NAD 83 (GRS80 spheroid). Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from digital orthophotography collected by the U.S. Department of Agriculture Farm Service Agency. This imagery was flown in 2005 and was produced with a 1-meter ground sample distance.

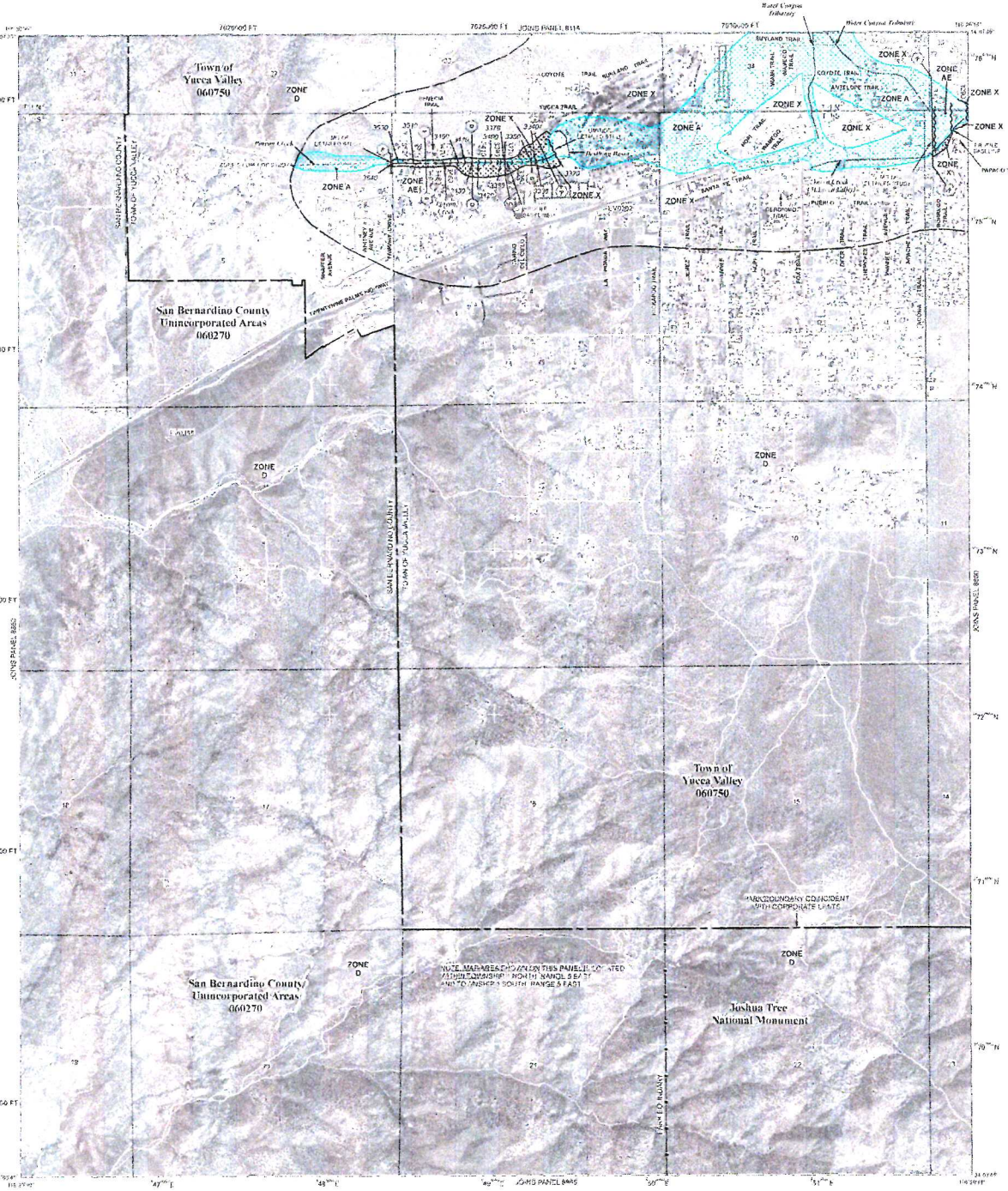
This map may reflect more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital version of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov.

If you have **questions** about this map or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area covered by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

- ZONE A — No Base Flood Elevations determined.
- ZONE AE — Base Flood Elevations determined.
- ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing SFHA and other flood hazard areas (Coastal Base Flood Elevations, flood depths or flood velocities)
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- (A) — Cross section line
- (A1) — (A14) — Transect line
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 7°8'' — 1000-meter Universal Transverse Mercator grid values, zone 11S
- 500000 FT — 1000-meter grid ticks, Universal Transverse Mercator projection, zone 11S
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPRESENTATION
Refer to Survey or Map Report to see if this map is

EFFECTIVE DATE OF COMBINED FLOOD INSURANCE RATE MAP
March 16, 1998

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
August 28, 2008 - to update corporate limits, to change Base Flood Elevations, to add flood hazard areas, to reflect updated topographic information, and to reflect minor channel modifications and road realignments.

For communities shown in panels below, to count only mapped, refer to the Community Map History table located in the Flood Insurance Study report for the jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1500 2000 FEET
300 0 300 600 METERS

PANEL 8855H

FIRM
FLOOD INSURANCE RATE MAP

SAN BERNARDINO COUNTY, CALIFORNIA AND INCORPORATED AREAS
PANEL 8855 OF 9400

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
SAN BERNARDINO COUNTY, UNINCORPORATED AREAS	060270	8855	H
TOWN OF YUCCA VALLEY	060750	8855	H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
06071C8855H

MAP REVISED
AUGUST 28, 2008

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM