



Conditional Use Permit Application

Date Received	09/14/15
By	D OLSEN
Fee	2985
Case #	CUP-04-15
EA #	EA-10-15

General Information

APPLICANT Yucca Valley SNS, LLC Phone (909)293-7588 Fax (909)293-7593

Mailing Address 683 Cliffside Drive Email eric@sateroil.com

City San Dimas State CA Zip 91773

REPRESENTATIVE Stantec Architecture/Hala Ibrahim Phone (925)296-2157 Fax (925)941-1401

Mailing Address 1340 Treat Blvd., Suite 300 Email hala.ibrahim@stantec.com

City Walnut Creek State _____ ZIP 94597

PROPERTY OWNER Yucca Retail 5, LLC Phone 949-276-7570 Fax _____

Mailing Address 28 Monarch Bay Plaza, Suite Q Email matt@walbern.com

City Dana Point State CA Zip 92629

Project Information

Project Address 58705 29 Palms Hwy Assessor Parcel Number(s) 0601-201-48

Project Location SEC of 29 Palms Hwy & Avalon

Project Description: New Steak 'N Shake restaurant with drive-thru, including (2) ADA parking stalls, (3) standard parking stalls and landscaping.

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

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: \$ 2,985.00
Applicant's Signature [Signature] Date: 7/14/2015
Applicants Name Eric LEVAUGHN
(Please print)

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
Pad on parcel #4, 78,427 SF (+/- 1.8 Acre)
2. Existing site zoning: C-G 3. Existing General Plan designation: Commercial
4. Precisely describe the existing use and condition of the site: Vacant lot
5. Existing Zoning of adjacent parcels:
North R-M8 South C-G East C-G West C-G
6. Existing General Plan designation of adjacent parcels:
North MHDR South C East C West C
7. Precisely describe existing uses adjacent to the site: North: Residential
East: Retail "Marshalls & PetCo" West: Vacant & South Retail "Shops"
8. Describe the plant cover found on the site, including the number and type of all protected plants: No Plants, this site is pad ready

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

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.)
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.)
11. Is the site within a resource area as identified in the archaeological and historical resource element?
12. Does the site contain any unique natural, ecological, or scenic resources?
13. Do any drainage swales or channels border or cross the site?
14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)
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: Restaurant
- B. Gross square footage by each type of use: 3,000 SF. 1 story
- C. Gross square footage and number of floors of each building: 1 building, see above
- D. Estimate of employment by shift: 8
- E. Planned outdoor activities: N/A

2. Percentage of project site covered by:

45.4 % Paving, 13 % Building, 23.6 % Landscaping, 18 % Parking

3. Maximum height of structures 23 ft. 0 in.

4. Amount and type of off street parking proposed: 39 stalls/ Steak 'N Shake Restaurant

5. How will drainage be accommodated? will be connected to the approved existing shopping center system

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

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

8. Description of project phasing if applicable: N/A

9. Permits or public agency approvals required for this project: CUP and building & engineering premits

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) yes

Home Depot Retail Center Specific Plan

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

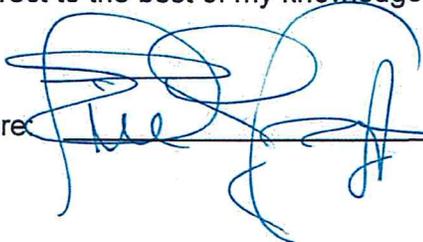
Yes Maybe No

- 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?

Certification

I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature



Date:

7/14/2015

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.

Signed: _____

Date: 7/14/2015

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.

Signed: _____

Dated: 7/14/2015

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: 58705 29 palm Hwy

Cross street: Avalon

Date this Disclosure Statement is completed: _____

Name of Applicant: Yucca Valley SNS, LLC

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name Yucca Valley SNS, LLC Phone 909-293-7588 Fax 909-772-5717

Mailing Address 683 Cliffside Drive Email Eric@sateroil.com

City San Dimas State CA Zip 91773

State of Registration California

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

Name Eric LeVaughn Phone 909-293-7588 ext. 202 Fax 909-772-5717

Mailing Address 683 Cliffside Drive Email Eric@sateroil.com

City San Dimas State CA Zip 91773

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 Yucca Retail 5,LLC Phone (949) 276-7570 Fax _____

Mailing Address 28 Monarch Bay Plaza, Suite Q Email matt@walbern.com

City Dana Point State CA Zip 92629

State of Registration CA

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

Name Matt Waken Phone 949-276-7570 Fax _____

Mailing Address 28 Monarch Bay Plaza, Suite Q Email matt@walbern.com

City Dana Point State CA Zip 92629

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 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 Yucca Valley SNS, LLC Phone 909-293-7588 Fax 909-772-5717

Mailing Address 683 Cliffside Drive Email eric@sateroil.com

City San Dimas State CA Zip 91773

State of Registration CA

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

Name Eric LeVaughn Phone 909-293-7588 ext. 204 Fax 909-772-5717

Mailing Address 683 Cliffside Drive Email Eric@sateroil.com

City San Dimas State CA Zip 91773

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 _____

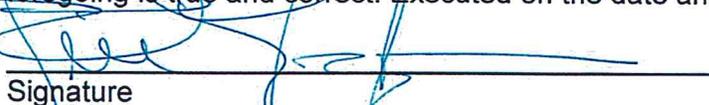
City _____ State _____ Zip _____

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: Eric LeVaughn

Title: Vice President

Date of signing: 7/14/2015

Location: 683 Cliffside Drive, San Dimas, CA 91773