



# Conditional Use Permit Application

Date Received \_\_\_\_\_  
By \_\_\_\_\_  
Fee \_\_\_\_\_  
Case # \_\_\_\_\_  
EA # \_\_\_\_\_

## General Information

**APPLICANT** GTR Property Development LLC Phone 949-842-1995 Fax \_\_\_\_\_

Mailing Address PO Box 2233 Email george@gtrdevelopment.net

City Capistrano Beach State CA Zip 92624

**REPRESENTATIVE** Vermeltfoort Architects Phone 559-432-6744 Fax \_\_\_\_\_

Mailing Address 8525 N. cedar Ave., Suite 106 Email rcv@vaifresno.com

City Fresno State CA ZIP 93720

**PROPERTY OWNER** Stater Bros Markets Phone 909-733-5004 Fax \_\_\_\_\_

Mailing Address 310 South Tippecanoe Ave. Email Property.Management@staterbros.com

City San Bernardino State CA Zip 92408

## Project Information

Project Address 58024 Twentynine Palms Highway Assessor Parcel Number(s) 601-402-16

Project Location Shopping Center on Twentynine Palms Highway and Balsa Ave.

Project Description: New 3,036 square foot drive-thru restanrant for Habit Burger, with 540 squar foot patio, within existing parking lot

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](http://www.yucca-valley.org)

**Environmental Assessment**

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):  
208.0' x 163.88'
2. Existing site zoning: C-N      3. Existing General Plan designation: Commercial
4. Precisely describe the existing use and condition of the site: Existing parking lot
5. Existing Zoning of adjacent parcels:  
North C-N    South C-MU    East C-C    West C-N
6. Existing General Plan designation of adjacent parcels:  
North C    South MU    East C    West C
7. Precisely describe existing uses adjacent to the site: Retail (North); Retail (South);  
Retail (East); Restaurant (West)
8. Describe the plant cover found on the site, including the number and type of all protected plants: The site is an existing parking lot, with minimal native trees/shrubs within parking islands.

**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.)  
\*\* Has already been submitted and approved.
- 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 Fast Food Restaurant
- B. Gross square footage by each type of use: 3,111 square feet with a 540 square foot outdoor patio
- C. Gross square footage and number of floors of each building: One story 2036 sq. ft. building with an adjoining 500 sq. ft. outside patio
- D. Estimate of employment by shift: 8 employees
- E. Planned outdoor activities: 540 square foot patio/seating

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

40.22 % Paving, 10.71 % Building, 30.61 % Landscaping, 18.46 % Parking

3. Maximum height of structures 24 ft. 6 in.

4. Amount and type of off street parking proposed: None/ 34 parking stalls on site

5. How will drainage be accommodated? Drainage will be by parking lot surface drainage.  
Please see Drainage Study

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

7. Preliminary grading plans estimate 4.86 cubic yards of cut and 705.81 cubic yards of fill

8. Description of project phasing if applicable: N/A This project will be completed in one phase

9. Permits or public agency approvals required for this project: CUP & Planning  
Approval and Building Permits

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) Parcel was part of the original Walmart/ Stater Bros Developemnt

**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: Robert Vermelfoort/ George Ray

Signature: 

Date: 3-17-2021

**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

George Ray/ Robert Vermelfoort accept responsibility for all payments. All Conditions shall not be effective until property transfers to new ownership

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

Name: Michael Reed - Stater Bros. Markets

Signature: 

Dated: 3/18/21

**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: Robert Vermeltfoort - Vermeltfoort Architects, Inc.

Signature: 

Date: March 17, 2021

~~**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~~

~~Robert Vermeltfoort - Vermeltfoort Architects, Inc.~~

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

~~Name: George Ray - CTR Property Development LLC~~

~~Signature: \_\_\_\_\_~~

~~Dated: \_\_\_\_\_~~

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 GTR Property Development LLC Phone 949-842-1995 Fax \_\_\_\_\_

Mailing Address PO Box 2233 Email \_\_\_\_\_

City Capistrano Beach State CA Zip 92624

State of Registration California

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

Name George Ray Phone 949-842-1995 Fax \_\_\_\_\_

Mailing Address PO Box 2233 Email george@gtrdevelopment.net

City Capistrano Beach State CA Zip 92624

Attach additional sheets if necessary

**Agent for Service of Process**

Name George Ray Phone 949-842-1995 Fax \_\_\_\_\_

Mailing Address 26791 A Calle Verano Email george@gtrdevelopment.net

City Capistrano Beach State CA Zip 92624

**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 TBD
- B. Date of the deed of trust or lien. TBD

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: George Ray

Title: Manager, GTR Property Development LLC

Date of signing: 3-17-2021

Location: Capistrano Beach, CA

**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 \_\_\_\_\_

Applicants Name George Ray

Applicant's Signature  \_\_\_\_\_

Date: 3-17-21

(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: 58024 Twentynine Palms Highway

Cross street: Balsa Ave.

