TOWN OF YUCCA VALLEY

PLANNING COMMISSION MEETING

The Mission of the Town of Yucca Valley is to provide a government that is responsive to the needs and concerns of its diverse citizenry and ensures a safe and secure environment while maintaining the highest quality of life

TUESDAY
MARCH 11, 2014
6:00 p.m.

YUCCA VALLEY COMMUNITY CENTER, YUCCA ROOM
57090 - 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

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PLANNING COMMISSION MEMBERS

Tim Humphreville, Chairman
Vickie Bridenstine, Vice Chairman
Jeff Drozd, Commissioner
Warren Lavender, Commissioner
Steve Whitten, Commissioner

AGENDA

MEETING OF THE
TOWN OF YUCCA VALLEY PLANNING COMMISSION
6:00 P.M., TUESDAY, MARCH 11, 2014

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's office at (760) 369-7209 at least 48 hours prior to the meeting.

If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Planning Commission secretary. The Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.

CALL TO ORDER:

ROLL CALL: Vickie Bridenstine, Vice Chairman
Jeff Drozd, Commissioner
Tim Humphreville, Chairman
Warren Lavender, Commissioner
Steve Whitten, Commissioner

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Action: Move by_____ 2nd by_____ Voice Vote_____.

PUBLIC COMMENTS

In order to assist in the orderly and timely conduct of the meeting, the Planning Commission takes this time to consider your comments on items of concern, which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three minutes or less. Inappropriate behavior, which disrupts or otherwise impedes the orderly conduct of the meeting, will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not included on the printed agenda.

PUBLIC HEARINGS

1. CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
PANDA EXPRESS-TACO BELL
TENTATIVE PARCEL MAP, TPM 19525
ENVIRONMENTAL ASSESSMENT, EA 04-13
EIR STATE CLEARINGHOUSE #2004071127

Proposal to subdivide approximately 26 acres of commercially zoned property into three parcels of 0.84 acre, 0.75 acre and 23.88 acres and to construct a 2,230 square foot Panda Express and a 2,423 square foot Taco Bell. A total of 51 onsite parking spaces are proposed with drive aisles. The property is located at the south east corner of SR 62 and Avalon Avenue and is also described as Assessor Parcel Number 601-201-37.

The review and approval of the Yucca Valley Retail Specific Plan included a project Environmental Impact Report (EIR), State Clearinghouse #2004071127. The EIR evaluated future projects within the boundaries of the Yucca Valley Retail Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with project EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

RECOMMENDATION:

ENVIRONMENTAL ASSESSMENT, EA 04-13

That the Planning Commission finds the project exempt from further environmental review in that the review and approval of the Yucca Valley Retail Specific Plan included a program Environmental Impact Report (EIR), State Clearinghouse #2004071127. The EIR evaluated future projects within the boundaries of the Yucca Valley Retail Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1:

That the Planning Commission approves Conditional Use Permit, CUP 02-04 Amendment #1, based upon the findings and the Conditions of Approval.

TENTATIVE PARCEL MAP, TPM 19525

That the Planning Commission approves Tentative Parcel Map, TPM 19525 based upon the findings and the Conditions of Approval.

Action: Moved by _____ 2nd by _____ Voice Vote _____

2. DEVELOPMENT CODE UPDATE ARTICLE 3

Proposed amendment to Title 9, Yucca Valley Development Code adding Article 3, Chapter 9.30 thru Chapter 9.46, General Development Standards, providing standards for Dedications and Infrastructure Improvements, Landscaping, Parking, Performance Standards, Property Maintenance, Sign Regulations, Soil Erosion and Dust Control, Temporary Special Events, Temporary Uses, Surface Mining and Land Reclamation, Trip Reduction, Accessory Energy Systems, Wireless Communication Facilities, and Cemeteries and repealing Municipal Code Sections 41.151 thru 41.1569 and Development Code Sections 84.0701 thru 84.0740, 87.0201 thru 87.220, 87.0401 thru 87.0405, 87.0505, 87.0601 thru 87.0645, 87.0710 thru 87.07190, 87.0901 thru 87.0940, 88.0805 thru 88.0810, 810.0101 thru810.0135, 810.0201 thru 810.0275, and 9.75.010 thru 9.75.130.

RECOMMENDATION:

That the Planning Commission opens the public hearing, receives public comment, provides direction to staff and continues the public hearing to the March 25, 2014 Planning Commission meeting to allow staff to make final changes for Commission consideration.

Action: Moved by_____ 2nd by _____ Voice Vote_____

DEPARTMENT REPORTS:

3. HOME OCCUPATION PERMIT REGULATIONS

RECOMMENDATION:

That the Planning Commission discusses Home Occupation Permit Regulations and provides direction to staff.

Action: Moved by_____ 2nd by _____ Voice Vote_____

CONSENT AGENDA: All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous Planning Commission instruction. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the meeting. Public requests to comment on consent calendar items should be filed with the Planning Commission Secretary before the consent calendar is called

1. 2013 GENERAL PLAN ANNUAL REPORT

Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress on its implementation. The report must then be filed with the State's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). This annual review addresses the January 1, 2013 through December 31, 2013 time period.

2. **MINUTES**
   A request that the Planning Commission approve as submitted the minutes of the meetings held on October 08, 2013, November 12, 2013 and February 11, 2014.

RECOMMENDATION:

That the Planning Commission adopts the Consent Agenda items 1 through 2.

Action: Moved by _____ 2nd by _____ Voice Vote _____

STAFF REPORTS AND COMMENTS:

FUTURE AGENDA ITEMS:

COMMISSIONER REPORTS AND REQUESTS:

Commissioner Drozd
Commissioner Lavender
Commissioner Whitten
Vice Chairman Bridenstine
Chairman Humphreville

ANNOUNCEMENTS:
The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, March 25, 2014

ADJOURN

Planning Commission: March 11, 2014

TOWN OF YUCCA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION STAFF REPORT
PANDA EXPRESS-TACO BELL

Case: CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
TENTATIVE PARCEL MAP, TPM 19525
PANDA EXPRESS-TACO BELL
EIR STATE CLEARINGHOUSE # 2004071127

Request: PROPOSAL TO SUBDIVIDE APPROXIMATELY 26 ACRES OF COMMERCIALLY ZONED PROPERTY INTO THREE PARCELS OF 0.84 ACRE, 0.75 ACRE AND 23.88 ACRES AND TO CONSTRUCT A 2,230 SQUARE FOOT PANDA EXPRESS AND A 2,423 SQUARE FOOT TACO BELL.

Applicant for CUP:
CFT DEVELOPMENTS, LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

Representative:
GARY WANG AND ASSOCIATES
1255 CORPORATE DR, SUITE 8
MONTEREY PARK, IRVINE, CA 92612

Applicant for TPM:
WAL-MART STORES, INC
201 S.E. 10TH STREET
BENTONVILLE, AR 72716-0550

Representative
NASLAND ENGINEERING
4740 RUFFNER STREET
SAN DIEGO, CA 92111

Property Owner:
WAL-MART STORES, INC
201 S.E. 10TH STREET
BENTONVILLE, AR 72716-0550

Division Approvals:
Engineering _____ Building & Safety _____ Public Works_____

Location: THE PROJECT IS LOCATED AT THE SOUTHEAST CORNER OF 29 PALMS HWY AND AVALON AVE, AND IS FURTHER IDENTIFIED AS APN: 601-201-37.

Existing General Plan Land Use Designation:

THE SITE IS DESIGNATED COMMERCIAL (C)

Existing Zoning Designation:

THE SITE IS DESIGNATED GENERAL COMMERCIAL (C-G), YUCCA VALLEY RETAIL SPECIFIC PLAN, S-01-04

Surrounding General Plan Land Use Designations:

NORTH: COMMERCIAL AND MED HIGH DENSITY RESIDENTIAL (MHDR) 8.1-14
SOUTH: COMMERCIAL (C)
WEST: COMMERCIAL (C)
EAST: COMMERCIAL (C)

Surrounding Zoning Designations:

NORTH: GENERAL COMMERCIAL AND RESIDENTIAL SINGLE FAMILY, 5 UNITS PER ACRE, (RS-5)
SOUTH: GENERAL COMMERCIAL (C-G), YUCCA VALLEY RETAIL SPECIFIC PLAN, S-01-04 AND INDUSTRIAL
WEST: GENERAL COMMERCIAL (C-G),
EAST: GENERAL COMMERCIAL (C-G), HOME DEPOT RETAIL CENTER SPECIFIC PLAN, S 01-05

Surrounding Land Use:

NORTH: RESIDENTIAL DWELLINGS AND VACANT LAND
SOUTH: SUPER WAL-MART, VACANT LAND
WEST: AVALON URGENT CARE
EAST: HOME DEPOT

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

THE REVIEW AND APPROVAL OF THE YUCCA VALLEY RETAIL SPECIFIC PLAN INCLUDED A PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR), STATE CLEARINGHOUSE #2004071127. THE EIR EVALUATED FUTURE PROJECTS WITHIN THE BOUNDARIES OF THE YUCCA VALLEY RETAIL SPECIFIC PLAN. THE PROPOSED PROJECT WAS EVALUATED TO DETERMINE IF ADDITIONAL CEQA DOCUMENTATION NEEDED TO BE PREPARED. THE PROPOSED PROJECT WILL NOT HAVE ANY EFFECTS NOT CONSIDERED WITHIN THE SCOPE OF THE PROGRAM EIR. THE PROJECT IS CONSISTENT WITH PROGRAM EIR AND WILL NOT CREATE ANY

ADDITIONAL IMPACTS NOT PREVIOUSLY CONSIDERED. NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED.

OUTSIDE AGENCIES COMMENTS RECEIVED

SAN BERNARDINO COUNTY FIRE:
A letter was provided dated February 19, 2014 with attached conditions of approval.

SAN BERNARDINO COUNTY DEPT OF PUBLIC HEALTH:
A letter was provided dated February 12, 2014 indicating that plans for food establishments shall be reviewed and approved by DEHS.

MOHAVE DESERT AIR QUALITY MANAGEMENT DISTRICT:
A letter was provided dated February 06, 2014 indicating that MDAQMD has no comments on the project.

SAN BERNARDINO COUNTY FLOOD CONTROL
An e-mail was received on February 06, 2014 stating that the project does not impact any Flood Control Facility.

UNITED STATES POSTAL SERVICE
An e-mail was received on February 06, 2014 requesting that the applicant contact USPS for mailbox placement.

HI DESERT WATER DISTRICT
A letter was sent to the applicant dated October 03, 2013 indicating willingness to provide water service.

COPIES OF ALL LETTERS ARE INCLUDED IN THE PACKET.

RECOMMENDATIONS:

ENVIRONMENTAL ASSESSMENT, EA 04-13

That the Planning Commission finds the project exempt from further environmental review in that the review and approval of the Yucca Valley Retail Specific Plan included a program Environmental Impact Report (EIR), State Clearinghouse #2004071127. The EIR evaluated future projects within the boundaries of the Yucca Valley Retail Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1:

That the Planning Commission approves Conditional Use Permit, CUP 02-04 Amendment #1, based upon the findings and the Conditions of Approval.

TENTATIVE PARCEL MAP, TPM 19525

That the Planning Commission approves Tentative Parcel Map, TPM 19525 based upon the findings and the Conditions of Approval.

Appeal Information:

Actions by the Planning Commission, including any finding that a negative declaration be adopted, may be appealed to the Town Council within 10 calendar days. Appeal Application filing and processing information may be obtained from the Planning Division of the Community Development Department. Per Section 83.030145 of the Development Code, minor modifications may be approved by the Planning Division if it is determined that the changes would not affect the findings prescribed in Section 83.030140 of the Development Code, Required Findings, and that the subject of the proposed changes were not items of public controversy during the review and approval of the original permit, including modifications to phasing schedules for the project.

I. GENERAL INFORMATION

PROJECT DESCRIPTION. The applicant is requesting approval to subdivide approximately 26 acres of commercially zoned property into three parcels of 0.84 acre, 0.75 acre and 23.88 acres and to construct a 2,230 square foot panda express and a 2,423 square foot taco bell. A total of 51 onsite parking spaces are proposed with drive aisles. All new utilities will be constructed below grade, and sewage disposal is proposed by connecting the buildings to an adjacent future public sewer system when available. The proposed buildings will be connected to the existing Wal-Mart sewage treatment facility until public sewers are available. Surrounding land uses include a mix of commercial and residential. Access to the site is internal from the existing Super Wal-Mart parking lot

LOCATION: The project is located on the southeast corner of 29 Palms Hwy and Avalon Ave and is further identified SPN: 601-201-37

PROJECT SYNOPSIS:	**SITE COVERAGE**
PROPERTY	26.26 acres
PROJECT AREA	1.59 acres
BUILDING AREA	Approximate 2,230 square foot fast food restaurant Approximate 2,423 square foot fast food restaurant
PHASED CONSTRUCTION:	No
FLOOD ZONE	Map 8120 zone X, areas determined to be outside the 0.2% annual chance floodplain.
ALQUIST PRIOLO ZONE	Yes
OFF-SITE IMPROVEMENTS REQ.	No, the improvements were completed with the construction of the Super Wal-Mart and Home Depot projects.
ASSESSMENT DISTRICTS REQ.	Yes, annexation into currently existing infrastructure maintenance districts

RIGHT-OF-WAY DEDICATION REQ.	No
UTILITY UNDERGROUNDING:	All new service lines shall be underground in conformance to Ordinance No. 169, or as amended by the Town Council.
AIRPORT INFLUENCE AREA:	Located outside the Airport Influence area.
TRAILS & BIKE LANE MASTER PLAN	Bike Lane along Avalon Ave.
PUBLIC FACILITY MASTER PLAN	No facilities on or adjacent to the project.
PARKS AND RECREATION MASTER PLAN	No public facilities are identified for this site.
MASTER PLAN OF DRAINAGE:	No facilities on or adjacent to the project.
EROSION AND SEDIMENT CONTROL PLAN REQUIRED	Yes
STREET LIGHTS:	No
SPECIFIC PLAN/ PLANNED DEVELOPMENT AREA:	Yes, Yucca Valley Retail Specific Plan, S-01-04
FUTURE PLANNING COMMISSION ACTION REQURIED	None
FUTURE TOWN COUNCIL ACTION REQURIED	None for the Conditional Use Permit Yes, for the Final Parcel Map and Assessment District annexation

II. PROJECT ANALYSIS

ADJACENT LAND USES: The site is bounded by 29 Palms Hwy on the north and Avalon Ave to the west. Across SR 62 to the north is a residential neighborhood and limited commercial properties. To the west of the site is an urgent care facility. To the east is the Home Depot and future Marshalls and Petco. Super Wal-Mart and Industrially zoned property are located to the south of the project site.

