



# Land Use Compliance Review Application

Date Received 6/5/24  
 By Evan  
 Fee →  
 Case # LUCR 02-24 \$840  
EA 07-24 \$925

### General Information

APPLICANT ARTURO LAS PALMAS INVESTMENTS Phone (160) 727-5209 Fax N/A  
66173 AVENIDA LADERA  
 Mailing Address 57246 TWENTYNINE PALMS HWY Email arturo.patricio.273@gmail.com  
 City YUCCA VALLEY DESERT HOT SPRING State CA Zip ~~92284~~ 92240

REPRESENTATIVE DAVID RODRIGUEZ Phone 760 401 0521 Fax N/A  
C/O CAD DESIGNS PLUS  
 Mailing Address PO BOX 1192, YUCCA VALLEY CA Email drod60@gmail.com  
 City YUCCA VALLEY State CA ZIP 92286

PROPERTY OWNER SAME AS APPLICANT Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Email \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

### Project Information

Project Address 57246 TWENTYNINE PALMS HWY Assessor Parcel Number(s) 0595-371-38  
 Project Location NORTHEAST CORNER OF DUMOSA AVENUE & TWENTYNINE PALMS HWY  
 Project Description: CONSTRUCT 1,075 SQ FT OUTDOOR PATIO / SEATING AREA  
AND 339 S.F OUTDOOR WAITING AREA  
EXISTING RESTAURANT APPROX 6,886 SQ FT.

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 ATTACHED SITE PLAN. 8 1/2 x 11" SITE PLAN ATTACHED
2. Existing site zoning: C-MU      3. Existing General Plan designation: \_\_\_\_\_
4. Precisely describe the existing use and condition of the site: EXISTING RESTAURANT
5. Existing Zoning of adjacent parcels:  
North C-MU    South C-MU    East C-MU    West C-MU
6. Existing General Plan designation of adjacent parcels:  
North \_\_\_\_\_    South \_\_\_\_\_    East \_\_\_\_\_    West \_\_\_\_\_
7. Precisely describe existing uses adjacent to the site: NORTH - EXISTING GROCERY STORE  
WEST - SENIOR HOUSING    EAST - FAST FOOD RESTAURANT    SOUTH - EXIST VACANT BANK
8. Describe the plant cover found on the site, including the number and type of all protected plants: NO PROTECTED PLANTS AT PROJECT LOCATION (PATIO LOCATION)

**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**

- |                          |                          |                                     |   |
|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.)               |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Is the site within a resource area as identified in the archaeological and historical resource element?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Does the site contain any unique natural, ecological, or scenic resources?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Do any drainage swales or channels border or cross the site?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: OUTDOOR PATIO SEATING (1075 SF)  
OUTDOOR WAITING AREA (339 SF)
- B. Gross square footage by each type of use: OUTDOOR  
1075 SF - PATIO AREA      339 SF WAITING AREA
- C. Gross square footage and number of floors of each building: N/A
- D. Estimate of employment by shift: N/A
- E. Planned outdoor activities: NONE

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

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

3. Maximum height of structures N/A ft. \_\_\_\_\_ in.

4. Amount and type of off street parking proposed: NONE

5. How will drainage be accommodated? SURFACE DRAINAGE

6. Off-site construction (public or private) required to support this project:  
NONE

7. Preliminary grading plans estimate N/A cubic yards of cut and \_\_\_\_\_ cubic yards of fill

8. Description of project phasing if applicable: NO PROJECT PHASING

9. Permits or public agency approvals required for this project: NONE

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?

**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: 5.21.24

## Land Use Compliance Review 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)	4
Building elevations	4
Preliminary Landscape Plans (if applicable)	4
Native Plant Plan (If applicable)	4
8 1/2 x 11 reductions of all plans	1
Preliminary Title Report within 60 days of application date	1
• Signed Hazardous Waste Site Statement	1
Underlying Conditions of Approval (if applicable)	1
<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
<p><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></p>	

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## Plan Preparation and Guidelines

All plans should 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 ½" x 11" notebook size. All plans shall be clear, legible and accurately scaled.

### 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
  - Existing and proposed land use
  - Total Gross Area: square feet and acres
  - Total Net Area: square feet and acres
- ◆ 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(if applicable)
- ◆ Date plan prepared
- ◆ 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.
- ◆ 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, 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.

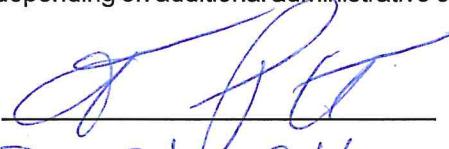
- ◆ The approximate location of all areas subject to storm water overflow, inundation or flood hazard (indicate limits of FEMA floodplain and floodway), and the location and direction of flow of each watercourse.
- ◆ Delineation of special hazard zones (i.e., earthquake faults, liquefaction zones, etc.).
- ◆ If the site is proposed to be developed in phases, the proposed sequence of phasing shall be provided.

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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: \_\_\_\_\_

5.21.24

**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: \_\_\_\_\_

5 21 24



**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: \$ \_\_\_\_\_

Applicant's Signature 

Date: 5 21 24

Applicants Name  
(Please print)

ARTURO B. PATRICIA

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## 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: June 3, 2024

DAVID RODRIGUEZ  
Applicant/Representative printed name

  
Applicant/Representative signature

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