



Conditional Use Permit Application

Date Received 7/29/2022
 By J. Jerome
 Fee 3,910
 Case # CUP 02-22
 EA # EA 05-22
200 00 2863 3418

2985
925

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 George Ray Phone 949-842-1995 Fax _____

Mailing Address PO Box 2233 Email george@gtrdevelopment.net

City Capistrano Beach State CA ZIP 92624

PROPERTY OWNER Stater Bros Markets Phone 909-733-5316 Fax _____

Mailing Address 310 South Tippecanoe Ave. Email david.mitchell@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: Free standing Car Wash with Cleaning Stations
located at the northwest corner of Twentynine Palms Highway and Balsa Ave.

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

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: Commerical Car Wash
- B. Gross square footage by each type of use: _____
3,036 with a 500 sq. ft. outside 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: No more that 3 employees
- E. Planned outdoor activities: use of the Cleaning Station for interior car cleaning

2. Percentage of project site covered by:

66.6% % Paving, 10.5% % Building, 22.9% % Landscaping, _____ % Parking

3. Maximum height of structures 29 ft. 0 in.

4. Amount and type of off street parking proposed: N/A

5. How will drainage be accommodated? _____

Existing drainage patterns will be maintained. Please see Drainage Study

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

N/A

7. Preliminary grading plans estimate 2,111 cubic yards of cut and 0 cubic yards of fill

8. Description of project phasing if applicable: single tenant bujilding, one phase

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

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

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 1/2 x 11" site plan):

Please See Attached Site Plan

2. Existing site zoning: C-N 3. Existing General Plan designation: Commerical

4. Precisely describe the existing use and condition of the site: _____
The existing use is parking lot in a shopping center surrounded by other commerical uses

5. Existing Zoning of adjacent parcels:

North C-N South C-MU East C-G West C-C

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: _____

Please see above and refer to General Plan

8. Describe the plant cover found on the site, including the number and type of all protected plants: site is an existing parkig lot

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)

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?

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: _____

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

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 _____

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)

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 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 _____
- 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: _____
 Title: _____
 Date of signing: _____
 Location: _____

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: George Ray

Signature: 

Date: 7-21-2022

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: Mike Reed

Signature: 

Dated: 7/26/22



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: 7-21-22

George Fay
Applicant/Representative printed name

[Signature]
Applicant/Representative signature