Surrounding General Plan Land Use designations are Commercial and Industrial to the south of the project site. Properties are designated Medium High Density Residential 8.1-14 units to the acre and Commercial to the north. Properties to the east and west are designated Commercial.

Surrounding Zoning designations are General Commercial (C-G) to the east, west and General Commercial and Industrial to the south. The properties to the north are zoned Residential Single Family, 5 units per acre (RS-5) and General Commercial. Commercial development was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan. General retail and service oriented commercial uses are anticipated in these areas, and the proposed use identified for the project is consistent with the desired development pattern within the Town.

SITE CHARACTERISTICS, GRADING, SETBACKS: The site was rough graded with the construction of the Super Wal-Mart project.

Based upon review of the submitted Preliminary Grading Plan, staff finds the proposed site grading consistent with generally accepted engineered grading practices and achieves compliance with required standards, as well as achieving site grading compatibility with surrounding properties to the degree possible, based upon existing grades, access and required standards.

Setback Area:	**Required**	**Proposed**
Panda Express		
SR 62, Side:	10'	32'
West, Front:	15'	168'
South, Side:	10'	58'+/-
East, Rear:	10'	17'
Taco Bell		
Avalon, Front	15'	27'
West, Side	10'	65'
South, Side	10'	19'
East, Rear	10'	120'

The Development Code provides for maximum 60% of the lot to be covered with building area. As proposed, the site is developed at approximately 7.5% lot coverage.

PHASING: There is no phasing proposed for the development of the project.

ROADWAY IMPROVEMENTS: The proposed project is bounded by Twentynine Palms Highway on the north and Avalon Ave to the west. No off-site improvements are

required, as the improvements were constructed as part of the Super Wal-Mart and Home Depot projects.

ASSESSMENT DISTRICTS: The approval of the project includes the requirement to annex into the existing maintenance assessment district(s) for the Super Wal-Mart for the purpose of maintaining such public improvements as pavement, drainage facilities, curb and gutter, sidewalk, landscaping, lighting, and other public improvements and public safety assessment district.

CIRCULATION & PARKING: On site circulation as proposed includes two points of ingress/egress, and on-site circulation meeting Town and Fire Department standards. Internal circulation provides access to required parking areas.

The project contains the necessary on-site improvements as well as overall parking design and layout. The project is conditioned to record reciprocal access and parking agreements as necessary to ensure long term shared parking when the adjacent parcels have been developed.

The project contains two fast food restaurants and as such, parking is established at 1 space per 50 square feet of seating area, resulting in a minimum standard of 15 parking spaces being required for each restaurant, for a total of 30 required spaces. Twenty-two spaces are provided for the Panda Express and twenty-nine spaces are provided for Taco Bell, for a total of 51 parking spaces, including 4 ADA designated parking spaces.

FLOOD CONTROL/DRAINAGE: The project is proposing to direct all on-site retention and drainage into the retention basin constructed for the Super Wal-Mart. This is consistent with the original project approval.

UTILITIES: Utilities are roughed in on the project site and were installed with the construction of the Super Wal-Mart building.

Each utility provider charges connection and service fees which are designed to include the need for additional facilities as growth occurs. The project applicant will be required to go through each utility company permitting processes.

Electrical services are provided by Southern California Edison. Natural gas services are provided to by The Gas Company. The Hi-Desert Water District (HDWD) serves water within the Town of Yucca Valley. Solid waste services are provided by Burrtec Inc. The Town of Yucca Valley requires mandatory solid waste services and the project will be served by Burrtec.

LANDSCAPING: A conceptual landscape plan was provided with the application submittal. A total of thirteen (13) Joshua Trees and 25, 24" box trees are being

incorporated into the project landscaping, in addition to small trees, shrubs and ancillary landscape improvements. Overall, the project landscaping plan exceeds the quality of common commercial landscaping designs and concepts presented.

A final plan is required to be reviewed and approved by both the Town and Hi-Desert Water District.

ENVIRONMENTAL CONSIDERATIONS: The review and approval of the Yucca Valley Retail Specific Plan included a program Environmental Impact Report (EIR), State Clearinghouse #2004071127. The EIR evaluated future projects within the boundaries of the Yucca Valley Retail Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

GENERAL PLAN CONSIDERATION: The project is designated Commercial (C). This designation is intended to support and encourage the development of retail and service uses, including small commercial centers and personal service businesses. This designation anticipates and encourages a wide range of retail sales, business uses and personal services oriented to the automobile customer. The proposed project is consistent with the designations in which it occurs.

The General Plan supports this project through the following policies:

COMMERCIAL

POLICY LU 1-15
Maintain Yucca Valley's position as the economic hub of the Morongo Basin. Support a broad range of commercial retail, service, office, business park, research and development, light industrial, and industrial uses to provide employment opportunities and contribute to the Town's economic sustainability.

POLICY LU 1-20
Focus commercial development along SR-62 to take advantage of infrastructure improvements.

CONCLUSION: Based upon the facts on the record, the project is consistent with the General Plan, the Development Code, the Yucca Valley Retail Specific Plan and the Town's master plans. Commercial based development was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan. The project, as designed, meets all requirements of the Development Code and the Yucca Valley Retail Specific Plan and no variances or deviations from adopted standards are required for approval.

CONDITIONAL USE PERMIT FINDINGS:

1. **That the location, size, design, density and intensity of the proposed development is consistent with the General Plan, the purpose of the land use district in which the site is located, and the development policies and standards of the Town;**

   The site is bounded by 29 Palms Hwy on the north, Avalon Ave to the west, and commercial projects to the south and east. Across SR 62 to the north is a single family residential neighborhood and limited commercial properties. Surrounding General Plan designations are Commercial (C) and Industrial to the south, Commercial to the west and east and Commercial and Medium High Density Residential 8.1-14 to the north. Zoning designations are General Commercial (C-G) and Industrial to the south, and General Commercial to the east and west. To the north of the project site is designated as General Commercial and Single Family Residential, 5 dwelling units per acre. Commercial based development was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan. General retail and service oriented commercial uses are anticipated in these areas, and the proposed uses identified in CUP 02-04 Amendment #1 are consistent with the desired development pattern within the Town. The project is developed below the maximum lot coverage of 60%, and all set-backs for the General Commercial District are met, as outlined in this Staff Report.

2. **That the location, size, design and architectural design features of the proposed structures and improvements are compatible with the site's natural landform, surrounding sites, structures and streetscapes;**

   The site is bounded by 29 Palms Hwy on the north, Avalon Ave to the west, and commercial projects to the south and east. Across SR 62 to the north is a single family residential neighborhood and limited commercial properties. Surrounding General Plan designations are Commercial (C) and Industrial to the south, Commercial to the west and east and Commercial and Medium High Density Residential 8.1-14 to the north. Zoning designations are General Commercial (C-G) and Industrial to the south, and General Commercial to the east and west. To the north of the project site is designated as General Commercial and Single Family Residential, 5 dwelling units per acre.

   Commercial based development was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan. General retail and service oriented commercial uses are anticipated in these areas, and

the proposed uses identified in CUP 02-04 Amendment #1 are consistent with the desired development pattern within the Town.

3. **That the proposed development produces compatible transitions in the scale, bulk, coverage, density and character of the development between adjacent land uses;**

The site is bounded by 29 Palms Hwy on the north, Avalon Ave to the west, and commercial projects to the south and east. Across SR 62 to the north is a single family residential neighborhood and limited commercial properties. Surrounding General Plan designations are Commercial (C) and Industrial to the south, Commercial to the west and east and Commercial and Medium High Density Residential 8.1-14 to the north. Zoning designations are General Commercial (C-G) and Industrial to the south, and General Commercial to the east and west. To the north of the project site is designated as General Commercial and Single Family Residential, 5 dwelling units per acre.

Commercial based development was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan. General retail and service oriented commercial uses are anticipated in these areas, and the proposed uses identified in CUP 02-04 Amendment #1 are consistent with the desired development pattern within the Town.

The project is developed below the maximum lot coverage of 60%, and all set-backs for the General Commercial District are met, as outlined in this Staff Report. The site is adjacent to 29 Palms Hwy on the north and is surrounded by existing commercial development on the south and west, with residential development across 29 Palms Hwy to the north.

4. **That the building site and architectural design is accomplished in an energy efficient manner;**

The site is being developed consistent with adopted set back and building height standards, allowing opportunities to maximize energy efficiency and conservation measures in construction and building operations.

5. **That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures;**

The construction materials, colors, textures, height and bulk are consistent with the Development Code standards and requirements and are consistent with

surrounding development patterns. Wood frame with stucco construction with desert compatible colors are proposed.

6. **That the development proposal does not unnecessarily block views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;**

   The structures have a maximum building height at the tallest point of 22'. This building height is consistent with the commercial development pattern along SR 62 and as such, does not unnecessarily block views from public ways and is similar in mass and scale to the local built environment.

7. **That the amount, location, and design of open space and landscaping conforms to the requirements of the Development Code, enhances the visual appeal and is compatible with the design and functions of the structure(s), site and surrounding area;**

   The proposed landscape plans indicate that thirteen native plants and twenty-five 24' box trees will be incorporated into the landscaping along with additional shrubs and ground cover. The project will be landscaped along 29 Palms Hwy and Avalon Ave with additional landscaping at the end of each parking aisle. There are also proposed landscaped areas to the north of the Taco Bell and buffering the drive-thru lanes of each building. This is consistent with Development Code requirements and compatible with surrounding development patterns.

8. **That quality in architectural design is maintained in order to enhance the visual environment of the Town and to protect the economic value of existing structures;**

   The proposed structures are wood framed with stucco, with pop-outs, articulation, and colors consistent with the Specific Plan area as well as the SR 62 Commercial Corridor.

9. **That there are existing public facilities, services, and utilities available at the appropriate levels and/or that new or expanded facilities, services and utilities shall be required to be installed at the appropriate time to serve the project as they are needed;**

   Utilities are roughed in on the project site and were installed with the construction of the Super Wal-Mart building.

Each utility provider charges connection and service fees which are designed to include the need for additional facilities as growth occurs. The project applicant will be required to pay these fees as applicable.

Electrical services are provided by Southern California Edison. Natural gas services are provided to by The Gas Company. The Hi-Desert Water District (HDWD, District) serves the Town of Yucca Valley. Solid waste services are provided by Burrtec Inc. The Town of Yucca Valley requires mandatory solid waste services and the project will be served by Burrtec.

10. That access to the site and circulation on and off-site is required to be safe and convenient for pedestrians, bicyclists, equestrians and motorists;

On site circulation as proposed includes two points of ingress/egress, and on-site circulation meeting Town and Fire Department standards. Internal circulation provides access to required parking.

The project contains the necessary on-site improvements as well as overall parking design and layout. The project is conditioned to record reciprocal access and parking agreements as necessary to ensure long term shared parking when the adjacent parcels have been developed.

Parking is established at 1 space per 50 square feet of seating area, resulting in a minimum standard of 30 parking spaces being required. A total of 51 parking spaces are provided, including 4 ADA designated parking spaces.

11. That traffic generated from the proposed project has been sufficiently addressed and mitigated and will not adversely impact the capacity and physical character of surrounding streets;

The review and approval of the Yucca Valley Retail Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Yucca Valley Retail Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

No negative impacts created by the project have been identified, including traffic impacts.

Additionally, the project is conditioned to pay Public Facility Development Impact fees in accordance with current Town Council policy, including Street and Traffic Impact Fees. The project is also conditioned to annex into the existing Super Wal-Mart maintenance districts that generate the necessary revenue to maintain the infrastructure constructed by the project.

12. That traffic improvements and/or mitigation measures have been applied or required in a manner adequate to maintain a Level of Service C or better on arterial roads, where applicable, and are consistent with the Circulation Element of the Town General Plan;

The review and approval of the Yucca Valley Retail Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Yucca Valley Retail Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

No negative impacts created by the project have been identified, including traffic impacts.

Additionally, the project is conditioned to pay Public Facility Development Impact fees in accordance with current Town Council policy, including Street and Traffic Impact Fees. The project is also conditioned to annex into the existing Super Wal-Mart form maintenance districts that generate the necessary revenue to maintain the infrastructure constructed by the project.

