



~~Site Plan Review~~ **Pre-** Application

Date Received	11/10/2021
By	J. Jerome
Fee	535
Case #	PA 08-21
EA #	N/A

**General Information**

**APPLICANT** GATES OF SPAIN MHC, LLC Phone 949 752-8011 Fax 949 752-8021

Mailing Address 1700 E. GARRY AVE., #219 Email SHEYANNE@CALPARKMGT.COM

City SANTA ANA State CA Zip 92705

**REPRESENTATIVE** R. GARCIA @ DAVID EVANS ASSOC Phone 661 284-7423 Fax \_\_\_\_\_

Mailing Address 25152 SPRINGFIELD COURT, #350 Email RICK.GARCIA@DEAINC.COM

City SANTA CLARITA State CA ZIP 91355

**PROPERTY OWNER** GATES OF SPAIN MHC, LLC Phone \_\_\_\_\_ Fax \_\_\_\_\_

Mailing Address 1700 E. GARRY AVE., #219 Email SHEYANNE@CALPARKMGT.COM

City SANTA ANA State CA Zip 92705

**Project Information**

Project Address 7501 PALM AVENUE Assessor Parcel Number(s) 0587-391-001 TO 064 +091

Project Location EAST SIDE OF PALM AVENUE NORTH OF ONAGA TRAIL

Project Description: COMPLETE CONSTRUCTION OF THE LAST 64 LOTS APPROVED BY THE COUNTY OF SAN BERNARDINO AS PART OF TRACT NO 8377, RECORDED IN BOOK 116 OF MAPS, PAGES 10 THRU 17.

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 1/2 x 11" site plan):

SEE ATTACHMENT

2. Existing site zoning: R-M-10 3. Existing General Plan designation: MHDR

4. Precisely describe the existing use and condition of the site: SEE ATTACHED DESCRIPTION

5. Existing Zoning of adjacent parcels:

North R-M-10 South R-M-10 East R-M-8 West R-M-10

6. Existing General Plan designation of adjacent parcels:

North MHDR South MHDR East MDR West MHDR

7. Precisely describe existing uses adjacent to the site: NORTH, RESIDENTIAL; EAST, VACANT;  
WEST (across Palm), VACANT & MOBILEHOME PARK; SOUTH, MOBILEHOME PARK

8. Describe the plant cover found on the site, including the number and type of all protected plants: \_\_\_\_\_

**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?  
EXISTING DRAINAGE CHANNEL IS LOCATED ON THE SOUTH SIDE OF THIS PARCEL
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)  
SEE LIMITS OUTLINED ON INDEX MAP OF SITE PLAN

**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: \_\_\_\_\_
- B. Gross square footage by each type of use: \_\_\_\_\_  
\_\_\_\_\_
- C. Gross square footage and number of floors of each building: \_\_\_\_\_  
\_\_\_\_\_
- D. Estimate of employment by shift: \_\_\_\_\_
- E. Planned outdoor activities: \_\_\_\_\_

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

0 \_\_\_\_\_ % Paving, 0 \_\_\_\_\_ % Building, 0 \_\_\_\_\_ % Landscaping, 0 \_\_\_\_\_ % Parking

**3. Maximum height of structures** <sup>25</sup> \_\_\_\_\_ ft. \_\_\_\_\_ in.

**4. Amount and type of off street parking proposed:** 2 SPACES FOR EACH LOT

**5. How will drainage be accommodated?** DRAINAGE WILL BE DIRECTED TO INTERNAL STREETS,  
THEN DIRECTED TO NORTH SIDE OF PROJECT.

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

NO OFF SITE CONSTRUCTION IS ANTICIPATED FOR THIS PROJECT.

**7. Preliminary grading plans estimate** <sup>±11,800</sup> \_\_\_\_\_ cubic yards of cut and <sup>±11,600</sup> \_\_\_\_\_ cubic yards of fill

**8. Description of project phasing if applicable:** PHASING IS NOT ANTICIPATED FOR THIS PROJECT

**9. Permits or public agency approvals required for this project:** CITY APPROVAL FOR SITE PLAN, HCD PERMIT FOR CONSTRUCTION OF ON SITE STREETS, GRADING, SEWER, HOME SET UP, ETC

**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)** THIS IS PART OF A PROJECT APPROVED BY THE

COUNTY OF SAN BERNARDINO AS A TRACT MAP PRIOR TO THE CITY BEING INCORPORATED



**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?  
THESE CONDITIONS MAY BE INCREASED DURING CONSTRUCTION PERIODS
- B. Alter existing drainage patterns?  
TEMPORARY DRAINAGE MAY BE MODIFIED AS NECESSARY
- 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?  
NOISE MAY BE INCREASED DURING CONSTRUCTION PERIODS
- 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 SUZANNE DEBAUN

