

November 5, 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 Class IV Special Events under the provisions of Development Code 9.38 to allow temporary special events. The project spans four parcels; the main parcel (APN 0588-021-21) contains an existing structure, gardens, native landscaping, and an 18 stall parking lot, while the two southern parcels (APN 0588-021-28 & -29) contain an existing walking path and native landscaping. The north (APN 0588-016-01) will be developed into a parking lot containing 41 spaces.

ADDITIONAL REQUESTS:

Additional requests: while we recognize that Development Code section 9.38 prescribes specific limits on the quantity of events, based on circumstances unique to this property the Applicant requests special consideration as follows:

1. At the Commission's discretion, this application requests 78 event days, in lieu of 39 events of up to two days described in 9.38.
2. At the Commission's discretion, this application requests 100 persons maximum at each event.
3. At the Commission's discretion, the application requests relief from the five day rest period

SITE DESCRIPTION:

Property Description

APNs: 0588-021-21 (2.19 acres, new EVCS), 0588-021-28 (1.21 acres), 0588-021-29 (1.21 acres), 058801601 (0.87 acres, parking and native landscape restoration)

Address: 57889 Pueblo Tr, Yucca Valley, CA 92284

Lot Size: 5.48 acres total

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

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

Proposed Use: Conditional Use Permit for Temporary Special Events per Development Code 9.38

Code Compliance Summary

PROJECT COMPONENT	REQUIREMENTS PER DEVELOPMENT CODE	PROPOSED
Parking	1:2 ratio for guests, plus 1 per staff member	55 spaces, plus 4 EVCS stalls per parking space analysis.. 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 includes 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
- 4 new EV stalls (APN 058802121)
- New parking lot on north parcel (APN 0588-016-01)

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
- The main parcel contains 18 parking spaces + 4 EVCS stalls and the proposed parking lot on the north parcel will contain 41 parking spaces

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, see Exhibit A for existing floor plan.

Lighting and Landscaping:

The Project will fully comply with the Town of Yucca Valley outdoor lighting standards and requirements (Ch 8.70). For APNs 058802121, 058802128-129, all existing lighting is to remain and no new lighting is proposed, see Exhibit C for existing Photometric readings. For APN 058801601, new low-level bollard lights are proposed. A solid perimeter landscape fence will ensure light does not extend past the property limits, see Exhibit C. .

The existing site landscape contains species in the desert scrub plant community with few non-native species throughout the gardens, see Exhibit B. The site also contains existing rock gardens and features, walking paths, and sculptural elements. The four parcels are home to a number of Joshua Trees and Mojave Yuccas. Per Exhibit A, (2) Western Joshua Trees and (10) Mojave Yuccas will be impacted by street improvements required by Development Code 9.63.020 (D) (1) All other regulated native plant species are intended to remain as-is, no trimming or relocating to occur.

APN 058801601 will be developed into a parking lot see Exhibit A. Improvements include: new street improvements, new curb cuts, new asphalt paving, new landscape areas, restorative native planting at previous unpermitted grading locations, code-compliant lighting, and screening fences.

Utilities:

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