13. That there will not be significant harmful effects upon environmental quality and natural resources including endangered, threatened, rare species, their habitat, including but not limited to plants, fish, insects, animals, birds or reptiles;

The review and approval of the Yucca Valley Retail Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Yucca Valley Retail Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

No negative impacts created by the project have been identified, including biological resources.

14. That there are no other relevant or anticipated negative impacts of the proposed use that cannot be mitigated and reduced to a level of non-significance in conformance with CEQA, the California Environmental Quality Act;

The review and approval of the Yucca Valley Retail Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Yucca Valley Retail Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

There is no substantial change to the project nor is there "new information of substantial importance" pursuant to CEQA guidelines section 15162, necessitating the requirement for a supplemental or subsequent EIR or the preparation of an addendum pursuant to Section 15164.

15. That the impacts which could result from the proposed development, and the proposed location, size, design and operating characteristics of the proposed development, and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety and welfare of the community or be materially injurious to properties or improvements in the vicinity or be contrary to the adopted General Plan; and

The review and approval of the Yucca Valley Retail Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Yucca Valley Retail Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.
No negative impacts created by the project have been identified.

16. **That the proposed development will comply with each of the applicable provisions of this code, and applicable Town policies; except approved variances.**

The project, as designed, complies with the standards and requirements set forth in the Yucca Valley Development Code and the adopted General Plan policies, as identified and set forth in this Staff Report.

Attachments:

1. Standard Exhibits
2. Application materials
3. Site Plan & Elevations
4. Agency comments

TOWN OF YUCCA VALLEY
CONDITIONS OF APPROVAL
ENVIRONMENTAL ASSESSMENT, EA 04-13
CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
TENTATIVE PARCEL MAP, TPM 19525
EIR STATE CLEARINGHOUSE #2004071127
PANDA EXPRESS-TACO BELL

This approval is for Environmental Assessment, EA 04-13, Conditional Use Permit, CUP 02-04 Amendment #1, Tentative Parcel Map, TPM 19525, a request to subdivide 26 acres into three parcels and construct a 2,230 square foot Panda Express and a 2,423 square foot Taco Bell. The project is located on the southeast corner of 29 Palms Hwy and Avalon Ave and is further identified as APN: 601-201-37

GENERAL CONDITIONS

G1. The applicant shall agree to defend, indemnify and hold harmless the Town of Yucca Valley, its agents, officers and employees, at his sole expense, against any action, claim or proceedings brought against the Town or its agents, officers or employees, to attack, set aside, void, or annul this approval or because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the Town of Yucca Valley Development Code. The applicant shall reimburse the Town, its agents, officers, or employees for any court costs, and attorney's fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition. The Town shall promptly notify the applicant of any claim, action or proceedings arising from the Town's approval of this project, and the Town shall cooperate in the defense.

G2. This Conditional Use Permit shall become null and void if construction has not commenced within three (3) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission, in conformance with the Town of Yucca Valley Development Code. The applicant is responsible for the initiation of an extension request.

CUP 02-04, Amendment #1 Approval Date: March 11, 2014
CUP 02-04 Amendment #1 Expiration Date: March 11, 2017

TPM 19525 Approval Date: March 11, 2014
TPM 19525 Expiration Date: March 11, 2016

G3. The applicant shall ascertain and comply with requirements of all State, County, Town and local agencies as are applicable to the project. These include, but are not limited to, County of San Bernardino Environmental Health Services, County

of San Bernardino Transportation/Flood Control, County of San Bernardino Fire Department, Yucca Valley Building and Safety, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, Colorado River Region, the Federal Emergency Management Agency, MDAQMD-Mojave Desert Air Quality Management District, Community Development, Engineering, and all other Town Departments.

G4. All conditions are continuing conditions. Failure of the applicant to comply with any or all of said conditions at any time may result in the revocation of any construction permits for the project.

G5. No on-site or off-site work shall commence without obtaining the appropriate permits for the work required by the Town and the appropriate utilities. The approved permits shall be readily available on the job site for inspection by Town personnel.

G6. The applicant shall pay all fees charged by the Town as required for application processing, plan checking, construction and/or inspections. The fee amounts shall be those which are applicable and in effect at the time work is undertaken and accomplished. Fees for entitlement prior to construction permits are based on estimated costs for similar projects. Additional fees may be incurred, depending upon the specific project. If additional fees for services are incurred, they must be paid prior to any further processing, consideration, or approval(s).

G7. All improvements shall be inspected by the Town as appropriate. Any work completed without proper inspection may be subject to removal and replacement under proper inspection.

G8. All refuse shall be removed from the premises in conformance with Yucca Valley Town Code 33.083.

G9. During construction, the Applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town to eliminate any site related dirt and debris within the roadways. During business activities, the applicant shall keep the public right-of-way adjacent to the property in a clean and sanitary condition.

G10. No staging of construction equipment or parking of worker's vehicles shall be allowed within the public right-of-way of streets or other public improvements that have been accepted into the Town's maintained system

G11. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a qualified licensed land surveyor or civil engineer to reset those

monuments per Town Standards and file the necessary information with the County Recorder's office as required by law (AB 1414).

G12. Each phase of the project shall function independently of all other phases. All improvements shall be completed for each phase to ensure that each phase functions separate from the remainder of the project, and shall include, but not be limited to, street improvements, drainage and retention/detention facilities, water delivery systems, fire suppressions systems, post construction erosion and sediment control systems, all utilities necessary to serve the project, and those improvements deemed necessary by the Town. All phasing plans shall be illustrated on rough and precise grading plans, erosion and sediment control plans, all plan required for obtaining native plant plan approval, and on any other plan as deemed necessary by the Town.

G13 At least one sign per fronting street shall be posted on the site and must contain the following information: the grading permit number, the project name, map number (if appropriate), the authorized dust controller phone number(s), the Town phone number and the Mojave Desert Air Quality Management District (MDAQMD) phone number. The signs must be obtained and installed by the developer using the sample format to be provided. The signs must be present at the pre-construction meeting or the grading permit will not be issued. The developer must keep the contact name and phone number active and current at all times. Failure of the contact system may be considered grounds for revocation of the permit.

G14. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents

G15. The Applicant shall reimburse the Town for the Town's costs incurred in monitoring the developer's compliance with the Conditions of Approval including, but not limited to, inspections and review of developer's operations and activities for compliance with all applicable dust and noise operations. This condition of approval is supplemental and in addition to normal building permit and public improvement permits that may be required pursuant to the Yucca Valley Municipal Code.

G16. Prior to the issuance of a Certificate of Occupancy for any habitable structure in each phase of the project, all improvements shall be constructed, final inspection performed, punch-list items completed, and all installations approved by the appropriate agency.

G17. After final plan check by the Town, original mylars (4 mil) shall be submitted to the Town for signature by the Town Engineer. All original mylars submitted for Town Engineer's signature must contain the design engineer's wet signature and stamp and all other required signatures.

G18. For any import or export of material, the Project proponent shall provide the following for review by the Town Engineer: the route of travel, number of trucks, daily schedule, and length of time required. No hauling of material shall begin without the Town Engineer's approval.

G19. Prior to any work being performed within the public right-of-way, the Project proponent shall provide the name, address, telephone, facsimile number, and e-mail address of the Contractor to perform the work. A description of the location, purpose, method of construction, and surface and subsurface area of the proposed work shall be supplied. A plat showing the proposed location and dimensions of the excavation and the facilities to be installed, maintained, or repaired in connection with the excavation, shall be provided and such other details as may be required by the Town Engineer.

G20. The site shall be developed in accordance with the approved plans on file with the Town of Yucca Valley, in accordance with the Conditions of Approval approved for the project, and in accordance with the General Plan and Development Code. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Town.

G21. Prior to issuances of building permits, all site plans, grading plans, landscape and irrigation plans, drainage/flood control plans, public improvement plans, erosion and sediment control plans, shall be coordinated for consistency with this approval.

G22. The Town may allow phased constructed of the project provided that the improvements necessary to adequately serve or mitigate the impacts of each phase of development are completed prior to the issuance of a Certificate of Occupancy for that phase.

G23. The applicant or the applicant's successor-in-interest shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.

G24. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Town before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented.

G25. All street dedications shall be irrevocably offered to the public and shall continue in force until the Town accepts or abandons such offers. All dedications shall be free of all encumbrances as approved by the Town Engineer.

G26. The street design and circulation pattern of this project shall be coordinated with adjoining developments.

G27. The final conditions of approval issued by the approving authority shall be photographically or electronically placed on bond (blue/black line) paper and included in the Grading and Street Improvement plan sets on 24" x 36" bond (blue/ black line) paper and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field and during construction. Plan check fees shall not be charged for sheets containing the Conditions of Approval.

G28. Prior to issuance of a certificate of occupancy, the applicant shall submit all improvement plans on compact disks in digital format acceptable to the Town Engineer.

G29. Violations of any condition or restriction or prohibition set forth in these conditions, including all approved construction plans, public and private, for this project and subject to the Town's overall project approval and these conditions of approval, shall subject the owner, applicant, developer or contractor(s) to the remedies as noted in the Municipal Code. In addition, the Town Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

PLANNING CONDITIONS

P1. The development of the property shall be in conformance with FEMA and the Town's Floodplain Management Ordinance requirements. Adequate provision shall be made to intercept and conduct the existing tributary drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to modifying existing facilities or by securing a drainage easement.

P2. In accordance with Ordinance 169, utility undergrounding shall be required for all new service and distribution lines that provide direct service to the property being developed; existing service and distribution lines that are located within the boundaries being developed; existing service and distribution lines between the street frontage property line and the centerline of the adjacent streets of the property being developed; existing Service and Distribution lines located on

adjacent properties along or within 10 feet of the lot lines of the property being developed; or existing service and distribution lines being relocated as a result of a project.

P3. All exterior lighting shall comply with the Ordinance 90, Outdoor Lighting and shall be illustrated on all construction plans.

P4. **All mitigation measures identified in the Super Wal-Mart Environmental Impact Report and included in the Mitigation Monitoring Program are included as conditions of approval by this reference.**

P5. A final plan identifying all protected plants as well as a Native Plant Relocation Plan with any area proposed to be disturbed in accordance with the Town's Native Plant Protection Ordinance shall be submitted for approval prior to issuance of any construction permits, including grading and utility installations, for the project. **The applicant shall make every effort to relocate the native plants back onsite. The adoption of native plants shall be consistent with the Native Plant Ordinance in effect at the time of grading permits. The final native plant plan shall be reviewed and approved by the Planning Commission prior to the issuance of any construction permits for the project site.**

P6. Prior to the issuance of any permits the applicant/owner shall provide three (3) copies of a landscape and irrigation plan showing the size, type and location of all plant and irrigation systems. Said irrigation system shall incorporate a permanent automatic irrigation system, and all landscaping and irrigation systems shall be maintained in good condition at all times. All ground within proposed landscape planter areas shall be provided with approved ground cover. This shall include but not be limited to drought-tolerant plant materials or colored desert rock. The Landscape Plan shall be approved by Hi-Desert Water District. The Landscape and Irrigation review requires a separate application and a current Town fee of $685. **The final Landscape and Irrigation Plan shall be reviewed and approved by the Planning Commission prior to the issuance of any permits.**

P7. Reciprocal parking and access agreements shall be recorded on all lots within the Parcel Map.

ENGINEERING CONDITIONS

E1. Prior to the issuance of a Grading Permit, a precise grading plan prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town prior to any grading activity. The precise grading plan shall be reviewed and approved by the Town Engineer prior to issuance of grading permits. The applicant/owner is responsible for all fees incurred by the Town. Prior to Certificate of Occupancy, the Engineer-of-Record shall survey and

certify that the site grading was completed in substantial conformance with the approved Grading Plans.

E2. **All manufactured slopes over the height of 3 feet shall be irrigated and landscaped immediately following grading. Prior to issuance of a grading permit for any portion of the site, the applicant/owner shall submit, for review and approval, an irrigation and landscaping plan or other appropriate treatment for all slope areas.**

E3. The Engineer-of-Record or other civil engineer shall survey and provide pad certification for the site prior to issuance of building permits.

E4. Prior to the issuance of Permits, the Applicant shall comply with the recommendations of a site-specific Geotechnical and Soils Report which shall be reviewed and subject to Town approval. The report shall include recommendations for any onsite and offsite grading, foundations, compaction, structures, drainage, and existence of fault zones. It shall include recommendations for retention basins, slope stability and erosion control. The soils engineering report shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, when necessary and opinions and recommendation covering the adequacy of sites for development. The report shall identify if the site contains any areas susceptible to landslide risk, liquefaction potential and/or subsidence potential on the project site. The report shall identify and include the location of major geologic features, topography and drainage, distribution and general nature of rock and soils, a reasonable evaluation and prediction of the performance of any proposed cut or fill in relation to geological conditions, and the capability of soils and substrata to support structures.

E5. All property corners, lots, easements, street centerlines, and curve radii shall be monumented and horizontally tied to identified control points. A copy of the monumentation survey and centerline tie notes shall be provided to the Town Engineer prior to certificate of occupancy.

E6. All recommended approved measures identified in the Soils Report shall be incorporated into the project design.

E7. A pre-filtration system shall be installed for all drain lines connected to any underground storage system to collect sediment and hydrocarbon material prior to discharge into the underground system.

E8. Any grading or drainage onto private off-site or adjacent property shall require a written permission to grade and/or a permission to drain letter from the affected property owner.

E9. In conjunction with precise grading certification, all retention/detention basins shall be certified by a civil engineer that they have been constructed in substantial conformance with the approved plans, and shall be certified that they

have the required capacity and will operate in accordance with the approved drainage reports for the project.

