

PROJECT DESCRIPTION

THE WONDER INN

Location: 78201 Amboy Road, Twentynine Palms, CA., 92277

Applicant: The Wonder Inn, LLC, 3131 Sherman Way, #209, LA, CA 91605

Primary Contact: Jason Landver Phone: 310-780-1667

Land Use Services Department

Planning Division

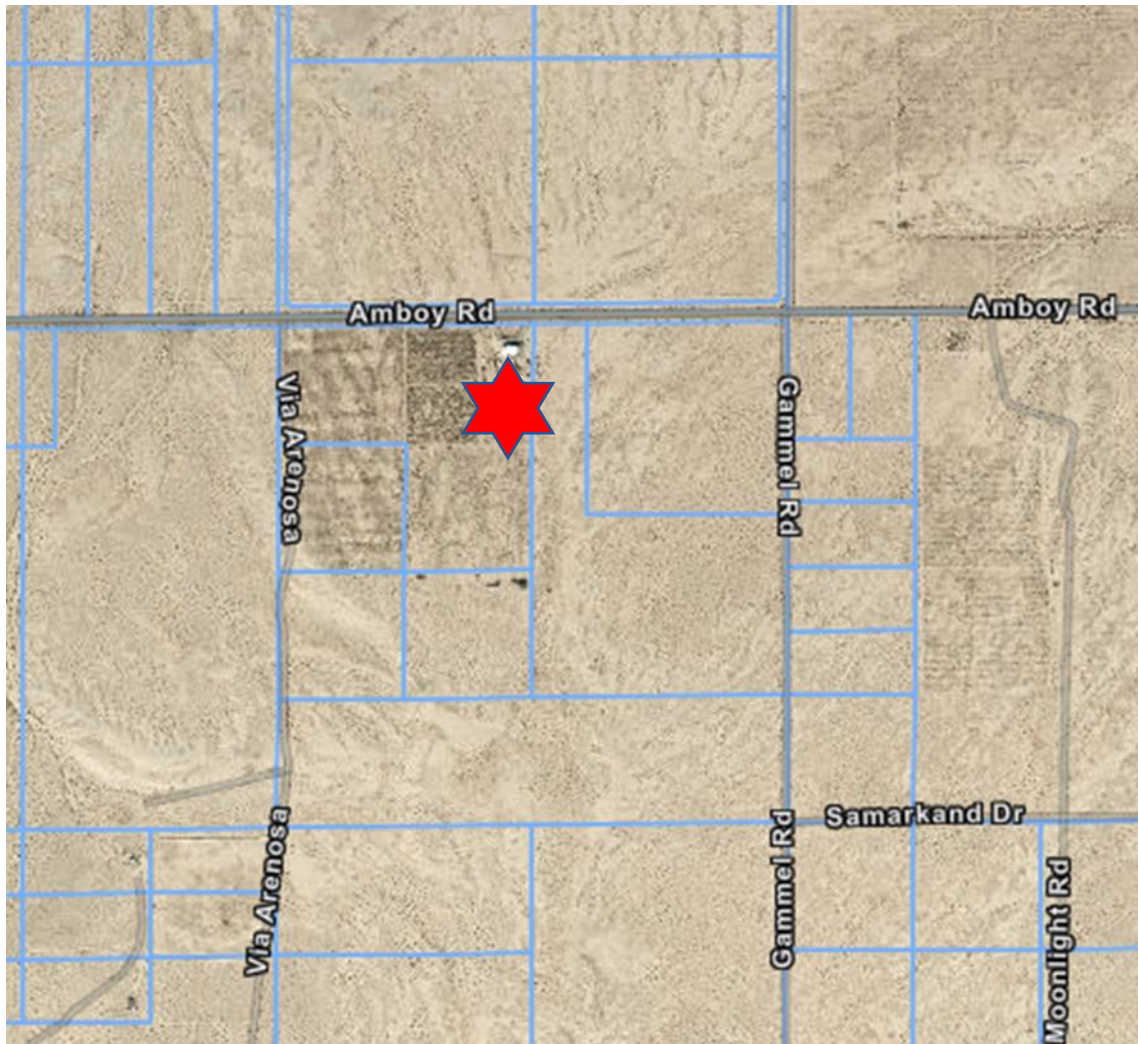
385 N. Arrowhead Ave., First Floor

San Bernardino, CA 92415

General

The Wonder Inn is proposed as a hotel resort project on 25 acres of a 134.6 acres site located at 78201 Amboy Road, 29 Palms, CA 92277, in the unincorporated area of San Bernardino County known as Wonder Valley. The complex includes 42,120 square feet (sf) of 106 pre-manufactured hotel rooms and an additional four (4) pre-manufactured buildings for administration, storage, event prefunction and restrooms, pool restrooms and spa locker rooms and restrooms. In addition there will be new permanent shade structures for the fitness/spa area, treatment rooms and event space. The hotel grounds will also include a swimming pool, hot tubs, outdoor showers, desert type landscaping and parking. Laundry