Signature 

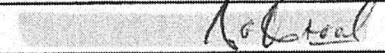
Date: 9/27/2021

**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

MATT WALKER, DAVID EVANS ADN ASSOCIATES (BURT MAZELOW AND RICK GARCIA) AND SHEYANNE CAJIPE

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

Name SUZANNE DEBAUN

Signature 

Date: 9/27/2021



## Site Plan Review Application Submittal Requirements

Initial Submittal Requirements	# Required
Completed and Signed Applications and Filing Fee	1
Signed completed Project Description and Existing Conditions Letter	1
Signed completed Environmental Information form	1
Signed Agreement for Cost Recovery	1
Site Plan (See Section A)	15
Preliminary Grading and Drainage Plan (Section B)	15
Building elevations, including a minimum of one (1) color set	15
Materials Board	1
Preliminary Landscape Plans	15
Photometric Plan	15
Exterior Lighting Cutsheets	1
Native Plant Plan	15
Biological Assessment	4
8 1/2 x 11 reductions of all plans	1
Preliminary Title Report within 60 days of application date	1
Grant Deeds for all involved properties	1
Detailed slope analysis if project contains any slopes of 15 percent or greater	15
Applicable utility service availability letter	1
Utility Plan including location and capacity	15
Water purveyor service letter or ground water report prepared and signed by a registered civil engineer	1
Signed Hazardous Waste Site Statement	1
Signed statement indicating method of sewage disposal and if Regional Water Quality Control Board approval is required	1
Geologic Report if project located within a special studies zone	4
Air Quality and Greenhouse Gas Inventory/Analysis	4
Traffic Study/Analysis prepared by a registered Civil Engineer	4
Preliminary Soils and Geotechnical Report, unless waived by TE	4
Drainage Study/Analysis prepared by a registered Civil Engineer	4
Underlying Conditions of Approval (if applicable)	1
Copy of underlying Recorded Map and Environmental Constraints Sheet (if applicable)	1
Planned Development Document (if applicable)	15
Specific Plan (if applicable)	15
<b>All</b> maps, plans, special studies, reports, etc. submitted in hard copy as part of this application are also to be delivered electronically, by CD, flash drive or email at time of submittal.	1
<i>Please note that each project and each property are unique. Some projects may not require the submittal of each item listed above at time of submittal. Some circumstances may require items not included on the above list. Please contact Planning Staff if you have any questions.</i>	

## Plan Preparation and Guidelines

All plans shall be drawn on uniform sheets no less than 24" X 36" (or as approved by the Community Development Department). All plans must be collated, stapled and folded as close as possible to 8 1/2" x 11" notebook size. All plans shall be clear, legible and accurately scaled. The site plan, preliminary landscape plan, photometric plan, building elevations and native plant plan should all be at the **same** scale and shall be consistent with each other.

### Section A. Site Plan Content

Scale: Engineering scale not to exceed 1"=100'.

The following information shall be included on the plan:

- ◆ Data table formatted in the following order:
  - Assessor's Parcel Number(s) (book, page and parcel number)
  - Legal description
  - Existing and proposed zoning designation
  - Existing and proposed General Plan designation
  - Specific Plan identification and land use designation (if applicable)
  - Existing and proposed land use
  - Total Gross Area: square feet and acres
  - Total Net Area: square feet and acres
  - Approximate earthwork quantities, (CY) include cut and fill (based upon preliminary grading plan)
  - Name of utility purveyors and type of sewage disposal
- ◆ Name, address, phone number, and email of applicant and owner
- ◆ Name, address, phone number, and email of registered civil engineer or licensed Surveyor
- ◆ Graphic scale (with bar scale) and north arrow
- ◆ North arrow (make top of map north)
- ◆ Vicinity map with labeled streets
- ◆ Map number
- ◆ Date plan prepared
- ◆ Revision block indicating date when plan is revised through the development review process
- ◆ Surrounding information for adjoining properties including zoning and land use
- ◆ Existing topography at least fifty (50) feet beyond project boundary including natural features to be preserved.
- ◆ Existing buildings and traveled ways within the proposed project and within 100 feet of the exterior boundaries.
- ◆ Property lines, dimensions (metes & bounds) and location of adjoining lot lines.
- ◆ The locations, names and existing widths of all highways, streets, or easements that provide legal access to the property.
- ◆ Street(s) dedicated for public right-of-way shall show proposed street names. A list of alternative names shall also be provided.
- ◆ The location of existing wells, cesspools, sewers, culverts, drain pipes, underground structures, or excavated areas within two hundred feet of any portion of the project



noting thereon whether or not they are to be abandoned, removed, or remain in operation.