E10. In conjunction with precise grading certification, all drainage systems, both public and private, shall be certified by a civil engineer that they have been constructed in substantial conformance with the approved plans, and shall be certified that they have the required capacity and will operate in accordance with the approved drainage reports for the project.

E11. No on-site or off-site work shall commence without obtaining the appropriate permits for the work involved from the Town. The approved permits shall be readily available on the job-site for inspection by the Town personnel.

E12. All grading activities shall minimize dust through compliance with MDAQMD Rules 402 and 403.

E13. Prior to issuance of a grading permit, a Fugitive Dust and Erosion and Sediment Control Plan shall be submitted and approved by the Town Engineer. The Fugitive Dust and Erosion and Sediment Control Plan shall illustrate all proposed phasing for construction of the project.

E14. A Notice of Intent to comply with Statewide General Construction Stormwater Permit (Water Quality Order 99-08-DWQ as modified December 2, 2002 or as otherwise updated by the Board) is required for the proposed development via the California Regional Water Quality Control Board (phone no. 760-346-7491). A copy of the executed letter issuing a Waste Discharge Identification number shall be provided to the Town prior to issuance of a grading permit. The Applicant shall comply with NPDES requirements as applicable. The Applicant shall install devices on his property to keep erodible material, rocks, and gravel on the site. To eliminate any site related dirt and debris within the roadways, the Applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town Staff.

E15. Prior to any work being performed in the public right-of-way, fees shall be paid and an encroachment permit shall be obtained from the Town. The Applicant shall apply for an encroachment permit from the Town for utility trenching, utility connection, or any other encroachment onto public right-of-way. The Applicant shall be responsible for the associated costs and arrangements with each public utility.

E16. The Applicant shall restore any pavement cuts required for installation or extension of utilities for his project within the public right-of-way. In all cases where cuts are allowed, the Applicant is required to patch the cuts to Town standards and the approval of the Town Engineer. The patching shall include a grinding of the pavement to a width 4 feet beyond the edge of the trench on each side, or as determined by the Town Engineer, and replacement with a full-depth asphalt concrete recommended by the Soils Engineer.

E17. The Applicant shall accept and properly dispose of all off-site drainage flowing onto or through the site.

E18. The Applicant shall construct the replacement of any identified damaged curb and gutter, sidewalk, drive approach, asphalt concrete pavement, meter boxes, and other infrastructure that may be required by the Town Engineer or another Agency.

E19. The Applicant shall install all water and sewer systems required to serve the project. All water and sewer systems shall be completed to the requirements of the Hi Desert Water District.

E20. The Applicant shall observe the construction of this project to make certain that no damage or potential for damage occurs to adjacent roadway, existing improvements, adjacent property and other infrastructure. The applicant shall be responsible for the repair of any damage occurring to offsite infrastructure and/or property damage as determined by the Town Engineer. The applicant shall repair any such damage prior to certificate of occupancy. If the damage is such that it is not repairable within a reasonable amount of time as determined by the Town Engineer, the applicant may petition the Town Engineer for additional conditions that may allow him the time, amount of surety and other requirements to repair the damage.

E21. The Applicant shall be responsible for all improvements constructed within the public right-of-way as required by the conditions of approval. The improvements shall be constructed to the standards and requirements as determined and approved by the Town Engineer. Any improvements not considered to be to the required standards shall be replaced by the Applicant. The Applicant shall be required to maintain and repair those improvements prior to and after acceptance by the Town Council for the length of time required by the applicable conditions, standards and ordinances.

E22. All improvement plans shall be designed by a Registered Civil Engineer.

E23. Any area which remains undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers or a desert wildflower mix hydroseed on the affected portion of the site.

E24. The Applicant shall be responsible for inspection, modification, and proper maintenance of the erosion control devices as necessary. If the Applicant fails or refuses to properly maintain the erosion control devices, the Town official may cause emergency maintenance work to be done in order to protect potentially impacted property. The cost shall be deducted from the erosion control security posted for the project and shall include all costs related to the emergency maintenance including initial mobilization and performance of the work in addition to applicable administrative costs.

E25. If construction of erosion control systems outside of the project boundaries is necessary, permission to construct such systems from the owner of such off-site property is required. Plans for the off-site system shall be included with the on-

site plans submitted to the Town Engineer. The plans for the off-site erosion control system shall include permission to grade and maintain the erosion control system from all affected property owners and letters of clearance and/or permits from all appropriate governmental entities.

E26. The Applicant shall submit a post construction erosion and sediment control plan which identifies and illustrates all necessary improvements to prevent the movement and or loss of any soil and sediment materials from the project site, including all individual lots for construction of habitable structures, all slope banks, and all areas of the site capable of resulting in the deposit of soils and sediments with the street or storm drain system. The post construction erosion and sediment improvements shall be certified by a civil engineer that they were constructed in substantial conformance with the approved plans and specifications.

E27. It is understood that the Conditional Use Permit plans correctly shows all existing easements, traveled ways and drainage courses, and that their omission may require the Conditional Use Permit plans to be resubmitted for further consideration.

E28. Private drainage easements for cross-lot drainage shall be dedicated and delineated on the final map.

E29. A construction area traffic control plan, including temporary and final permanent striping, shall be designed by a registered Civil Engineer or Traffic Engineer for review and approval by the Town Engineer for any street construction, closure, detour or other disruption to traffic circulation.

E30. All street closures must be approved by Town Council action.

E31. The following shall information regarding the presence of the Marine Corps Air Ground Combat Center (MGAGCC) shall be recorded on the title of each property contained within the boundaries of the Conditional Use Permit.

"The Marine Corps Air Ground Combat Center is located in the Morongo Basin. To prepare Marines for future conflicts, the MGAGCC carries out realistic training with military munitions, both day and night. As a result, Military aircraft fly over the area, and military vehicles drive on and off the base every day. This property is located directly under two aircraft flying routes and is located approximately 13 miles from the installation boundary. Consequently, you should expect to hear military training, see low-flying military aircraft, and encounter other experiences associated with the important mission of the MCAGCC".

E32. After final plan check by the Town, original mylars (4 mil) shall be submitted to the Town for signature by the Town Engineer. All original mylars submitted for the Town Engineer's signature must contain the design engineer's wet signature and stamp and all other required signatures.

E33. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patters with respect to tributary drainage area and

outlet points. Unless otherwise approved by the Town Engineer, lot lines shall be located at the top of slopes.

E34. Improvement plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the Town Engineer.

E35. Prior to final parcel map approval, the applicant shall enter into a subdivision improvement agreement with the Town of Yucca Valley. In addition to the subdivision improvement agreement, the applicant shall submit bonds including but not limited to, 100% faithful performance bond, 50% labor and materials bond, 25% guaranty/ warranty bond, monument bond and grading bond.

E36. The engineer-of-record shall prepare bond estimates for public improvements required for the project. The estimates shall be prepared on estimating forms provided by the Town. The bond estimate shall be reviewed and approved by the Town Engineer.

E37. Drainage easements, when required, shall be shown on the final map and noted as follows: "Drainage Easement – no buildings, obstructions or encroachments by land fills are allowed".

E38. It is understood that the tentative map correctly shows all existing easements, traveled ways and drainage courses, and that their omission may require the tentative map to be resubmitted for further consideration.

E39. If improvements associated with this project are not initiated within the approval time period of the subdivision improvement agreement, the Town Engineer may require that plans be modified to reflect current codes and standards in effect at the time of request for an extension of time for the improvement agreement or issuance of a permit.

E40. Private drainage easements for cross-lot drainage shall be dedicated and delineated on the final map.

E41. With submittal of grading plans, street improvement plans, storm drain and retention/detention basin plans, and erosion and sediment control plans, the Applicant shall cause to be formed, **or shall be annexed into an existing**, maintenance district(s) for landscape, lighting, streets, drainage facilities or other infrastructure as required by the Town. The Applicant shall initiate the maintenance and benefit assessment district(s) formation, **or annexation**, by submitting a landowner petition and consent form (provided by the Town) and deposit necessary fees concurrent with the application for street and grading plan review and approval; and said maintenance and benefit assessment district(s) shall be established concurrent with the approval of the final map in the case of the subdivision of land, or prior to issuance of any certificate of occupancy where there is no subdivision of land.

E42. The proposed restaurants shall connect to the existing sewer and water stub-outs provided by the Wal-Mart development.

E43. Storm waters shall be routed to the existing storm water retention basin.

E44. Areas for construction stockpiling, equipment storage and maintenance shall be submitted to the Town Engineer for review and approval with each phase of the project.

BUILDING AND SAFETY CONDITIONS

B1. Prior to the delivery of combustible materials, the following items shall be accepted as complete:

a. The water system is functional from the source of water past the lots on which permits are being requested (i.e. All services are installed, valves are functional and accessible, etc.); and

b. Fire hydrants are accepted by the County Fire Department and the Hi Desert Water District. The fire hydrants associated with each phase shall be functioning prior to issuance of building permits.

B2. The applicant shall submit three sets of plans to the Building and Safety Dept. for plan check and approval.

B3. At the time of building plan check submittal, the applicant shall provide approval from the San Bernardino County Fire Dept.

B4. Prior to final inspection, all required improvements shall be constructed and finalized and accepted by the appropriate agency prior to the issuance of a Certificate of Occupancy.

Fire Conditions

F1. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.

F2. Not less than 2 complete sets of Building Plans shall be submitted to the Fire Department for review and approval.

F3. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.

F4. Please see attached letter from San Bernardino County Fire Dept. for additional conditions.

Mojave Desert Air Quality Management District Condition

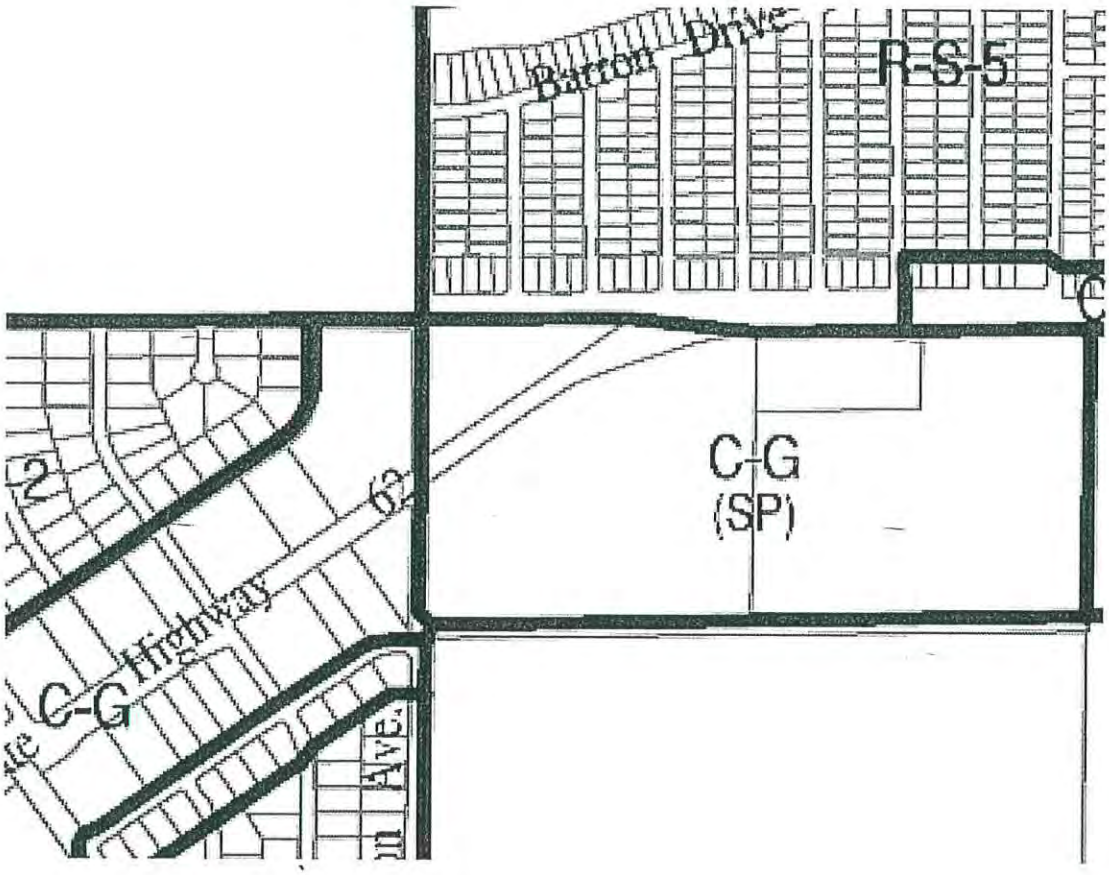
M1. A "Notification of Demolition/Renovation" application must be completed and submitted to the District pursuant to Health and Safety Code Section 19827.5 for the demolition of any load bearing wall or foundation.

I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I UNDERSTAND THAT FAILURE TO SATISFY ANY ONE OF THESE CONDITIONS WILL PROHIBIT THE ISSUANCE OF ANY PERMIT OR ANY FINAL MAP APPROVAL.