Date this Disclosure Statement is completed: March 17, 2021

Name of Applicant: GTR Property Development LLC

The Applicant is a:

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

### Information for LLC, Partnership, Corporation

Name George Ray Phone 949-842-1995 Fax \_\_\_\_\_

Mailing Address PO Box 2233 Email george@gtrdevelopment.net

City Capistrano Beach State CA Zip 92624

State of Registration California

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

Name George Ray Phone 949-842-1995 Fax \_\_\_\_\_

Mailing Address PO Box 2233 Email \_\_\_\_\_

City Capistrano Beach State CA Zip 92624

**Attach additional sheets if necessary**

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Mailing Address 26791 A Calle Verano Email george@gtrdevelopment.net

City Capistrano Beach State CA Zip 92624

### 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 Stater Bros Markets Phone 909-733-5000 Fax \_\_\_\_\_

Mailing Address 301 South Tippecanoe Ave. Email david.mitchell@staterbros.com

City San Bernardino State CA Zip 92624

State of Registration California

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

Name \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

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Attach additional sheets if necessary

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**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: 3-17-2021

George Ray

Applicant/Representative printed name

  
Applicant/Representative signature

DATE	REVISION

Vennelfort Architects, Inc.  
 8525 North Cedar Avenue  
 Suite 106  
 Fremont, California 93720  
 Office: 559.452.6744  
 Email: rvy@vnaa.com

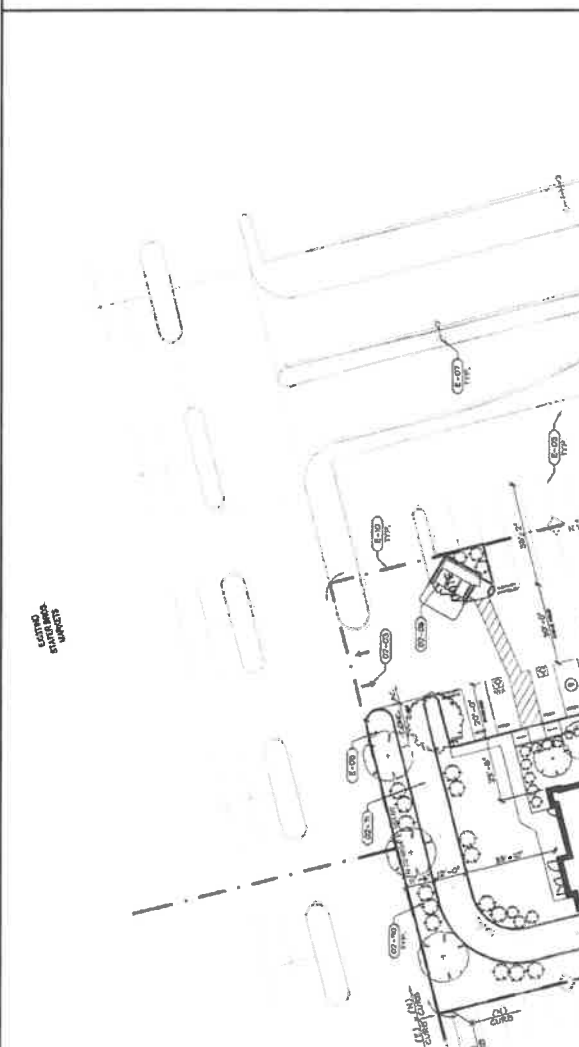


**PROPOSED BUILDING & SITE DEVELOPMENT**  
 58024 TWENTYNINE PALMS HIGHWAY,  
 YUCCA VALLEY, CALIFORNIA 92284  
 PROPOSED SITE PLAN

PROJECT NO:	20041
DATE:	08/11/11
DRAWN BY:	RL
CHECKED BY:	RL
SCALE:	AS SHOWN

- E-201 EXIST. CONC. CURB, CUTTER, & SIDEWALK TO REMAIN.
- E-202 EXIST. LANDSCAPING TO REMAIN.
- E-203 EXIST. AC PAVING TO REMAIN.
- E-204 EXIST. PARKING LOT STRIPING TO REMAIN.
- E-205 EXIST. 4" DIA. GAS LINE TO REMAIN.
- E-206 EXIST. CONC. RAMP TO REMAIN.
- E-207 EXIST. LIGHT POLE TO REMAIN.
- E-208 EXIST. SIGN TO REMAIN.
- E-209 EXIST. FIRE HYDRANT TO REMAIN.
- E-210 EXIST. PROPERTY LINE TO REMAIN.
- E-211 NEW PARKING LOT STRIPING, PER CITY STANDARDS.
- E-212 NEW CONC. WHEEL STOP.
- E-213 NEW DIRECTIONAL ARROWS, PER CITY STANDARDS.
- E-214 NEW TRAFFIC CONES.
- E-215 NEW TRAFFIC SIGNS.
- E-216 NEW TRAFFIC SIGNALS, PER CITY STANDARDS.
- E-217 NEW AC PAVING, AS NECESSARY.
- E-218 NEW CONC. PAVING.
- E-219 NEW CONC. SIDEWALK.
- E-220 NEW CONC. RAMP.
- E-221 NEW LANDSCAPING, TO MATCH ADJACENT.
- E-222 NEW HIGHLIGHT SIGN.

**KEYNOTES**  
 ADDRESS: 58024 TWENTYNINE PALMS HIGHWAY  
 YUCCA VALLEY, CALIFORNIA 92284  
 BUILDING/ORGANIZATION: 03044821  
 PROPOSED SITE AREA: 0.70 ACRES (04,807 S.F.)  
 ZONING: L-100 (GENERAL COMMERCIAL)  
 GENERAL PLAN: COMMERCIAL  
 SIGNAGE: AREA: 2,004 S.F.  
 LOT COVERAGE: 8.1%  
 PARKING: PROVIDED  
 2 STANDARD STALLS  
 1 CLEANABLE STALL  
 24 TOTAL



**KEYNOTES**  
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**GENERAL NOTES**  
 1. THESE ARE THE PROPOSED LAYOUTS FOR THE PROPOSED BUILDING AND SITE DEVELOPMENT. THE CLIENT HAS REVIEWED THE PROPOSED LAYOUTS AND HAS APPROVED OUR LANDSCAPE RECOMMENDATIONS.  
 2. A UTILITY PLAN SHALL BE PROVIDED FOR THE SAME REGION THAT

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