- ◆ The location of all existing and proposed fire hydrants.
- ◆ The location, identification and dimensions of all existing and proposed easements, including rights-of-way, whether public or private.
- ◆ Location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains.
- ◆ The locations, names and existing widths of all streets within 100 feet of the property line.
- ◆ Proposed street grades with arrows indicating the direction of flow.
- ◆ The widths, approximate grades and curve radii of all new streets within the proposed project, the approximate location of all beginning and ending points of curve of the street centerlines, with street names proposed on map. A separate list of alternative choices in a number proportionate to the number of streets to be named shall be submitted by the developer.
- ◆ The approximate location of all areas subject to storm water overflow, inundation or flood hazard (indicate limits of FEMA floodplain and floodway), and the location and direction of flow of each watercourse.
- ◆ Delineation of special hazard zones (i.e., earthquake faults, liquefaction zones, etc.).
- ◆ If the site is proposed to be developed in phases, the proposed sequence of phasing shall be provided.

#### Section B. Preliminary Grading Plan Content

Scale: Engineering scale not to exceed 1"=40'.

The following grading information shall be included on the plan:

- ◆ Title Block
  - Name, address, phone, and email address of applicant, owner, and engineer
- ◆ Legend, north arrow, bar and graphic scale
- ◆ Data Table
  - Assessor's Parcel Number(s)
  - Project Name
  - Legal Description (i.e. Tract/Parcel Map and lot(s)/parcel(s))
  - Approximate earthwork quantities (CY)
  - Date and Source of Topography (should be current)
- ◆ Preliminary pad elevations
- ◆ Minimum 1-foot contour interval
- ◆ Drainage facilities
- ◆ Existing and proposed easements, property lines, rights-of-way
- ◆ Overall cut and fill cubic yards (quantity to be called out on the plan)
- ◆ Vicinity map, bar and graphic scale
- ◆ Existing and proposed improvements within and 50' beyond the site boundaries (label those proposed to remain or to be removed)
- ◆ Shade pavement areas and fill slopes 3:1 or steeper
- ◆ Streets; typical cross-sections to show existing and proposed improvements, utilities, right-of-way, etc.
- ◆ Limits of FEMA floodplain and floodway
- ◆ Delineate open space areas
- ◆ Delineation of special hazard zones (i.e., earthquake faults, liquefaction zones, etc.)



**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.

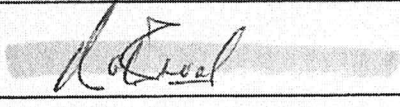
Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the 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: \$ 535.00

Applicants Name GATES OF SPAIN MHC LLC

Applicant's Signature 

Date: 9/28/2021

(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: 7501 PALM AVENUE

Cross street: NORTH OF ONAGA TRAIL

Date this Disclosure Statement is completed: SEPTEMBER 7, 2021

Name of Applicant: GATES OF SPAIN MHC LLC

The Applicant is a:

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

### Information for LLC, Partnership, Corporation

Name GATES OF SPAN MHC LLC Phone (949) 752-8011 Fax \_\_\_\_\_

Mailing Address 1700 E GARRY AVE SUITE 219 Email Sheyanne@calparkmgt.com

City SANTA ANA State CA Zip 92705

State of Registration CALIFORNIA

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

Name SUZANNE DEBAUN Phone \_\_\_\_\_ Fax \_\_\_\_\_

Mailing Address 214 DINGLE RIDGE ROAD Email \_\_\_\_\_

City SOUTHEAST State NY Zip 10509

**Attach additional sheets if necessary**

### Agent for Service of Process

Name MATT WALKER Phone (949) 752-8011 Fax \_\_\_\_\_

Mailing Address 1700 E GARRY AVE SUITE 219 Email Matt@calparkmgt.com

City SANTA ANA State CA Zip 92705

### 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 \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

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

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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

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

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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 \_\_\_\_\_

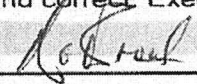
Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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: SUZANNE DEBAUN \_\_\_\_\_

Title: OWNER \_\_\_\_\_

Date of signing: 9/27/2021 \_\_\_\_\_

Location: Courthouse, NY \_\_\_\_\_

## Hazardous Waste and Substance Sites

Government Code Section 65962.5 requires each applicant for any development project to consult the State List of Hazardous Waste and Substance Sites. Based upon the list, the applicant/representative is required to submit a signed statement to the Town of Yucca Valley indicating whether the project is located on a site which is included on the list before the Town accepts the application as complete. If the project is listed by the State as a hazardous waste or substance site, the applicant must fully describe on the "Environmental Information Form" the nature of the hazard and the potential environmental impact. Attached is a standard statement for the applicant to sign.

The State list of Hazardous Waste and Substance Sites (which is annually updated) may be reviewed at the following web site address:

[http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)

Attachment: Hazardous Waste Site Statement



## 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.

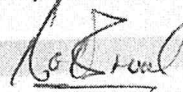
I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

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

9/27/2021

SUZANNE DEBAUN

Applicant/Representative printed name



Applicant/Representative signature