Applicant's Signature _____ Date _____

TOWN OF YUCCA VALLEY

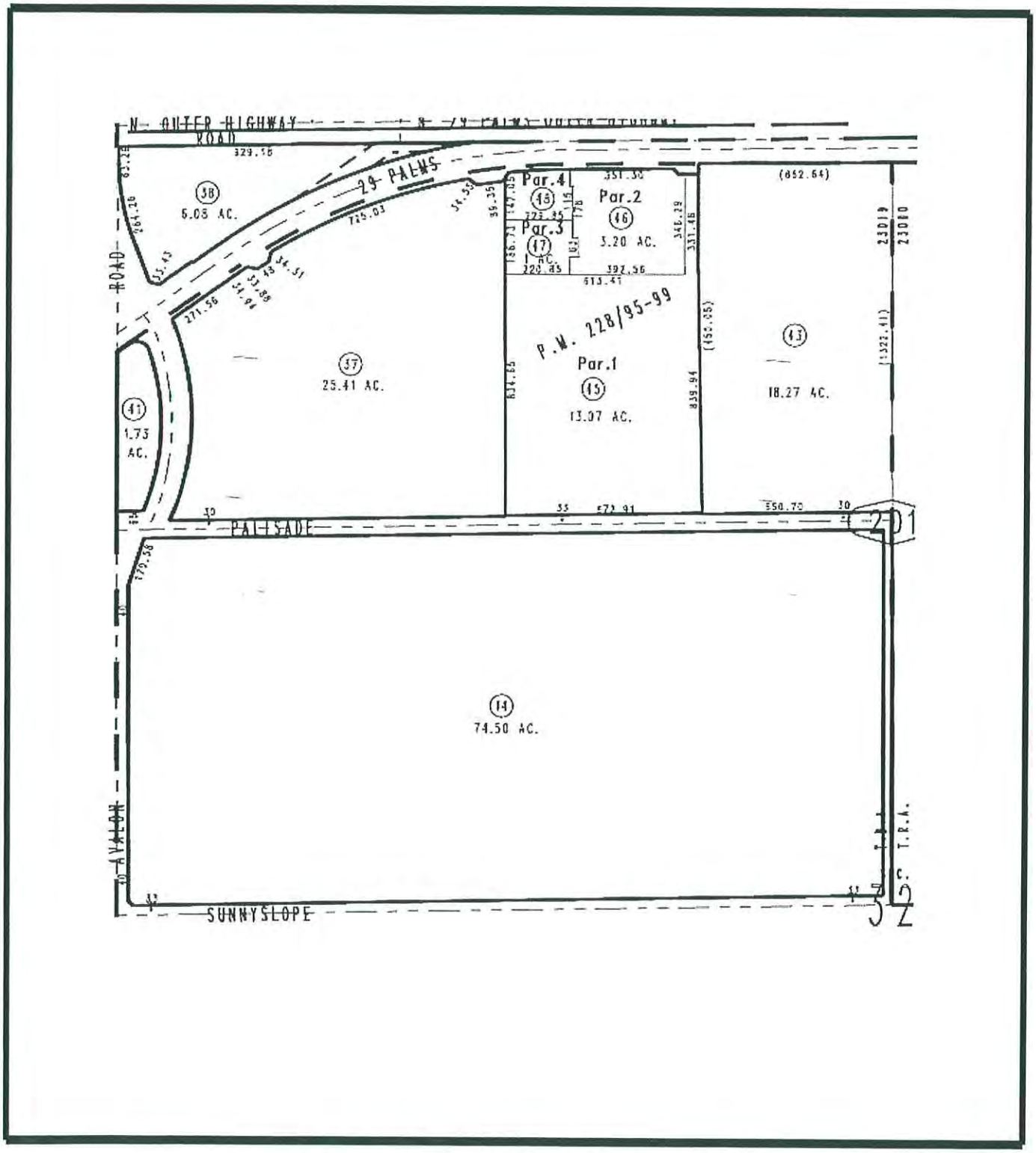
PROJECT: CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
TENTATIVE PARCEL MAP, TPM 19525 PANDA EXPRESS-TACO BELL



ZONING MAP

TOWN OF YUCCA VALLEY

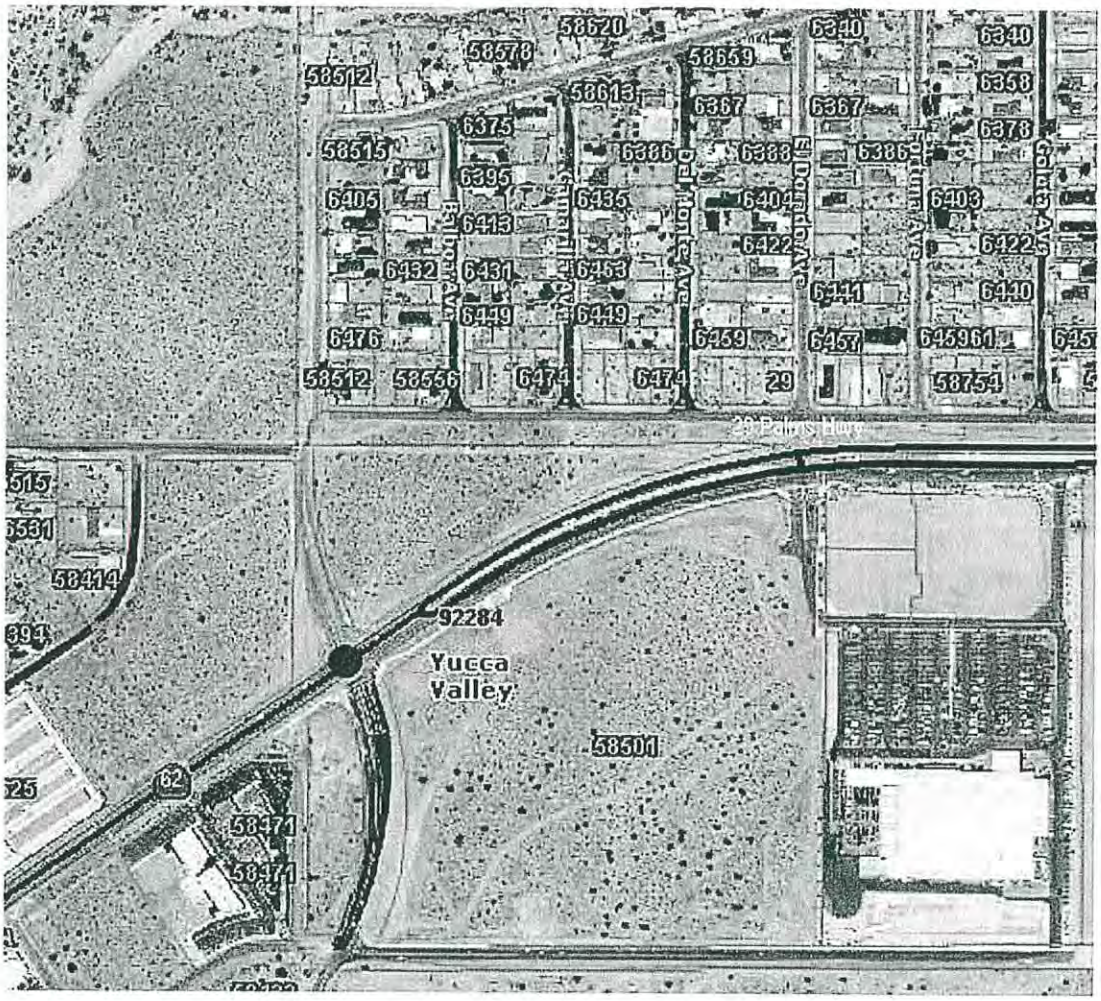
PROJECT: CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
TENTATIVE PARCEL MAP, TPM 19525 PANDA EXPRESS-TACO BELL



ASSESSORS PARCEL MAP

TOWN OF YUCCA VALLEY

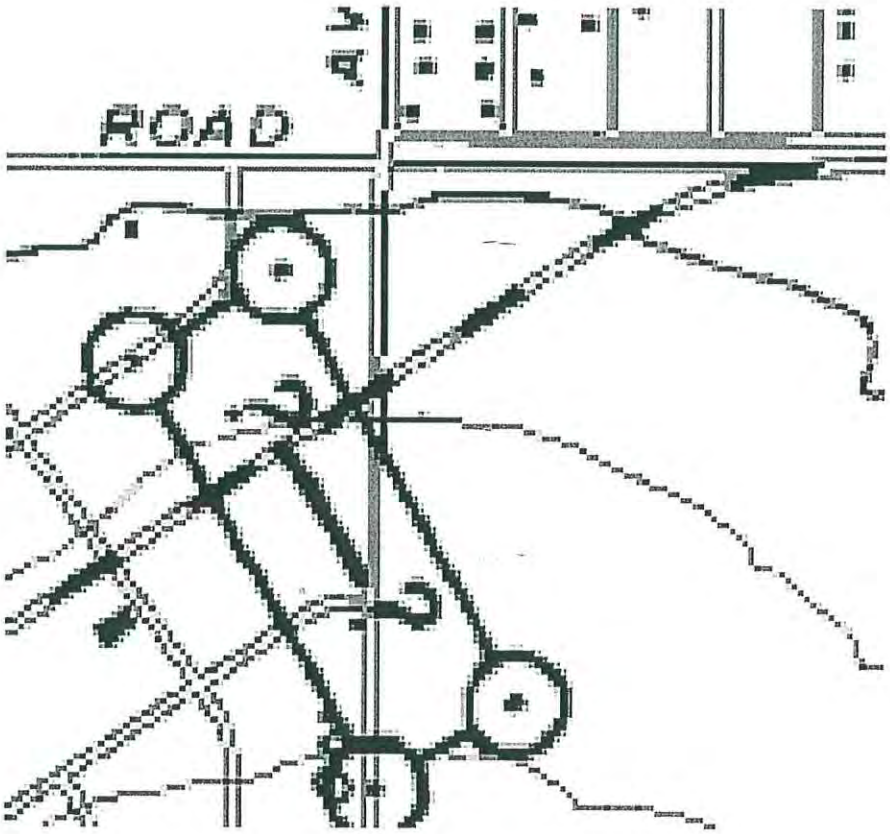
PROJECT: CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
TENTATIVE PARCEL MAP, TPM 19525 PANDA EXPRESS-TACO BELL



AERIAL PHOTO

TOWN OF YUCCA VALLEY

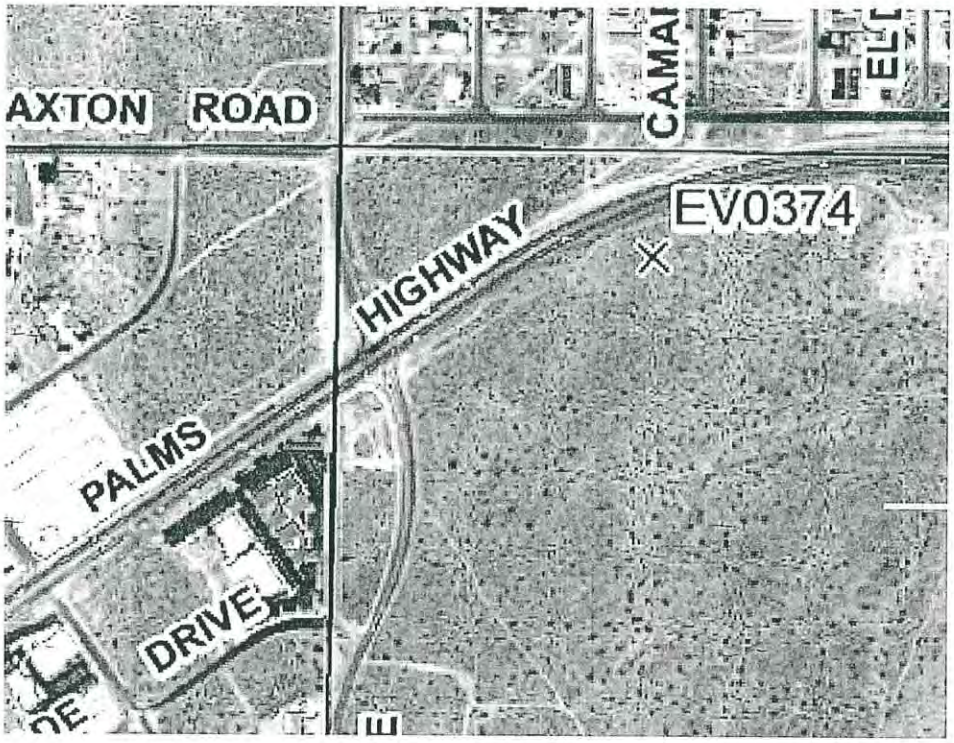
PROJECT: CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
TENTATIVE PARCEL MAP, TPM 19525 PANDA EXPRESS-TACO BELL



