



# Site Plan Review Application

Date Received 9/11/24  
By J. Javona  
Fee 5286  
Case # SPR 04-24  
EA # 23-24

## General Information

**APPLICANT** Heidi Schwegler Phone (503) 789-8050 Fax \_\_\_\_\_  
Mailing Address 57275 Canterbury St Email heidi@yvml.org  
City Yucca Valley State CA Zip 92284

**REPRESENTATIVE** David Van Arsdell Phone 503-929-6787 Fax \_\_\_\_\_  
Mailing Address 61110 Sandalwood Trl Email david@dva.la  
City Joshua Tree State CA ZIP 92252

**PROPERTY OWNER** Yucca Valley Material Lab Phone (503) 789-8050 Fax \_\_\_\_\_  
Mailing Address 57275 Canterbury St Email heidi@yvml.org  
City Yucca Valley State CA Zip 92284

## Project Information

Project Address 56885 SUNFLOWER DR Assessor Parcel Number(s) 0597-081-21

Project Location Yucca Valley

Project Description: Rebuild existing 1,188 SF building and construct 570 SF addition with attached patio cover (588 SF). 50% max addition. Change of Use from farm and feed supply (Group U) to Art Studio (Group B). Includes new accessible restroom.

Site improvements limited to 50% parking stall paving, ADA Van stall, and path of travel upgrades.

Please attach any additional information that is pertinent to the application.

## Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):  
Approx. 333' square, see Survey for exact dimensions
2. Existing site zoning: Rural Mixed Use SPA 3. Existing General Plan designation: Industrial
4. Precisely describe the existing use and condition of the site: Historical use was farm and feed with a detached dwelling unit. Assessor's record show a portion of dwelling to have Office use.
5. Existing Zoning of adjacent parcels:  
North RMU-SPA South RMU-SPA East RL-5 West RMU-SPA
6. Existing General Plan designation of adjacent parcels:  
North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_
7. Precisely describe existing uses adjacent to the site: South: Truck and equipment repair  
East: Undeveloped, North: Dwelling, West: used as road access, undeveloped
8. Describe the plant cover found on the site, including the number and type of all protected plants: Please see Native Plant Report

**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?

**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)

- 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: Art Studio and Residency
- B. Gross square footage by each type of use: 1,758 SF Art Studio, 1,334 SF Residency
- C. Gross square footage and number of floors of each building: \_\_\_\_\_  
Building A, One Story, 1,758 SF                      Building B, One Story, 1,334 SF
- D. Estimate of employment by shift: \_\_\_\_\_
- E. Planned outdoor activities: Art studio use under covered patio area

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

1.5 % Paving, 2.8 % Building, 0.45 % Landscaping, 1.5 % Parking

3. Maximum height of structures 16 ft. \_\_\_\_\_ in.

4. Amount and type of off-street parking proposed: 8 stalls (includ. 1 ADA Van)

5. How will drainage be accommodated? Minimal ground disturbance, existing drainage to remain  
Positive drainage away from building (slope of 6" drop within 10 feet of building)

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

None proposed

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

8. Description of project phasing if applicable: N/A

9. Permits or public agency approvals required for this project: Site Plan Review  
Building Permit

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.)

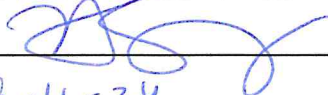
**Yes Maybe No**

- 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?

**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 Heidi Schwegler

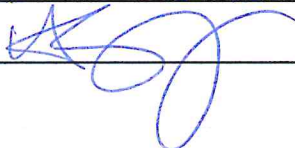
Signature 

Date: 9-11-24

**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.

Name Heidi Schwegler

Signature  Date: 9-11-24

**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 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: \$ 5286

Applicants Name Heidi Schwegler

Applicant's Signature 

Date: 9-11-24

(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: 56885 Sunflower Dr, Yucca Valley, CA 92284

Cross street: \_\_\_\_\_

Date this Disclosure Statement is completed: 9/11/2024

Name of Applicant: Heidi Schwegler

The Applicant 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 Owner is a:

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

**Information for LLC, Partnership, Corporation**

Name Yucca Valley Material Lab Inc Phone (503) 789-8050 Fax \_\_\_\_\_  
Mailing Address 57275 CANTERBURY ST Email heidi@yvml.org  
City Yucca Valley State CA Zip 92284

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 \_\_\_\_\_ (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: \_\_\_\_\_

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

Date of signing: \_\_\_\_\_

Location: \_\_\_\_\_



## 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: 9-11-24

Heidi Schweigler  
Applicant/Representative printed name

[Signature]  
Applicant/Representative signature