



Conditional Use Permit Application

Date Received	<u>2/19/25</u>
By	<u>Even</u>
Fee	<u>\$4,016 + \$1,373</u>
Case #	<u>CUP 02-25</u>
EA #	<u>EA 03-25</u>

General Information

APPLICANT <u>John Caglia (Dutch Bros)</u>	Phone <u>714-883-9092</u>
Mailing Address <u>PO Box 1929</u>	Email <u>John.caglia@dutchbros.com</u>
City <u>Grants Pass</u>	State <u>OR</u> Zip <u>97528</u>
REPRESENTATIVE <u>Erik Nobel (Barghausen Consulting Engineers)</u>	Phone <u>541-892-2292</u>
Mailing Address <u>18215 72nd Avenue South</u>	Email <u>ENobel@barghausen.com</u>
City <u>Kent</u>	State <u>WA</u> Zip <u>98032</u>
PROPERTY OWNER <u>29 Palms Yucca Valley LLC</u>	Phone _____
Mailing Address <u>111 SE 2nd St #101</u>	Email _____
City <u>Delray</u>	State <u>FL</u> Zip <u>33444</u>

Project Information

Project Address _____ Assessor Parcel Number(s) 0601-416-05

Project Location Between 58111 and 58133 29 Palms Highway

Project Description: The project is the construction of a 980 square foot Dutch Bros Coffee with a drive through service window, and a covered walk up service window on the opposite side. Site improvement include dual drive-through lanes with stacking for 23 vehicles, a bypass/exit lane, and a trash/recycling enclosure. Other improvement will include new parking for 18 vehicles, drainage, and landscaping.

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

Town of Yucca Valley
Community Development Department
 58928 Business Center Drive
 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):

2. Existing site zoning: Mixed Use

3. Existing General Plan designation: Commercial

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

The subject property is an undeveloped vacant property.

5. Existing Zoning of adjacent parcels:

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

6. Existing General Plan designation of adjacent parcels:

North C South C East C West C

7. Precisely describe existing uses adjacent to the site:

North Directly North is Twenty Nine Palms Highway. Across the Highway is a shopping center with Stater Bros Grocery

South Undeveloped

East Retail Store - Walgreens

West Retail Store - Big 5 Sporting Goods

8. Describe the plant cover found on the site, including the number and type of all protected plants: _____

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 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: Drive through coffee stand
- B. Gross square footage by each type of use: 980 square foot
- C. Gross square footage and number of floors of each building: N/A
- D. Estimate of employment by shift: 6 to 8
- E. Planned outdoor activities: Walk up service

2. Percentage of project site covered by:

Paving 52.9 % Building 2.2 % Landscaping 26.1 % Parking 8.2 %

3. Maximum height of structures _____

4. Amount and type of off street parking proposed: 18 (3 future EVCS, 1 accessible EVCS, 1 Accessible, and 13 typical)

5. How will drainage be accommodated? All storm water will directed to a retention pond to be constructed in the center of the property approximately 18550 square feet in size.

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

No off - site improvement are anticipated except connection to sewer and water.

7. Preliminary grading plan estimate of cut and fill _____

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

9. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) _____

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?

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8. Describe the plant cover found on the site, including the number and type of all protected plants: Only Protective plant is Joshua Trees. There are 19 alive and 3 dead trees.

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.

Signature: _____

Name: John Caglia

Date: 1/30/25

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

Dutch Bros (John Caglia)

to act as my agent and is further authorized to sign any and all documents on my behalf.

Signature: _____

Name: Randall K. Smith

Date: 2/5/25

The Town of Yucca Valley is hereby granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application including phone numbers, addresses and e-mail addresses, for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act (CPRA). If any of these statements cannot be affirmatively acknowledged, please inform the planner before submitting a development application.

Signature: _____

Name: _____

Date: _____