



Conditional Use Permit Application

Date Received	<u>11/01/16</u>
By	<u>D OLSEN</u>
Fee	_____
Case #	<u>CUIP-01-16</u>
EA #	<u>EA-07-16</u>

General Information

APPLICANT California Gold Development Corp Phone 209-533-3333 Fax _____

Mailing Address 133 Old Wards Ferry Rd Email scot@calgolddevelopment.com

City Sonora State CA Zip 95370

REPRESENTATIVE MPA Architects, Inc Phone 619-236-0595 Fax _____

Mailing Address 3578 30th Street Email cesar@mpa-architects.com

City San Diego State CA ZIP 92104

PROPERTY OWNER TESORO REFINING & MARKETING COMPANY LLC Phone _____ Fax _____

Mailing Address 400 Oceangate Ave., Suite 600 Email _____

City Long Beach State CA Zip 90802

Project Information

Project Address 57858 29 PALM HWY Assessor Parcel Number(s) 0601-401-13

Project Location CORNER OF TWENTYNINE PALMS HWY & DEDICATED DRYDEN AVE.

Project Description: PROPOSED DRIVE THRU RESTAURANT

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

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

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
REFER TO SITE PLAN FOR DIMENSIONS - THE AREA IS 44,033 SQ.FT.
2. Existing site zoning: CG 3. Existing General Plan designation: COMMERCIAL
4. Precisely describe the existing use and condition of the site: EMPTY LOT
5. Existing Zoning of adjacent parcels:
North CG South CMU East CC West CG
6. Existing General Plan designation of adjacent parcels:
North C South TOWN CENTER East C West C
7. Precisely describe existing uses adjacent to the site: COMMERCIAL-RETAIL
8. Describe the plant cover found on the site, including the number and type of all protected plants: THREE PINE TREES AND ONE CALIFORNIA SICAMORE

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

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Is the site within a resource area as identified in the archaeological and historical resource element? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Does the site contain any unique natural, ecological, or scenic resources? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Do any drainage swales or channels border or cross the site? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 15. Is the site in a flood plain? (See appropriate FIRM) |

Project Description

Complete the items below as they pertain to your project. Attach a copy of any plans submitted as part of the project application and 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: DRIVE THRU RESTAURANT
- B. Gross square footage by each type of use: 2,265 SQ.FT.
- C. Gross square footage and number of floors of each building: ONE FLOOR ONE BUILDING
2,265 SQ.FT.
- D. Estimate of employment by shift: 4 TO 8
- E. Planned outdoor activities: EXTERIOR SEATING AREA

2. Percentage of project site covered by:

42.79 % Paving, 5.1 % Building, 42.71 % Landscaping, 42.79 % Parking

3. Maximum height of structures 19 ft. 4 in.

4. Amount and type of off street parking proposed: 21 STALLS

5. How will drainage be accommodated? Drainage is being collected and infiltrated into a 2,865 sq.ft. biological filter located on the North East corner of the site

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

Revisions area being made to the private property west of the site to allow access to the property. Revisions include

asphalt concrete pavement, curb, and some landscaping

7. Preliminary grading plans estimate 1445 cubic yards of cut and 1170 cubic yards of fill

8. Description of project phasing if applicable: n/a

9. Permits or public agency approvals required for this project: Yes

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

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

Yes Maybe No

- A. Emit dust, ash, smoke, fumes or odors?
- 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.

Name: Scot Patterson

Signature: 

Date: 10.24.16

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.

Name: _____

Signature: _____

Dated: _____

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.

Name: Scot Patterson

Signature: _____

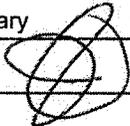
Date: _____

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Scot Patterson

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

Name: Jeff Cary - Authorized Signatory - Marketing, on behalf of TESCO REFINING & MARKETING Co. LLC

Signature:  _____

Dated: 10/26/2014

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.

Name: Scot Patterson

Signature: _____

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 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.

Name: Larry Griffith

Signature: Larry R Griffith

Dated: 10/24/16

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: \$ 4715.00

Applicants Name Scot Patterson

Applicant's Signature 

Date: 10.24.16

(Please print)

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.

