



Site Plan Review Application

Date Received	<u>1/17/23</u>
By	<u>Kern</u>
Fee	<u>Total \$3835.00</u>
Case #	<u>SPR 01-23</u>
EA #	<u>EA 01-23</u>

\$2,910.00
\$925.00

General Information

APPLICANT STUDIODFD / MOSTAFA GHAFFARI Phone 818 422 3446 Fax _____
Mailing Address 56031 SUNNYSLOPE DR. Email INFO@STUDIODFD.COM
City YUCCA VALLEY State CA Zip 92284

REPRESENTATIVE _____ Phone _____ Fax _____
Mailing Address _____ Email _____
City _____ State _____ ZIP _____

PROPERTY OWNER HIGH DESERT TIMES INC. Phone 415 713 5693 Fax _____
Mailing Address 57414 BANDERA RD. Email LIZ@LIZLAPP.COM
City YUCCA VALLEY State CA Zip 92284

Project Information

Project Address 56695 Twentynine Palms Highway Assessor Parcel Number(s) 0587361010000
Project Location Yucca Valley, CA 92284

Project Description: _____
Proposing a commercial building for High Desert Times Magazine Store. Proposing Driveway access to the Customer Parking in the rear
Building Gross Area is 1127 S.F and Outdoor Area (Courtyard): 731 S.F

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**

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
Lot Dimensions: 434.68' x 100' Lot Area: 0.997 Acre
2. Existing site zoning: GC 3. Existing General Plan designation: C
4. Precisely describe the existing use and condition of the site: Vacant Lot,
5. Existing Zoning of adjacent parcels:
North GC South R-M-8 East GC West GC
6. Existing General Plan designation of adjacent parcels:
North C South MDR East C West C
7. Precisely describe existing uses adjacent to the site: The west and the south side of the property are vacant lots. To the east side of the property is the California Welcome Center, and to the north is Twentynine Palms Highway.
8. Describe the plant cover found on the site, including the number and type of all protected plants: There are no protected plants on property. The site is partly Ruderal Habitat. Refer to biologist report for more info.

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)

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: Mercantile
- B. Gross square footage by each type of use: 1127 sq ft of Mercantile Type
- C. Gross square footage and number of floors of each building: 1 floor and Gross Square footage of 1127
- D. Estimate of employment by shift: 1-2 personnel
- E. Planned outdoor activities: None

2. Percentage of project site covered by:

1.68 % Paving, 2.84 % Building, 1.89 % Landscaping, 18.46 % Parking

3. Maximum height of structures 12 ft. 0 in.

4. Amount and type of off street parking proposed: 8 regular and 1 ADA Parking spots

5. How will drainage be accommodated? _____

Area drains around the building collect water and transfer to bioretention area, proposed on north side of the property. Parking Asphalt and paving is sloped to drain to concrete gutter that ends in storm drains that lead to the bio-retention area. (Refer to Drainage plans for more detail)

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

No

7. Preliminary grading plans estimate 75 cubic yards of cut and 112 cubic yards of fill

8. Description of project phasing if applicable: Non-Applicable

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

San Bernardino County Fire Department

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) _____

No

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?



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: 01/12/2023

Studiodfd, Mostafa Ghaffari

Applicant/Representative printed name



Applicant/Representative signature

er/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 Mostafa Ghaffari

Signature 

Date: 01/12/2023

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 _____ Liz Lapp

Signature 

Date: 01/17/23

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: 56695 Twentynine Palms Hwy

Cross street: Geronimo Trail

Date this Disclosure Statement is completed: 01/17/23

Name of Applicant: Stephen Lapp

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name High Desert Times, Inc. Phone 732-309-2861 Fax _____

Mailing Address 57414 Bandera Road Email hideserttimesmags@gmail.com

City Yucca Valley State CA Zip 92284

State of Registration California

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

Name Liz Lapp Phone 415-713-5693 Fax _____

Mailing Address 57414 Bandera Road Email liz@lizlapp.com

City Yucca Valley State CA Zip 92284

Attach additional sheets if necessary

Agent for Service of Process

Name Benetrends Financial Phone _____ Fax _____

Mailing Address 1684 S. Broad Street, Suite 130 Email tony@benetrends.com

City Landsdale State PA Zip 19446

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name Stephen Lapp Phone 732-309-2861 Fax _____

Mailing Address 57414 Bandera Road Email stephenlapp@mac.com

City Yucca Valley State CA Zip 92284

Agreement to Pay All Development Application Fees

X 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: \$ 3835.00

Applicants Name LIZ LAPP

Applicant's Signature 

Date: 01/17/23

(Please print)