will be provided by an off site vendor. The existing 4407 square foot (sf) single story commercial building on site will be remodeled to serve as the main hotel lobby, restaurant, with indoor and outdoor dining, and commercial kitchen. Utilities include water supplied from an existing well onsite, a new septic leech field system for waste water, propane and electricity. The Project will employ approximately twenty full time employees and part time employees as needed. The hotel will be open 24/7 year round. The Project site is partially designated Commercial Service (CS) and Rural Living (RL-5). The Project CUP application includes a rezoning request for 19 acres of RL-5 to CS zoning to complete the 25 acres for the Project.

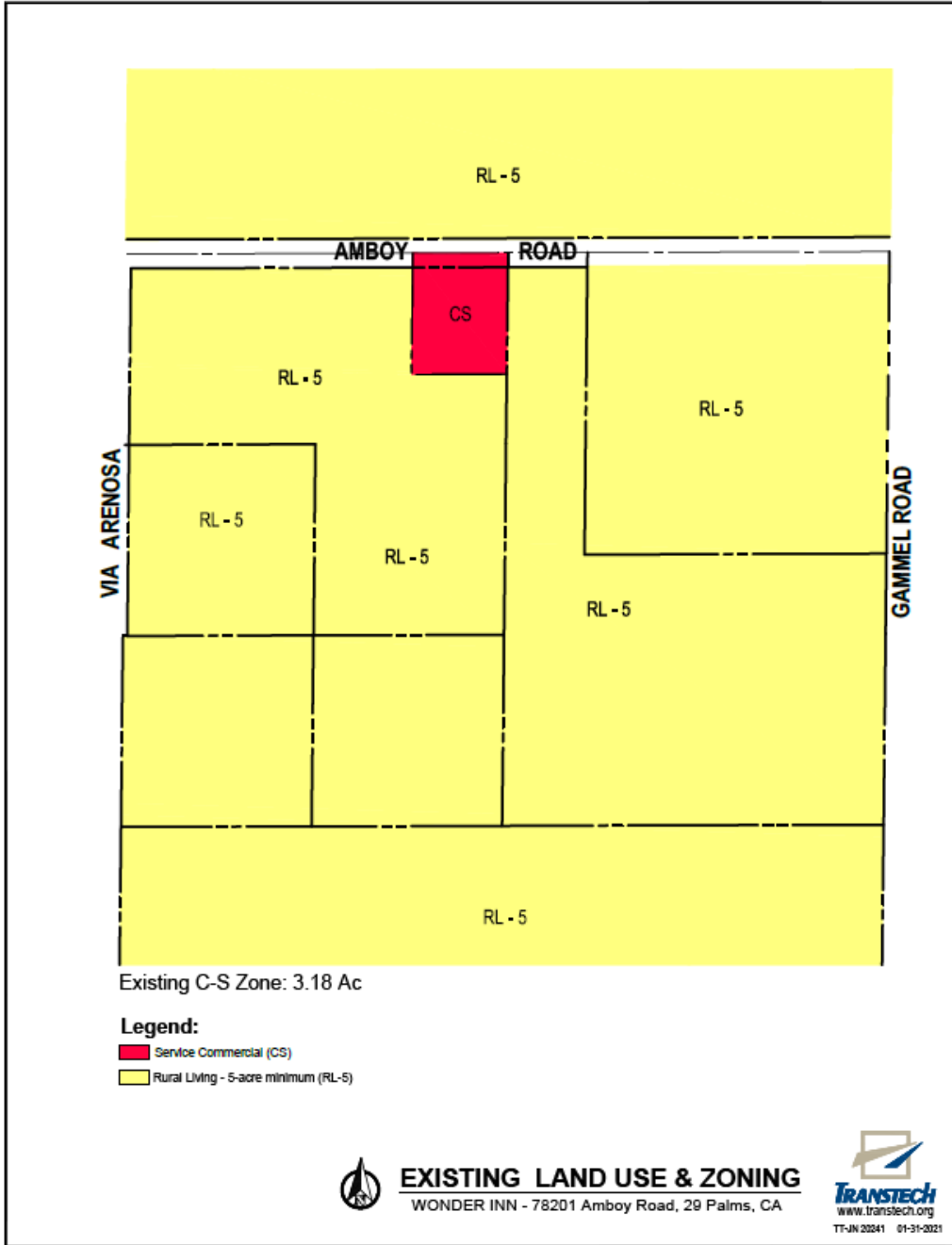
The Project site is partially designated as 3.18 acres of Commercial Service (CS), a portion of A.P.N. 0625-071-04 and 131.42 acres of Rural Living (RL-5). The Project CUP application includes a rezoning request for 21.22 acres of RL-5 to CS zoning to provide the 25 acres for the Project.