ALQUIST PRIOLO MAP

TOWN OF YUCCA VALLEY

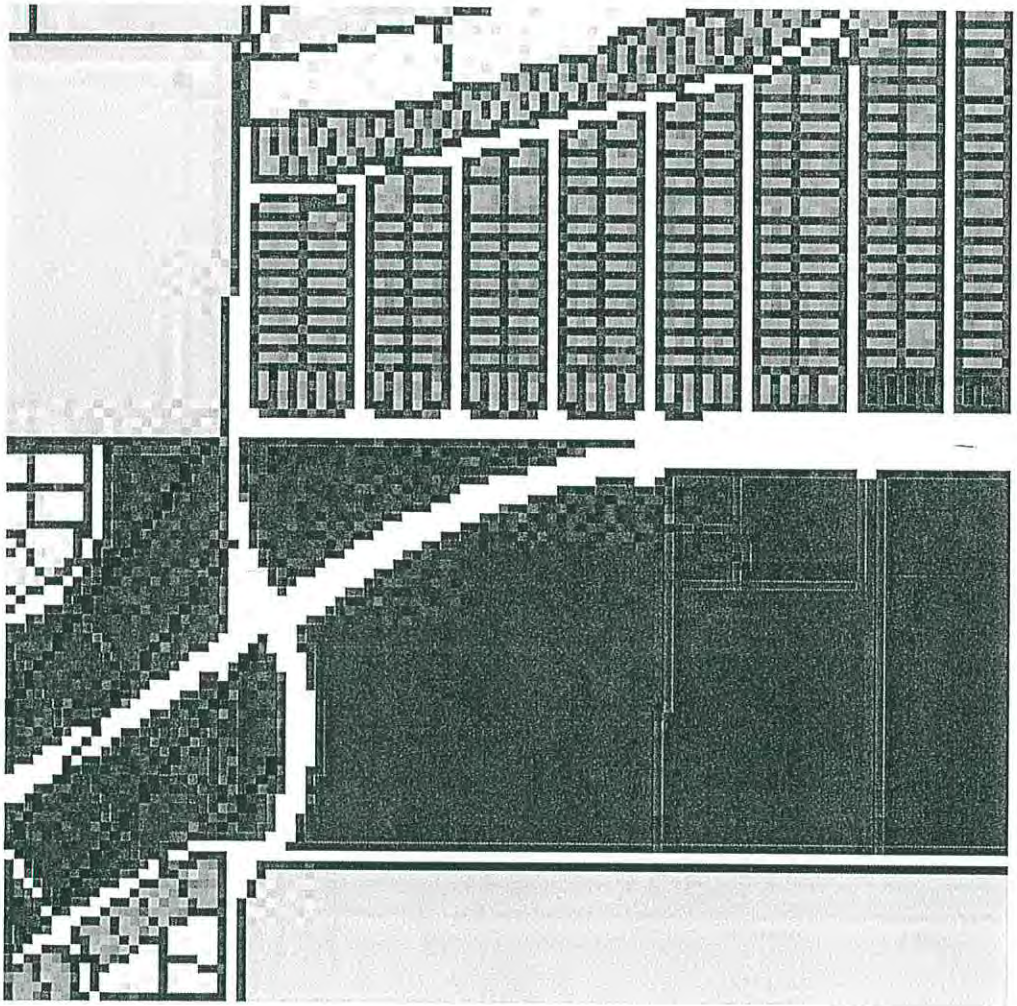
PROJECT: CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
TENTATIVE PARCEL MAP, TPM 19525 PANDA EXPRESS-TACO BELL



FEMA FLOOD MAP

TOWN OF YUCCA VALLEY

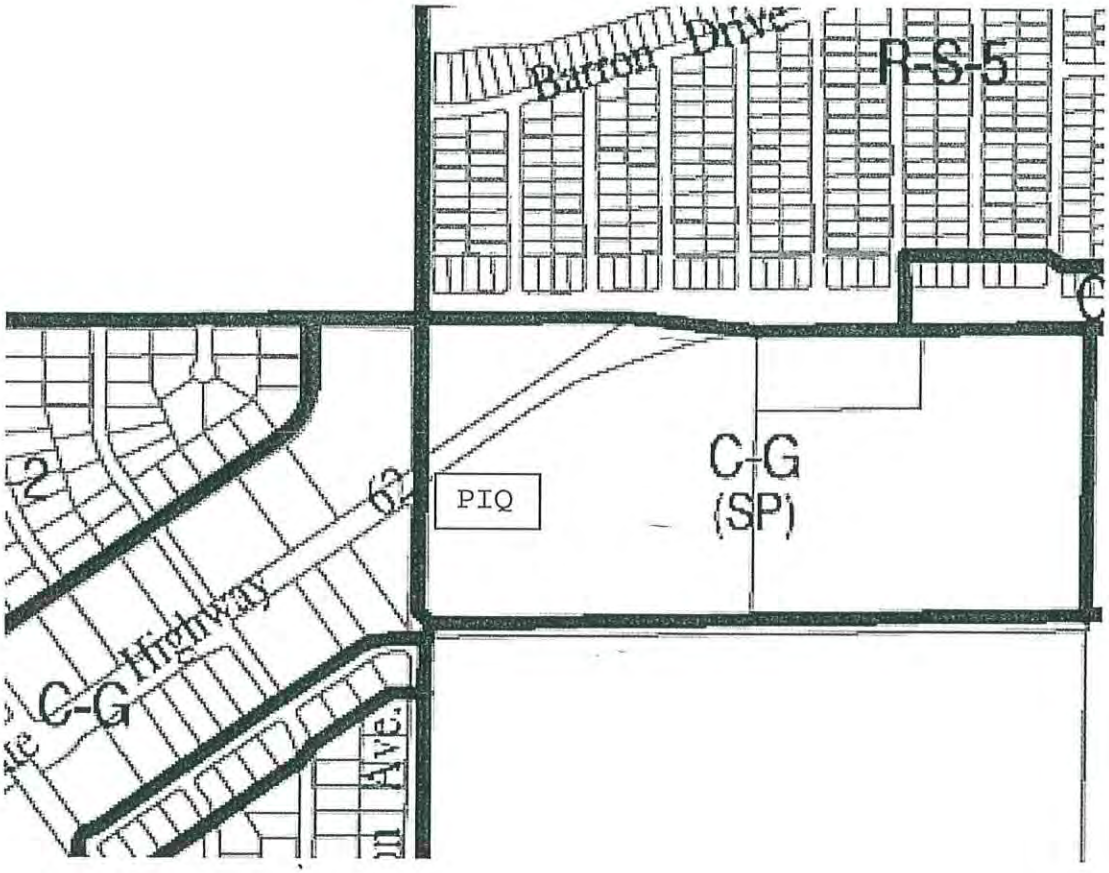
PROJECT: CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
TENTATIVE PARCEL MAP, TPM 19525 PANDA EXPRESS-TACO BELL



GENERAL PLAN LAND USE MAP

TOWN OF YUCCA VALLEY

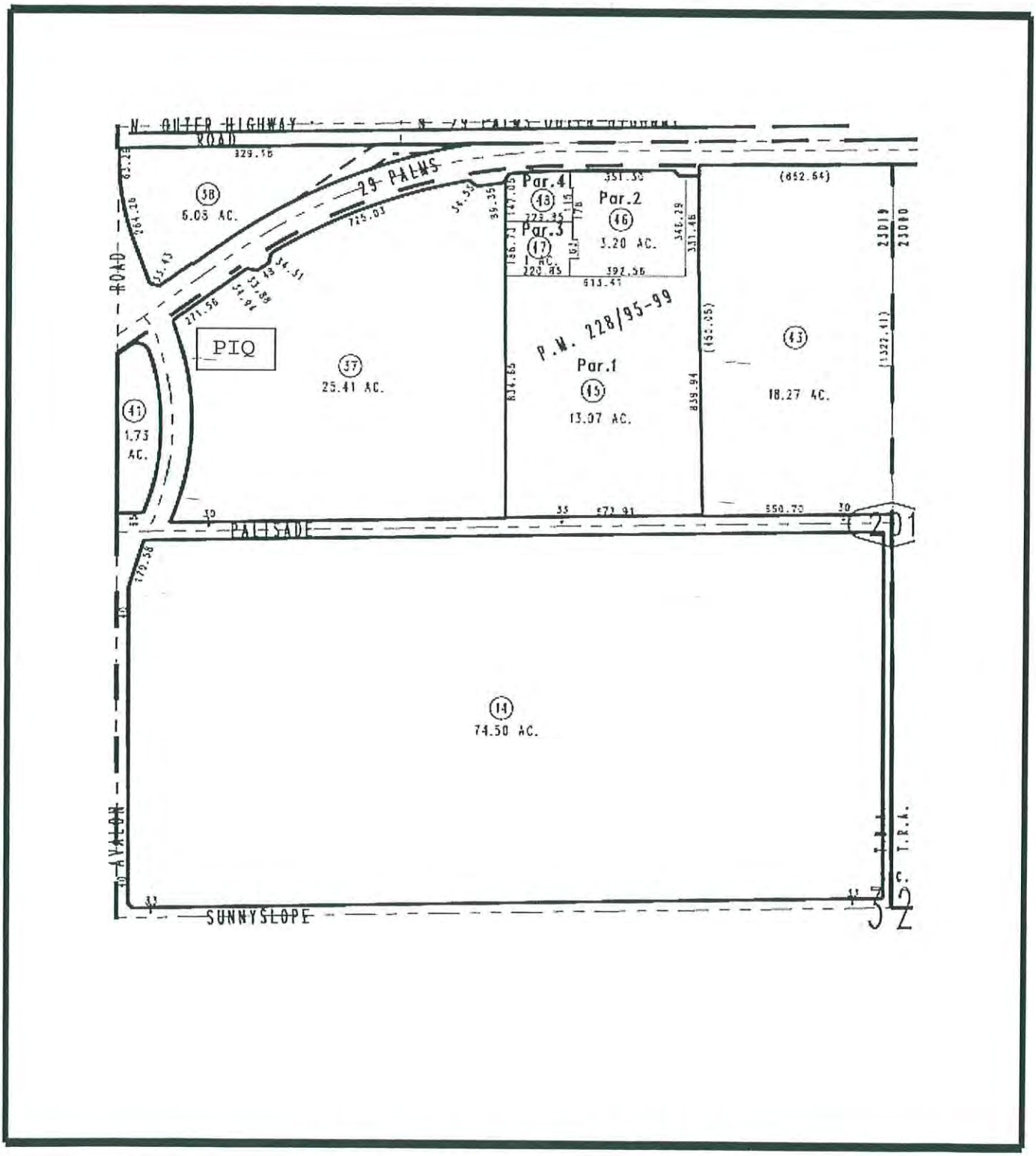
PROJECT: CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
TENTATIVE PARCEL MAP, TPM 19525 PANDA EXPRESS-TACO BELL



ZONING MAP

TOWN OF YUCCA VALLEY

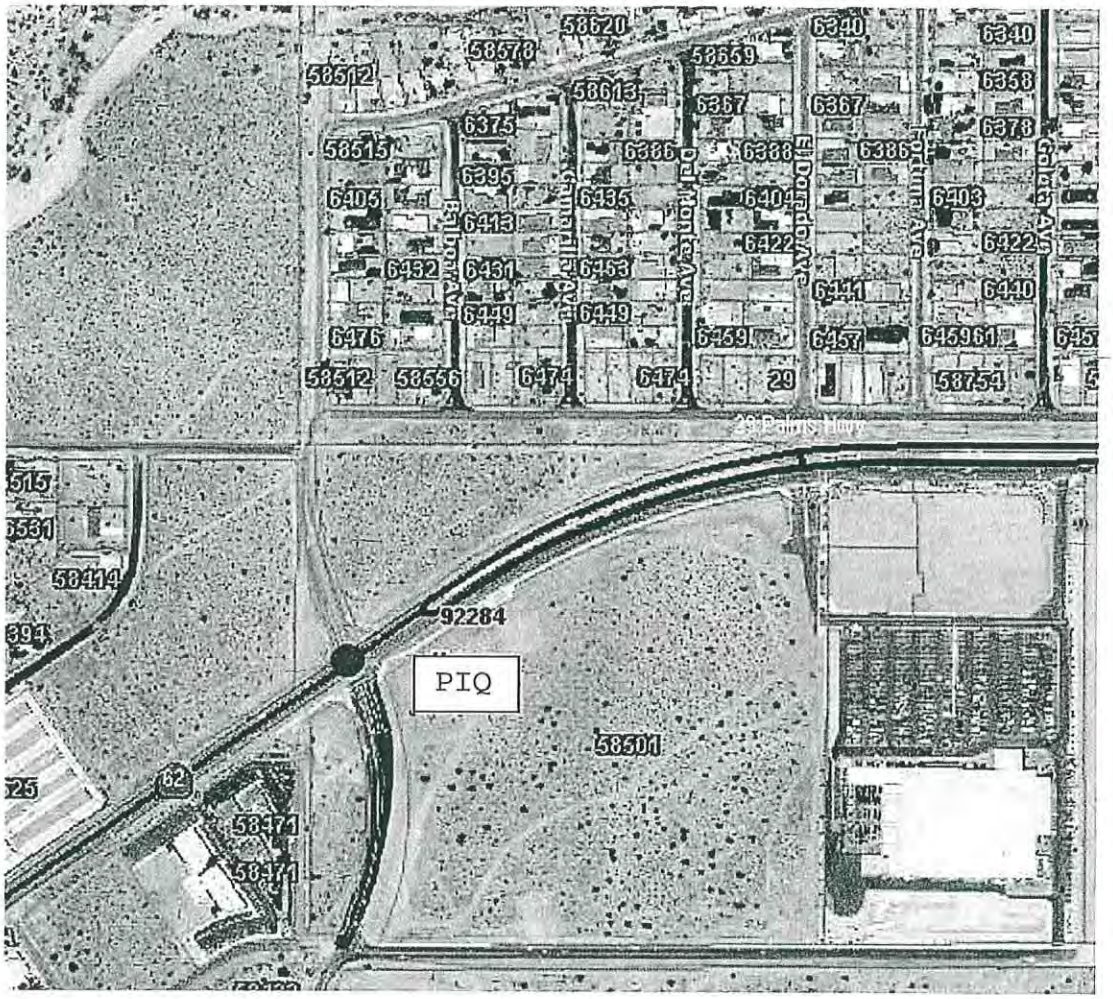
PROJECT: CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
TENTATIVE PARCEL MAP, TPM 19525 PANDA EXPRESS-TACO BELL