Address of subject property: 57858 29 palms Highway, Yucca Valley, CA

Cross street: n/a

Date this Disclosure Statement is completed: 10/24/16

Name of Applicant: California Gold Development Corp

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name California Gold Development Corp Phone 209-533-3333 Fax _____

Mailing Address 133 Old Wards Ferry Rd Email scot@calgolddevelopment.com

City Sonora State CA Zip 95370

State of Registration CA

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

Name Scot Patterson Phone 209-533-3333 Fax _____

Mailing Address 133 Old Wards Ferry Rd Email scot@calgold.us

City Sonora State CA Zip 95370

Attach additional sheets if necessary

Agent for Service of Process

Name Ron Woodall Phone 209-533-3333 Fax _____

Mailing Address 133 Old Wards Ferry Rd. Email Ron@calgold.us

City Sonora State CA Zip 95370

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

Name Scot Patterson Phone 209-533-3333 Fax _____

Mailing Address 133 Old Wards Ferry Rd. Email scot@calgold.us

City Sonora State CA Zip 95370

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

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

Information for LLC, Partnership, Corporation

Name California Gold Development Corp Phone 209-533-3333 Fax _____
 Mailing Address 133 Old Wards Ferry Rd Email scot@calgolddevelopment.com
 City Sonora State CA Zip 95370
 State of Registration CA

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

Name Scot Patterson Phone 209 533 3333 Fax _____
 Mailing Address 133 Old Wards Ferry Email scot@calgold.us
 City Sonora State CA Zip 95370

Attach additional sheets if necessary

Agent for Service of Process

Name Ron Woodall Phone 209 533 3333 Fax _____
 Mailing Address 133 Old Wards Ferry Rd Email Ron@Calgold.us
 City Sonora State CA Zip 95370

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

Name Scot Patterson Phone 209 533 3333 Fax _____
 Mailing Address 133 Old Wards Ferry Email scot@calgold.us
 City SONORA State CA Zip 95370

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

Print Name: Scot Patterson

Title: President

Date of signing: _____

Location: Sonora, CA

The Owner is a:

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

Information for LLC, Partnership, Corporation

Name TESORO REFINING & MARKETING COMPANY LLC Phone _____ Fax _____

Mailing Address 400 Oceangate Ave., Suite 600 Email _____

City Long Beach State CA Zip 90802

State of Registration _____

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

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

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

Name _____ Phone _____ Fax _____

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 Larry Griffith Phone _____ Fax _____

Mailing Address 19794 Escada Ct Email _____

City Redding State CA Zip 96003

State of Registration _____

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

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

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

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____



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: 10/31/16

Todd Dwyer, OnPoint Development, LLC
Applicant/Representative printed name


Applicant/Representative signature



October 27, 2016

Project Description and Existing Conditions
Site Address : 57858 Twentynine Palm Hwy

Existing conditions:

The project location is a vacant site which was previously developed with a gas and service station. The site adjoins an existing shopping center to the west and northwest, an undeveloped parcel on the east and northeast and Twentynine Palms Highway on the south. The site is relatively flat and slopes gently to the northeast. The site has very little existing vegetation.

Proposed development:

The proposed development consists of a 2,265 square foot, 1 story Popeye's Louisiana Kitchen drive thru restaurant and associated site improvements. Vehicular access will be taken from the existing driveway on Twentynine Palms Highway. No work is proposed within the existing right of way. A reciprocal access drive aisle connects to the shopping center on the west. The proposed parking area includes 21 parking spaces, 1 loading zone, trash enclosure, lighting and landscape improvements.

Sincerely,

MPA ARCHITECTS, INC.

A handwritten signature in blue ink, appearing to read 'John Rumsey', is written over a horizontal line. The signature is stylized and includes a large loop at the beginning and a vertical line extending downwards from the end.

John Rumsey
Architect

MPA ARCHITECTS, INC.

3578 30TH STREET • SAN DIEGO, CALIFORNIA 92104 • (619) 236-0595 • FAX (619) 236-0557
WWW.MPA-ARCHITECTS.COM