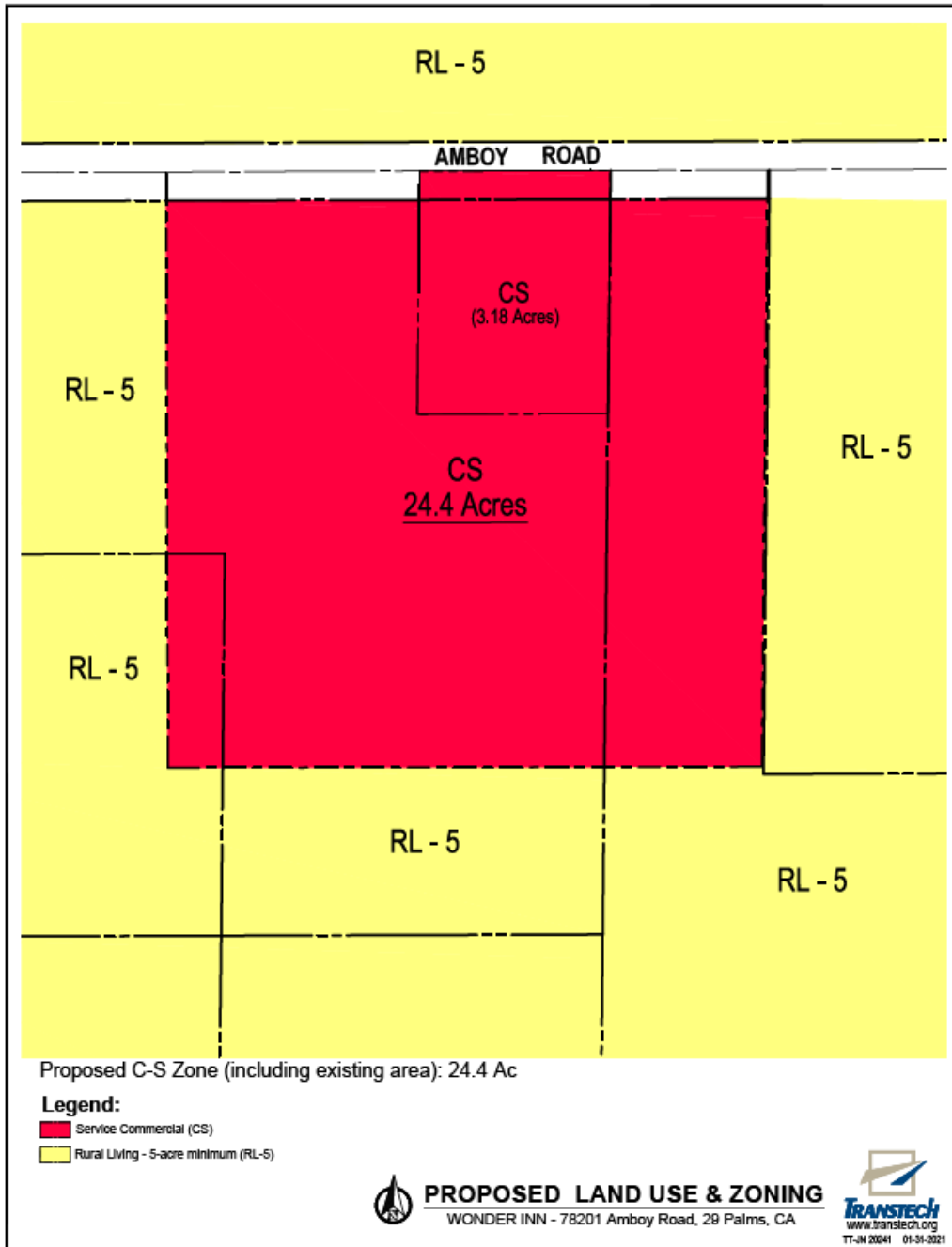
Location and Existing Site Conditions.