ASSESSORS PARCEL MAP

TOWN OF YUCCA VALLEY

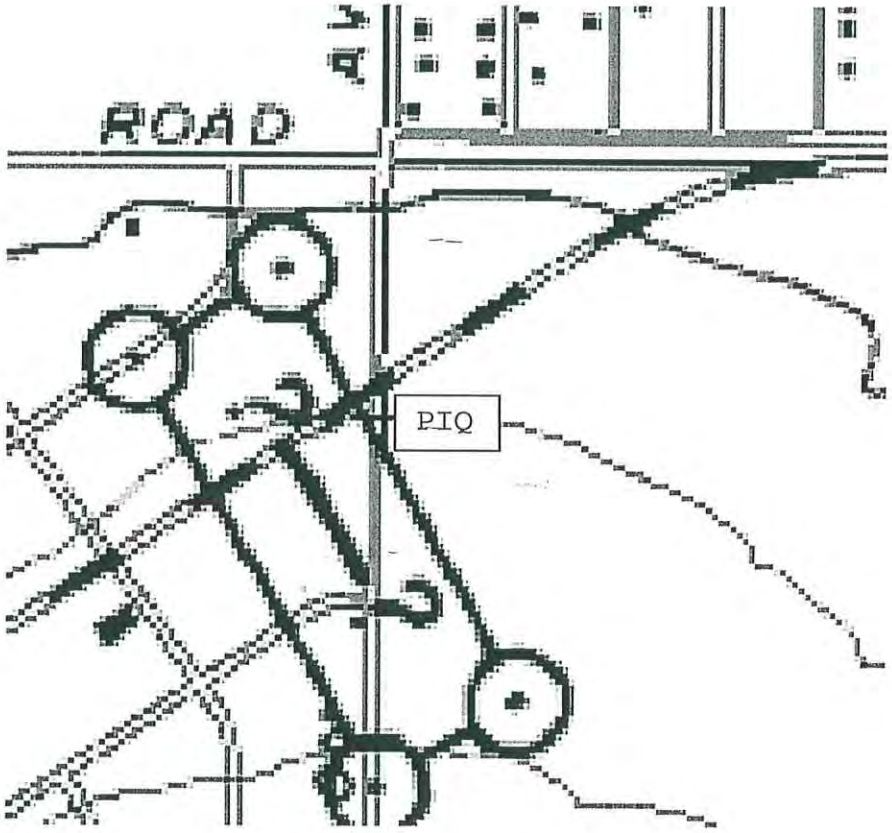
PROJECT: CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
TENTATIVE PARCEL MAP, TPM 19525 PANDA EXPRESS-TACO BELL



AERIAL PHOTO

TOWN OF YUCCA VALLEY

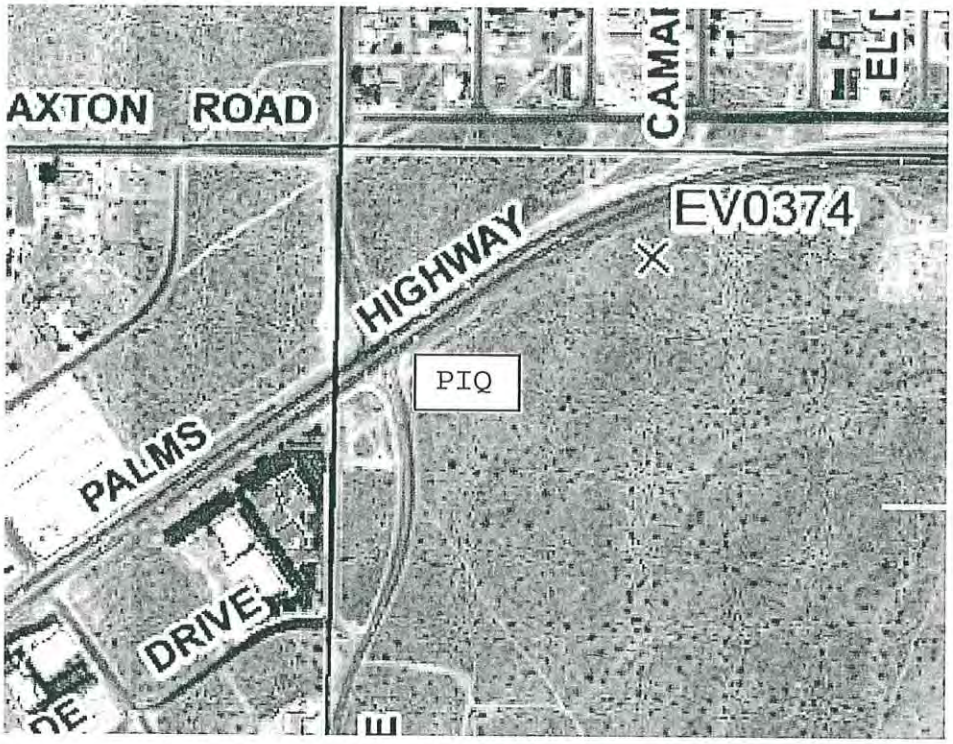
PROJECT: CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
TENTATIVE PARCEL MAP, TPM 19525 PANDA EXPRESS-TACO BELL



ALQUIST PRIOLO MAP

TOWN OF YUCCA VALLEY

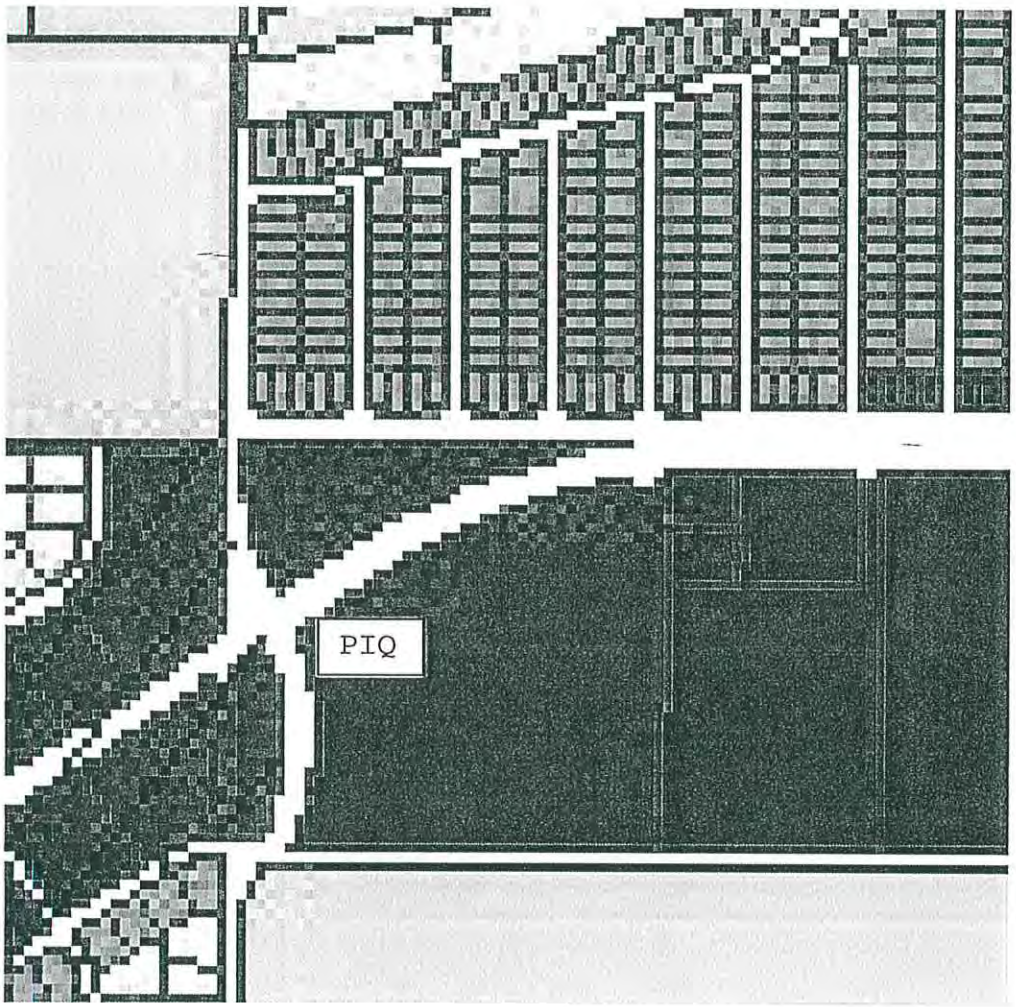
PROJECT: CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
TENTATIVE PARCEL MAP, TPM 19525 PANDA EXPRESS-TACO BELL



FEMA FLOOD MAP

TOWN OF YUCCA VALLEY

PROJECT: CONDITIONAL USE PERMIT, CUP 02-04 AMENDMENT #1
TENTATIVE PARCEL MAP, TPM 19525 PANDA EXPRESS-TACO BELL



GENERAL PLAN LAND USE MAP

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING (MS 725)
464 WEST FOURTH STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-5936
TTY 711
www.dot.ca.gov/dist8

Flex your power!
Be energy efficient!

February 25, 2014

Mr. Diane Olsen
Town of Yucca Valley
58928 Business Center Dr.
Yucca Valley, CA 92284

Proposed Panda Express & Taco Bell, CUP 02-04

Dear Ms. Olsen:

The California Department of Transportation reviewed the Conditional Use Permit Application submitted by the Town of Yucca Valley. We don't have any comments on the proposed permit for the Panda Express-Taco Bell facilities.

Thank you for providing us the opportunity to offer our comments to this project. If you have any questions regarding this letter, please contact me at (909)-383-4557 or Bob Ortiz at (909) 806-3954 for assistance.

Sincerely,

DANIEL KOPULSKY
Office Chief
Community Planning/Local Development Review

MAR 04 2014

SAN BERNARDINO COUNTY
FIRE DEPARTMENT

OFFICE OF THE FIRE MARSHAL
COMMUNITY SAFETY DIVISION
15900 Smoke Tree Street, 1st Floor , STE 131
Hesperia, CA. 92345
(760) 995-8190 - Fax (760) 995-8205

COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP

MARK A. HARTWIG
Fire Chief

DATE: February 19, 2014

EXPIRATION: February 2015

CFT DEVELOPMENTS, LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770-3711

PERMIT NUMBER:	F201400174
PROJECT NUMBER:	CUP 02-04
LOCATION:	SOUTHEAST CORNER OF 29 PALMS HWY AND AVALON AVE
PROJECT TYPE:	CUP
OCCUPANCY TYPE:	
APN:	0601-201-37-0000
PROPOSAL:	PROPOSAL TO CONSTRUCT A 2,230 SQ FT PANDA EXPRESS AND A 2,423 SQ FT TACO BELL. A TOTAL OF 52 ONSITE PARKING SPACES ARE PROPOSED WITH DRIVE AISLES. SURROUNDING LAND USES INCLUDE A MIX OF COMMERCIAL AND RESIDENTIAL. ACCESS TO THE SITE IS PROPOSED FROM SR 62 AND AVALON AVE.
PLANNER:	DIANE OLSON

Dear Applicant:

With respect to the conditions of approval regarding the above referenced project, the San Bernardino County Fire Department requires the following fire protection measures to be provided in accordance with applicable local ordinances, codes, and/or recognized fire protection standards.

The ***Fire Conditions Attachment*** of this document sets forth the *FIRE CONDITIONS* and *STANDARDS* which are applied to this project.

FIRE CONDITIONS: **All FIRE CONDITIONS FOR THIS PROJECT ARE ATTACHED**

Sincerely,

Curtis Markloff, Fire Prevention Specialist
San Bernardino County Fire Department
South Desert Division Community Safety Division
Duty, Honor, Community

FIRE CONDITIONS ATTACHMENT

DATE:	02-19-2014
PROJECT:	CUP 02-04
PERMIT NUMBER:	F201400174
LOCATION:	SOUTHEAST CORNER OF 29 PALMS HWY AND AVA
PARCEL:	0601-201-37-0000

CONDITIONS

Cond: EXPNOTE
Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occured with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.

Cond: F01
Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. [F01]

Cond: CON0027214
Additional Requirements. In addition to the Fire requirements stated herein, other on site and off site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. [F01A]

Cond: F03
Inspection by Fire Department. Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final". [F03]

Cond: F05
Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code. [F05]

Cond: F05B
Fire Flow Test. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand

FIRE CONDITIONS ATTACHMENT

DATE:	02-19-2014
PROJECT:	CUP 02-04
PERMIT NUMBER:	F201400174
LOCATION:	SOUTHEAST CORNER OF 29 PALMS HWY AND AVA
PARCEL:	0601-201-37-0000

is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety. [F05B]

Cond: CON0027213
Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F42]

Cond: F44
Combustible Protection. Prior to combustibles, being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. [F44]

Cond: CON0027119
Access. The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1

Single Story Road Access Width:

All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.

