



Tentative Tract/
Tentative Parcel Map
Application

Date Received	_____
By	_____
Fee	_____
Map #	_____
EA #	_____

General Information

Empire Development and Construction
APPLICANT 2005, Inc. (Fred Brilman) Phone (702) 328-5002

Mailing Address 1273 Belridge Street Email empire2005gc@gmail.com

City Oceano State CA Zip Oceano

REPRESENTATIVE NV5 (Brian Wiese) Phone (619) 315-7197

Mailing Address 42-829 Cook Street, Suite 104 Email brian.wiese@nv5.com

City Palm Desert State CA Zip 93445

PROPERTY OWNER Mirage Front Properties, LLC Phone 760-641-6457

Mailing Address 40055 Bob Hope Dr., Suite J Email medhishaaf@gmail.com

City Rancho Mirage State CA Zip 92270

Project Information

Project Address N/A Assessor Parcel Number(s) 588-311-10 through 588-311-27

Project Location Vacant property bounded by Yucca Trail to the north, Arcadia Trail to the south, and Emerson Avenue to the East.

Project Description: Project proposes a reversion to acreage of the existing 18 lots as shown on TTM 20848.

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

Town of Yucca Valley
Community Development Department
Planning Division
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):
~9.21 acres (see attached site plan)
2. Existing site zoning: R-S-2
3. Existing General Plan designation: RR-0.5
4. Precisely describe the existing use and condition of the site: Existing site is vacant natural terrain.
5. Existing Zoning of adjacent parcels:
North R-S-2 South R-S-2 East R-S-2 West R-S-2
6. Existing General Plan designation of adjacent parcels:
North RR-0.5 South RR-0.5 East RR-0.5 West RR-0.5
7. Precisely describe existing uses adjacent to the site: Existing uses adjacent to the site consists of single family residential
8. Describe the plant cover found on the site, including the number and type of all protected plants: Approximately 135 Joshua Trees on site

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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: N/A

- A. Specific type of use proposed: _____
- B. Gross square footage by each type of use: _____

- C. Gross square footage and number of floors of each building: _____

- D. Estimate of employment by shift: _____
- E. Planned outdoor activities: _____

2. Percentage of project site covered by:

____0____ % Paving, ____0____ % Building, ____0____ % Landscaping, ____0____ % Parking

3. Maximum height of structures N/A ft. N/A in. _____

4. Amount and type of off street parking proposed: N/A _____

5. How will drainage be accommodated? N/A _____

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

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

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

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

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)

N/A

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: 9/4/2025

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/or 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: Brian Wiese

Name: Brian Wiese

Date: 12/16/2024

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: Mehdi Shafiq

Name: MEHDI SHAFIQ

Date: 12/17/24

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.

Signed: Brian Wiese

Name: Brian Wiese

Date: 9/4/2025

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.

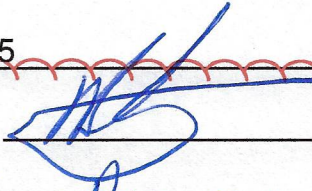
Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the 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: \$ 2,855

Applicant's Signature



Applicants Name

EMARE DEVELOPMENT & CONSTRUCTION
2005, INC

Date

12-17-24

(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: Tract Map #17328, Yucca Valley, CA

Cross street: SW corner of Yucca Trail and Emerson Ave, Yucca Valley

Date this Disclosure Statement is completed: 10-2-24

Name of Applicant: Empire Development and Construction 2005, Inc.

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name Empire Development and Construction 2005, Inc. Phone 805-202-8806

Mailing Address 1273 Belridge St. Email empire2005gc@gmail.com

City Oceano State CA Zip 93445

State of Registration California

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

Name Fred Brillman Phone 702-328-5002

Mailing Address 645 Balboa Email fredbrillmanre@gmail.com

City Grover Beach State CA Zip 93433

Attach additional sheets if necessary

Agent for Service of Process

Name Jack Harris Phone 714-357-3163

Mailing Address 325 Stimson Email pismojack@gmail.com

City Pismo Beach State CA Zip 93449

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

Name Christine Fraser - Trustee Phone 702-234-2424

Mailing Address 645 Balboa Email cfcf@me.com

City Grover Beach State CA Zip 93433

The Owner is a:

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

Information for LLC, Partnership, Corporation

Name Mirage Front Properties, LLC Phone 760-641-6457
Mailing Address 4005 Bob Hope Dr., Suite J Email mehdishaaaf@gmail.com
City Rancho Mirage State CA Zip 92270
State of Registration California

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

Name Mehdi Shaaf Phone 760-641-6457
Mailing Address 73159 Ajo Lane Email mehdishaaaf@gmail.com
City Palm Desert State CA Zip 92270

Attach additional sheets if necessary

Agent for Service of Process

Name Mehdi Shaaf Phone 760-641-6457
Mailing Address 73159 Ajo Lane Email mehdishaaaf@gmail.com
City Palm Desert State CA Zip 92270

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

Name Mehdi Shaaf Phone 760-641-6457
Mailing Address 73159 Ajo Lane Email mehdishaaaf@gmail.com
City Palm Desert State CA Zip 92270

The Party in escrow is a (if property is in escrow): **N/A**
 Limited Liability Company (LLC)
 Partnership
 Corporation
 None of the above

Information for LLC, Partnership, Corporation

Name _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

State of Registration _____

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

Name _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

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

Name _____ Phone _____

Mailing Address _____ Email _____

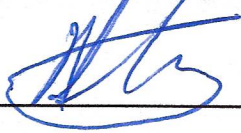
City _____ State _____ Zip _____

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 NONE

B. Date of the deed of trust or lien. NONE

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 Fred Bruman.

Title: V.P.

Date of signing 12-17-24

Location: GROVER BEACH.

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



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: 12/16/2024

Brian Wiese
Applicant/Representative printed name


Applicant/Representative signature