The 134.6 acre Project site is located on the South side of Amboy Road, approximately 5.5 miles east of Pinto Mountain road and approximately 0.3 miles west of Gammel Road. the 134.6 acres site is composed of the following APN's 0625-071-04, -05, -07, -8, -09,-10. The site is bordered to the West by Via Arenosa Road and Gammel Road to the East.

The Project will develop the primary resort complex on 25 acres within APN's 0625-071-04, -05, -07, (partial) and 0625-071,-09,-10 (utility corridor). The existing building address is 78201 Amboy Road with access from Amboy Road. The existing concrete building, existing septic system and five temporary outdoor gazebos/permanent shade type of structures exist within APN 0625-071-04. The water well for the Project is located on APN 0625-071-10 which is approximately 1840 feet from the proposed new septic system and approximately 1600 feet south of the existing building.



- General Plan Amendment (PROJ-2021-00163)** would amend the County of San Bernardino General Plan Land Use Map by changing a portion of the land use designation for the Project site from Rural Living Residential (RL-5) to Commercial Service (CS). According to the County's General Plan, the Commercial Service (CS) designation provides for lodging – Hotel or motel – for more than 20 guest rooms.



- Conditional Use Permit (PROJ-2021-00163)** The Wonder Inn is proposed as a hotel resort project on approximately 25 acres of a 134.6 acres site located at 78201 Amboy Road, 29 Palms, CA 92277, in the unincorporated area of San Bernardino County known as Wonder Valley. The complex includes 42,120 square feet (sf) of 106 pre-manufactured hotel rooms and an additional four (4) pre-manufactured buildings for administration, storage, event prefunction and restrooms, pool restrooms and spa locker rooms and restrooms. In addition, there will be new permanent shade structures for the fitness/spa area, treatment rooms and event space. The hotel grounds will also include

a swimming pool, hot tubs, outdoor showers, desert type landscaping and parking. Laundry will be provided by an off-site vendor. The existing 4407 square foot (sf) single story commercial building on site will be remodeled to serve as the main hotel lobby, restaurant, with indoor and outdoor dining, and commercial kitchen. Utilities include water supplied from an existing well onsite, a new septic leech field system for wastewater, propane and electricity. The Project will employ approximately twenty full time employees and part time employees as needed. The hotel will be open 24/7 year-round. building. The Project also would include numerous site improvements, such as a storm water detention basin, ornamental landscaping, and utility infrastructure.

Project Specifics

<u># of Units:</u>	106 guestrooms comprised of 96 single,10 suites
<u>Location:</u>	78201 Amboy Road, 29 Palms, CA 92277
<u>Guestroom SF</u>	42,120
<u>Clubhouse/Restaurant/Kitchen/RR SF</u>	4,407
<u>BOH SF</u>	6310
<u>Event/Prefunc/RR SF</u>	5000
<u>Wellness Cntr/RR SF</u>	2900
<u>Type of Building</u>	Existing cement block, new metal modular, tent
<u>Land Area</u>	24 acres
<u>Site Access</u>	Amboy Road
<u>Employees</u>	20
<u>Parking:</u>	205

Standard = 94

ADA – 5 cars and 1 van = 6

Clean Air = 12

Carpool = 6

Drop-off = 4

Utilities

Potable Water: Well water. Service by a qualified drilling contractor.

Electricity: Service by Southern California Edison

Propane Gas: Service by commercial propane provider.

Sewer/Wastewater: Septic tanks/leech field. Design by Sladden Engineering. Service by commercial providers of portable wastewater service and/or general engineering contractors.

On Site Improvements

- Tenant improvement and remodel of an existing 4,407 square-foot single story commercial use structure to become the main hotel lobby and restaurant with indoor dining, a commercial kitchen and public restrooms. This will include the construction of a patio for outdoor dining.
- 106 guestrooms, which will include 96 rooms and ADA accessible rooms and 10 suites, utilizing modular structures, 42,120 square-feet with four building types located in 40 separate pods accessible by pathways and metal stairs and landings. The pods will be a mix of 1 story and 2 story modular buildings. The building unit types are as follows:

Guestroom Building Type A (16 units) Building A is a 30' x 27'-4" 1-story structure with a gross floor area of 820 square-feet containing two 410 square foot guestrooms and is a 10' high, group R-1, type V-B building with an occupancy of 4 people. Primarily located on the inner and outer-most rings, and near the accessible parking and clubhouse, this will be the location of the single accessible guest room.

