Date: 06/18/12	
Case No. CUP-01-12	Fee $ 4485
Case No:	Fee
Case No.	Fee
EA No:	Fee

X CONDITIONAL USE PERMIT
___ SITE PLAN REVIEW
___ LAND USE COMPLIANCE REVIEW
___ PLANNED DEVELOPMENT
___ ENVIRONMENTAL ASSESSMENT
___ TRACT MAP
___ PARCEL MAP
___ GENERAL PLAN AMENDMENT
___ REZONING
___ DEVELOPMENT CODE AMENDMENT

(Please Type or Print Legibly)

Applicant Southern California Gas Company
Address 8101 Rosemead Blvd., SC720F City Pico Rivera State CA Zip 90660
Phone 562-806-4420 Cell 310-974-2583
E-mail Address Jim Lotta: jlotta@SempraUtilities.com
Project Name (if any) Southern Califonia Gas Company - Yucca Valley Base

Contact Person/Representative John T Chan, Architect / JTC Architects, Inc.
Address 65 N. First Ave., # 201 City Arcadia State CA Zip 91006
Phone 626-254-8884 Cell 626-676-5888
E-mail Address John Chan: jtcarch@pacbell.net
Property Owner Current property Owner is Morongo Basin Humane Society. Property is being sold to Southern Califonia Gas Company Phone 562-806-4420
Address 8101 Rosemead Blvd., SC720F City Pico Rivera State CA Zip 90660
E-Mail Address Jim Lotta: jlotta@SempraUtilities.com

Assessor Parcel Number(s) 0594-061-08 Tract Map # Parcel 1 of Parcel Map No. 10784 Lot #
Property Dimensions 330' x 330' Existing Land Use Parking, Bingo Hall and Thrift Shop
Structure Square Footage 6,665 SF General Plan Designation/Zoning C-S (Service Commercial)
Location: (Example: Address & Street or SW corner of Elk & Omaga or 300 ft N of Paxton on W side of Airway)

7230 Pioneertown Road, Yucca Valley, CA 92284

Proposed Project Description: Precisely describe the proposed project for which approval is being sought and the application is being submitted. Use additional sheets and attach to application if necessary.
Refurbish existing parking lot for Gas Company service vehicle / employee's parking and storage of yard stocks and yard waste. Storage shed and screen walls will be constructed to shield the HVAC area and bottle storage. New 8ft high fencing around the property with gates. The existing building interior will be gutted and re-configured for administration / dispatch office and storage of parts.

Owner's Signature _____ Date 6/11/2012

NOTE: THE INFORMATION I HAVE PROVIDED IS TRUE AND OPEN AS PUBLIC INFORMATION. THE PLANNING APPLICATION DOES NOT GUARANTEE APPROVAL OR CONSTITUTE A BUILDING PERMIT APPLICATION. ADDITIONAL FEES MAY BE REQUIRED DEPENDING ON ANY ADDITIONAL ADMINISTRATIVE COSTS.

Applicant's Signature _____ Date _____

Town of Yucca Valley
Community Development/Public Works Department
58928 Business Center Dr., Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0064

ENVIRONMENTAL ASSESSMENT

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
North: 259.63'+31.31', East: 281.01', South: 279.35', West: 301.01', Area = 1.929 acres (84,015 sf.)

2. Existing site zoning: C-S

3. Existing General Plan designation: C-S

4. Precisely describe the existing use and condition of the site:
Bingo Hall & Thrift Shops

5. Zoning of adjacent parcel:

North Industrial South C-S East OTCR West C-S

6. Existing General Plan designation of adjacent parcels:

North Industrial South C-S East OTCR West C-S

7. Precisely describe existing uses adjacent to the site:
Vacant lots at the north, south, west, Single Family Residential at the east.

