



Land Use Compliance Review Application

Date Received 10/25/23
 By Evan
 Fee \$ 840.00
 Case # LUCR 01-23

General Information

APPLICANT Ganerioc Iltela Phone 951-850-3102 Fax _____
 Mailing Address 56098 29 Palms Hwy Email _____
 City Yucca Valley State ca Zip 92284

REPRESENTATIVE MIGUEL TELLEZ Phone 760-989-3457 Fax _____
 Mailing Address 7635 CHURCH ST Email TELLEZDESIGN@MAHCO.COM
 City YUCCA VALLEY State CA ZIP 92284

PROPERTY OWNER Ganerioc Iltela Phone 951-850-3102 Fax _____
 Mailing Address 56098 29 Palms Hwy Email ywestendine1@gmail.com
 City Yucca Valley State ca Zip 92284

Project Information

Project Address 55501 29 PALMS HWY Assessor Parcel Number(s) 0586-122-17-0-0000
 Project Location Above
 Project Description: Attached

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 1/2 x 11" site plan):

135'-0" x 80'-0" @ 10,800 sq.ft. = .24 ACRES

2. Existing site zoning: OTHC 3. Existing General Plan designation: OTHC

4. Precisely describe the existing use and condition of the site: _____

5. Existing Zoning of adjacent parcels:

North OTHC South OTCR East OTHC West OTHC

6. Existing General Plan designation of adjacent parcels:

North OTHC South OTCR East OTHC West OTHC

7. Precisely describe existing uses adjacent to the site: _____

8. Describe the plant cover found on the site, including the number and type of all protected plants: NO EXISTING PLANTS, TREES, OR SHRUBS

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)

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: BAR / RESTAURANT
- B. Gross square footage by each type of use: 1,544.0 S.F.
- C. Gross square footage and number of floors of each building: 1-BUILDING @ 1544.0 S.F.
- D. Estimate of employment by shift: 10
- E. Planned outdoor activities: _____

2. Percentage of project site covered by:

14.30 % Paving, 14.30 % Building, 0 % Landscaping, 72.49 % Parking

3. Maximum height of structures 14 ft. 2 in.

4. Amount and type of off street parking proposed: 15 PARKING SPACES

5. How will drainage be accommodated? EXISTING PARKING AND DRAINAGE

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

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

8. Description of project phasing if applicable: 1. DEMO OF EXTERIOR & INTERIOR FOR ADDITION & REMODEL, 2ND. INSTALL NEW KITCHEN ADDITION & NEW EQUIPMENT.

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

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

- | | | | |
|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Emit dust, ash, smoke, fumes or odors? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. Alter existing drainage patterns? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Create a substantial demand for energy or water? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Discharge water of poor quality? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. Increase noise levels on site or for adjoining areas? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | F. Generate abnormally large amounts of solid waste or litter? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: 10/6/23

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 the letter, staff may stop processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council.

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 time spent processing this application will be paid to the Town of Yucca Valley

Deposit Paid: \$ 840.00

Applicant's Signature [Signature] Date: 10/6/23

Applicants Name Yaneisi Herrera
(Please print)

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Community Development Department
Planning Division
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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.

Signed: _____



Date: _____

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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.~~

Signed: _____



Dated: _____

10/6/23



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: 10-16-2023

MIGUEL TELLEZ
Applicant/Representative printed name


Applicant/Representative signature

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

Attachment: Hazardous Waste Site Statement