Guestroom Building Type B (6 units)

Building B is a 30' x 27'-4" 1-story structure with a gross floor area of 820 square-feet containing one guestroom suite and is a 10' high, group R-1, type V-B building with an occupancy of 4 people. These single-story suites are located on the inner pool ring and outer-most clusters.

Guestroom Building Type C (14 units)

Building C is a 30' x 27'-4" 2-story structure with a gross floor area of 1,640 square-feet containing four 410 square foot guestrooms and is a 20' high, group R-1, type V-B building with an occupancy of 8 people. Primarily located on the middle ring and outer wing locations near meeting and fitness amenities.

Guestroom Building Type D (4 units)

Building D is a 30' x 27'-4" 2-story structure with a gross floor area of 1,640 square-feet containing one guestroom suite on 1st story and two 410 square foot guestrooms on the 2nd story, is a 20' high, group R-1, type V-B building with an occupancy of 8 people. These units are dispersed between Buildings C in the middle ring.

Other Site Features

- 6310 sf modular building, (3510 sf office space, 550 sf storage, 1520 sf employee facilities, 250 sf mechanical room, 100 sf server room and 200 sf for central receiving) Note all hotel laundry and linens will be sent off site for laundry service.
- Swimming pool is currently under design but will be approximately 6,300 sf
- 5000 sf conference/event room (500 modular public restrooms, 1250 sf modular pre-function, 3250 sf shade type event space)
- 3985 sf wellness space (777 sf modular unisex restroom, 1090 sf shade type structure treatment rooms, 755 sf shade type structure spa/fitness arrival center, 1363 sf shade type structure fitness center) and an 1500 sf outdoor gathering space.
- Parking for the hotel and event space. 91,000 sf. Option 1 Gravel Pave II system with ADA compliant gravel, desert sand color. Option 2. Asphalt road with chipseal. Chipseal color to be in the tan/light brown family.
- Pathways and ADA accessible walkways. Natural stone, concrete and/or wood boardwalk. Paths leading beyond the fireroad will be of ADA approved DG and/or gravel.
- Two existing driveways provide access from Amboy Road and will be maintained as the main site access..
- A third driveway will be developed and dedicated for Emergency Vehicle Access (EVA) and will located one hundred and sixty-four feet and will be West of the existing Main Entrances on Amboy Road. The new EVA will have a slope of 5% or less and connects to a proposed twenty-six (26) foot wide, 1,300 foot long compacted dirt Fire Apparatus Access Road that encircles the buildings and maintains the rural character. An emergency vehicle turnaround loops around a proposed 180,000 gallon water tank situated east of the access road.
- A fourth driveway is proposed as a service entrance and will be East of the existing Main Entrances.
- New fire protection improvements include a dedicated fire water pump and pump backup power generator, 6" water pipe, Post Indicator Valve (PIV) and Fire department Connection (FDC), four fire hydrants and NFPA fire sprinklers compliance in all buildings.
- A new 180,000 gallon water tank will be constructed for filtered potable water and fire safety.

- Landscaping and hardscaping includes drought tolerant native plants situated near walkways and around the perimeter. The property will not be fenced.
- Monument type of signage will be utilized at the front of the property, comprised of stone and granite with dimensions approximately 6' H x 12' L x 3' w. Lighting will be ground mounted and point towards the sign.
- Site Lighting - Low landscape lighting will be located along all outdoor walkways, standard pole lighting will be provided in the parking lot with heads that are shielded downward to reduce nighttime glare. Low level security lighting will be placed on all building exteriors.
- Fenced ADA complaint trash and recycling area will be located east of the existing building. A 1000 gallon propane tank and propane powered generator will be positioned in a fenced area. The main delivery loading area will be a common area east of the building.
- The septic tanks and leach field are located approximately 300 feet east of the parking lot.
- Electrical service will be provided by a new transformer and switch to be installed near an existing SCE power pole adjacent to the proposed new EVA.

Off Site Improvements.

Amboy Road - the dedicated EVA driveway will be developed to connect the site with Amboy Road. The driveway is approximately 26 feet wide and spaced approximately 189 feet west of the main driveway on Amboy Road.

Sidewalks, curb and gutter are planned within Amboy road right-of way for approximately 1,000 linear feet, from the EVA driveway to the easternmost property line.