8. Describe the plant cover found on the site, including the number and type of all protected plants:
None

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 10% 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 on the archaeological and historical resource General Plan map?
☐	☐	☒	12.	Does the site contain any unique natural, ecological, or scenic resources?
☒	☐	☐	13.	Do any drainage swales or channels border or cross the site? Existing drainage swales are provided in the middle and edge of the parking lot for drainage.
☐	☐	☒	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 Federal Insurance Rate Map)

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: Commercial & Light Industrial

   B. Gross square footage by each type of use: 6,665 sf.

   C. Gross square footage and number of floors of each building: 1-Story, 6,665

   D. Estimate of employment by shift: About 15

   E. Planned outdoor activities: Parking , Loading/Unloading

2. **Percentage of project site covered by:**

   44.96 % Paving, 7.93 % Building, 5.0 % Landscaping, 41.31 % Parking

3. **Maximum height of structures** 16 **ft.** 10 **in.**

4. **Amount and type of off street parking proposed:** Total 35 Company, Employee, Visitor Parking

5. **How will drainage be accommodated?** Utilize Existing Parking Drain Concept

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

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

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

9. **Permits or public agency approvals required for this project:** Building & Safety, Engineering

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)** N.A.

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?	Dust is expected during the replacement of paving and trenching for new footings for screen wall/site storage/trash enclosures.
☐	☒	☐	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?	A little increase in noise level is expected as with any regular construction
☐	☐	☒	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: _____

JTC architects, inc.
65 North First Avenue, Suite 201, Arcadia, CA 91006
TEL: 626-254-8884
FAX: 626-574-7775

June 18, 2012

To: **Town of Yucca Valley**
Community Development Department
58928 Business Center Dr.
Yucca Valley, CA 92284

Attention: **Planning Division**

Re: Conditional Use Permit
APN 0594-061-08

Dear Planning Department:

On behalf of Southern California Gas Company and in compliance with the submittal requirements for a Conditional Use Permit application, I am providing this letter of project description and justification.

This proposed project is to seek approval for a Conditional Use Permit to convert the use of an existing 6,665 square foot building from commercial to commercial and light industrial. The property is 1.929 acres in size and located at Pioneertown Road, south of Coyote Trail and north of Yucca Trail. The existing building is one story, 16.9 feet high, steel framed with metal roofing and metal sidings. It is currently used as a bingo hall and thrift shops with a total of 117 parking stalls; 4 accessible and 113 regular.

At the east of the property, fronting the main street is a concrete masonry unit (cmu) wall about 120'-0" long. It varies in height from 3'-8" to 4'-8". Similar to this but 2'-4" high instead is another wall located at approximately 65'-0" away from the north of the building. There is also a cmu wall south-west of the building, 40'-0" long and 3'-8" high. These three walls will be removed and new boundary fences will be constructed. Along the main street, new 8'-0" high wrought iron fencing interspaced with split face cmu pilasters will be constructed. There will be two wrought iron automatic sliding gates, one each for ingress and egress. In addition, there will be a chainlink sliding gate for the egress of long vehicles. New 8'-0" high chainlink fencing will be installed at the north, south, and west boundaries.

Existing asphalt concrete paving will be removed and replaced. Concrete walk will be constructed along the building perimeter. A dirt area approximately 26,000 sf. north of the property will be paved with gravel and used for the storage of utility pipes. Yard storages will include non-flammable, flammable and compressed natural gas bottles, spoil bins, sundry storage areas, and a minor hazardous waste material storage area. An area north of the building will be screened off with 8'-0" high cmu wall to conceal new air conditioning units. Drought resistive landscape will be incorporated into the site layout.

The existing building footprint will remain the same. All interior partitions except for one that runs through the building dividing the bingo hall from the thrift shops will be removed. New partition walls will be constructed to separate offices, warehousing, storage, canteen, and supporting utility rooms. A new overhead roll-up door and man-door will be added on the west wall for warehousing use. The exterior of the building will be repainted with colors to match the existing.

The site for the proposed use is adequate in size and shape to accommodate the proposed use. The spacious yard and open space is advantages as it will allow unconstrained vehicular movement that is required in the loading and unloading of Sempra Energy Utilities ware.

The site has adequate access based upon the location of the property along a major road and with its long frontage, separate entrance and exits can be incorporated.

The proposed use will not have a substantial adverse effect on abutting properties as the use will not generate excessive noise, vibration, traffic or other disturbances. The adjacent properties at the north, south, and west are vacant. East of the site is single family residential.

Last but not least, the owner intends to pursue a LEED silver certification for this project.

We trust that this application will meet with your approval.

If you have any questions, please call me at (626) 254-8884.

Thank you.

Sincerely,
John T Chan
John T Chan,
President