Multi-Story Road Access Width:

Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. [F41]

Cond: F54
Water System Commercial. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred [300) feet from any portion of a structure. [F54]

Cond: F65
Hood And Duct Suppression. An automatic hood and duct fire extinguishing system is required. A Fire Department approved designer/installer shall submit three (3) sets of detailed plans (minimum 1/8" scale) with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. [F65]

Cond: F80

FIRE CONDITIONS ATTACHMENT

DATE:	02-19-2014
PROJECT:	CUP 02-04
PERMIT NUMBER:	F201400174
LOCATION:	SOUTHEAST CORNER OF 29 PALMS HWY AND AVA
PARCEL:	0601-201-37-0000

Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]

Cond: F82
Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F82]

Cond: F85
Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, industrial and mu1ti-family complexes, all swing gates shall have an approved fire department Knox Lock. Standard 902.4 [F85]

Cond: F88
Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]

Cond: F93
Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. Standard 901.4 [F93]

DEPARTMENT OF PUBLIC HEALTH

Division of Environmental Health Services: (800) 442-2283
- 385 North Arrowhead Avenue – San Bernardino, CA 92415-0160
- 8575 Haven Avenue, Suite 130 – Rancho Cucamonga, CA 91730-9105
- 15900 Smoke Tree, Suite 131 – Hesperia, CA 92345
- San Bernardino County Vector Control Program
  2355 East 5th Street – San Bernardino, CA 92410-5201

COUNTY OF SAN BERNARDINO

TRUDY RAYMUNDO
Public Health Director

MAXWELL OHIKHUARE, M.D.
Health Officer

CORWIN PORTER, MPH, R.E.H.S
Division Chief, Environmental Health Services

February 12, 2014

Diane Olsen
Town of Yucca Valley
Planning Department
58928 Business Center Drive
Yucca Valley, CA 92284

Dear Ms. Olsen,

Environmental Health Services would like to submit the following comments in regards to the CUP application, CUP 02-04 Amendment #1 Panda Express Taco Bell on APN 0601-201-37.

1. Plans for food establishments shall be reviewed and approved by DEHS.

For information, call DEHS/Plan Check at: 1-800-442-2283.

Please contact me if you have any questions.

Jessica Ballesteros, REHS
County of San Bernardino, Department of Public Health
Community Environmental Health Services
385 North Arrowhead Avenue, Second Floor
San Bernardino, CA 92415-0160
Phone (800) 442-2283
Fax (909) 387- 4323
jessica.ballesteros@dph.sbcounty.gov

GREGORY C. DEVEREAUX
Chief Executive Officer

Board of Supervisors
ROBERT A. LOVINGOOD ..... First District
JANICE RUTHERFORD, CHAIR ..... Second District
JOSIE GONZALES
JAMES RAMOS
GARY C. OVITT
Third District
Fourth District
Fifth District

Mojave Desert Air Quality Management District
14306 Park Avenue, Victorville, CA 92392-2310
760.245.1661 • fax 760.245.2699
Visit our web site: http://www.mdaqmd.ca.gov
Eldon Heaston, Executive Director

February 6, 2014

Ms. Diane Olsen, Planning Technician
Town of Yucca Valley
58928 Business Center Drive
Yucca Valley, CA 92284

Project: CUP 02-04, Amendment #1 (Panda Express – Taco Bell)

Dear Ms. Olsen:

The Mojave Desert Air Quality Management District (District) has received the Request for Comments for Conditional Use Permit 02-04, Amendment #1. This is a proposal to subdivide approximately 26 acres of commercially zoned property into three parcels and to construct a 2,230 square foot Panda Express and a 2,423 square foot Taco Bell. The project is located on the southeast corner of Twentynine Palms Highway and Avalon Avenue.

The MDAQMD has reviewed the project and, based on the information available to us at this time, we have no comments.

Thank you for the opportunity to review this planning document. If you have any questions regarding this letter, please contact me at (760) 245-1661, extension 6726, or Tracy Walters at extension 6122.

Sincerely,

Alan J. De Salvio
Supervising Air Quality Engineer

AJD/tw YV CUP 02-04 Panda Express-Taco Bell

Diane Olsen

From: Mendoza, Richard <rmendoza@dpw.sbcounty.gov>
Sent: Thursday, February 06, 2014 12:58 PM
To: Diane Olsen
Cc: Ali, Mohammad
Subject: RE: Town of Yucca Valley CUP application

Diane,

The Flood Control has no comments at this time. The drainage is being routed to an on-site basin and therefore does not impact any Flood Control Facility.

Thank you,

Richard Mendoza
Engineering Technician III
Department of Public Works
Flood Operations Support Division
(909) 387-8008

"Our job is to create a county in which those who reside and invest can prosper and achieve well-being."

From: Ali, Mohammad
Sent: Wednesday, February 05, 2014 5:33 PM
To: Mendoza, Richard
Subject: FW: Town of Yucca Valley CUP application

Please review, discuss and then respond to the Town. Thx

From: Diane Olsen [mailto:dolsen@YUCCA-VALLEY.ORG]
Sent: Wednesday, February 05, 2014 4:20 PM
Subject: Town of Yucca Valley CUP application

The Town of Yucca Valley is currently reviewing a Conditional Use Permit application and a Parcel Map application for the subdivision of approximately 26 acres into three lots and for the construction of two fast food restaurants. The property is located on the southeast corner of 29 Palms Hwy and Avalon Ave.

Attached for your review are the application materials and the site plan. Please take the time to review the attached documents and provide any comments that you may have. . Please contact me at dolsen@yucca-valley.org or 760-369-6575 x317, if you have any questions or require any additional information.

Thank you,
Diane Olsen
Planning Technician
760-369-6575 x317

Diane Olsen

From: Rhoades, Matt - Rancho Mirage, CA <Matthew.W.Rhoades@usps.gov>
Sent: Thursday, February 06, 2014 3:49 PM
To: Diane Olsen
Subject: Conditional Use Permit - Panda Express/Taco Bell

Good afternoon. I just recieved the Committee Meeting and Request for Comments.

Prior to begining construction please contact local Post Office at 760-365-0725 to schedule appointment for mailbox placement if not already approved.

Thank you,

Matt Rhoades
Officer-In-Charge
Yucca Valley, CA 92284
760-365-0725

HI-DESERT WATER DISTRICT

October 3, 2013

Michelle Soliman
1255 Corporate Center Drive, Suite #8
Monterey Park, CA. 91754

Legal Description: 601-201-37

This letter indicates the District's preliminary willingness to provide water service to the above referenced parcel subject to the terms, conditions, limitations and restrictions set forth by the District at the time that water service is requested.

Water service availability is additionally subject to the following:

- Current Board and administrative policies relating to the issuance and installation of new water services.
- Hi-Desert Water District Rules and Regulations as may be amended or revised from time to time.

Please be advised, this letter is valid for one year, from the date of issuance.

Please also be advised that the California Regional Water Quality Control Board - Colorado River Basin Region passed Resolution No. R7-2011-0004, prohibiting the discharge of wastewater from new or existing individual disposal systems within the District. This Resolution was based on scientific peer-reviewed data indicating that septic tank discharge was the primary source of nitrates in groundwater, which may cause methemoglobinemia (more commonly known as blue baby syndrome) in infants six months or younger. The District is currently developing a wastewater treatment plant and sewer system to collect, transmit, and treat wastewater to not only help current and future customers of the District to comply with this prohibition, but to also preserve and protect the groundwater within the District from any further contamination. The development of the wastewater treatment plant and sewer system has involved a significant expenditure of District resources and funds. For that reason, water service pursuant to this will serve will be conditioned on your connection to the District's wastewater treatment plant and sewer system and paying the requisite fees for such connection. The wastewater treatment plant and sewer system is being constructed in phases to service various areas within the District.

If you have any questions or concerns, please feel free to contact me at (760)365-7412.

Sincerely,

Mark C. Ban
Assistant General Manager

Conditional Use Permit Application

Date Received 09/25/13
By D OLSEN
Fee 2985.00
Case # CUP. 02-04 AMEND #1
EA # EA. 05-13

General Information

APPLICANT CFT Developments, LLC Phone 626-372-8122 Fax 626-403-8527
Mailing Address 1683 Walnut Grove Ave Email Charlie.Shen@pandarg.com
City Rosemead State CA Zip 91770-3711

REPRESENTATIVE Gary Wang & Associates Phone 626-288-6898 Fax 626-768-7101
Mailing Address 1255 Corporate Center Drive Suite 8 Email michelle@garywang.com
City Monterey Park State CA ZIP 91754

PROPERTY OWNER CFT Developments, LLC Phone 626-372-8122 Fax 626-403-8527
Mailing Address 1683 Walnut Grove Ave Email Charlie.Shen@pandarg.com
City Rosemead State CA Zip 91770-3711

Project Information

Project Address _____ Assessor Parcel Number(s) _____
Project Location Highway 62 & Avalon Avenue
Project Description: 2 Fast food restaurant ground up buildings and site development.

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

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: Commercial

   B. Gross square footage by each type of use:
   4,653 Gross SF of Commercial

   C. Gross square footage and number of floors of each building:
   2,230 SF (Commercial - Panda Express) and 2,423 SF (Commercial - Taco Bell)

   D. Estimate of employment by shift: TBD

   E. Planned outdoor activities: Outdoor dining area

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

   40 % Paving, 7 % Building, 40 % Landscaping, 13 % Parking

3. **Maximum height of structures** 22 ft. 1 in.

4. **Amount and type of off street parking proposed:** 52 standard parking (9'x19') stalls

5. **How will drainage be accommodated?** On-site drainage will not alter existing drainage pattern. swale will be provided to collect storm water runoff and will be draining towards catch basins. These catch basins are to be connected to existing storm drain pipe system.

6. **Off-site construction (public or private) required to support this project:**
   Electrical, gas, water utilities

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:**
   Planning, Health, Building, Fire, Hi-Desert Water District.

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)**
    Yes, amendment to the approved Conditional Use Permit 02-04

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.

CFT DEVELOPMENTS, LLC

Signature: BY: _____ Date: 9/18/13

CHARLIE SHEN,
ITS: MANAGER

APPROVED AS TO FORM
By: _____

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.

CF TDEVELOPMENTS, LLC

Signed: By: _____

Its: Manager

Date: 9/18/13

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

CHARLIE SHEN

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

CF TDEVELOPMENTS, LLC

Signed: By: _____

Its: Manager

Dated: 9/18/13

APPROVED AS TO FORM

BY _____

SURROUNDING PROPERTY OWNERS LIST CERTIFICATION
(To be submitted with application)

I, Susan Cane, certify that on 9.14.13 the attached property owners list was prepared by Same pursuant to the requirements of the Town of Yucca Valley. Said list is a complete compilation of the owner(s), applicant(s) and representative of the subject property and all owners of surrounding properties within a radius of 300 feet from all exterior boundaries of the subject property and is based on the latest equalized assessment rolls of the San Bernardino County Assessor's Office dated Sept. 2013. I further certify that the information filed is true and correct to the best of my knowledge; I understand that incorrect and erroneous information may be grounds for rejection or denial of the development application.

Signed: Susan Cane

Print Name: Susan Cane Date: 9-14-13

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: $_____

Applicant's Signature CFT DEVELOPMENTS, LLC BY: [signature] Its: Manager Date: 9/18/13

Applicants Name CHARLIE SHEN, as Manager of CFT Developments, LLC
(Please print)

APPROVED AS TO FORM
BY [signature]

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: _____

Cross street: Highway 62 & Avalon Ave

Date this Disclosure Statement is completed: 9/18/13

Name of Applicant: CFT Developments, LLC

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name CFT Developments, LLC Phone 626-372-8428 Fax 626-372-8957

Mailing Address 1683 Walnut Grove Email charlie.shen@pandarg.com

City Rosemead State CA Zip 91770

State of Registration California

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

Name See attached Phone 626-799-9898 Fax 626-372-8957

Mailing Address 1683 Walnut Grove Ave Email maria.figueroa@pandarg.com

City Rosemead State CA Zip 91770

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 a (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

CFT Developments, LLC

By: _____

Signature Its. Manager

Print Name: CHARLIE SHEN

Title: AS Manager of CFT DEVELOPMENTS, LLC

Date of signing: 9/18/15

Location: Rosemead, CA

APPROVED AS TO FORM

BY _____

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.

CFT Developments, LLC

Dated: 9/18/13

By: CHARLIE SHEN

Applicant/Representative printed name

Its: Manager

Applicant/Representative signature

APPROVED AS TO FORM
BY

LSA

LSA ASSOCIATES, INC.
1500 IOWA AVENUE, SUITE 200
RIVERSIDE, CALIFORNIA 92507

951.781.9310 TEL
951.781.4277 FAX

OTHER OFFICES:
IRVINE
PT. RICHMOND
SAN LUIS OBISPO
PALM SPRINGS
FORT COLLINS

BERKELEY
ROCKLIN
SOUTH SAN FRANCISCO
CARLSBAD
FRESNO

August 26, 2013

Ms. Michelle Soliman, Assoc. AIA
Job Captain, Gary Wang & Associates, Inc.
1255 Corporate Center Drive, Suite 8
Monterey Park, CA 91754

Subject: Yucca Valley Wal-Mart Trip Generation Comparison (LSA Project No. GAW1301)

Dear Michelle:

LSA Associates, Inc. is pleased to present this trip generation letter for the Yucca Valley Retail Center. An analysis has been prepared to compare the trip generation of the Yucca Valley Retail Center as currently proposed with the trip generation included in the Final Environmental Impact Report (EIR), dated March 2008 and the trip generation of Yucca Valley Retail Specific Plan, dated August 2008.

The traffic study of the Final EIR, dated March 2008, analyzed the Retail Center assuming a 229,000 square foot Wal-Mart, a fueling station consisting of 6 pumps (or 12 fueling stations) and a 4,000 square foot fast food restaurant with drive thru. In the Yucca Valley Retail Specific Plan, the Retail Center includes a 184,146 square foot Wal-Mart, one 4,000 square foot fast food restaurant with drive thru, and a 3,500 square foot Retail Store. The Yucca Valley Retail Center as currently proposed includes an 184,146 square foot Wal-Mart, two fast food restaurants with drive thru totaling 4,757 square feet.

Table A shows the trip generation for the Specific Plan area as analyzed in the EIR, the approved Specific Plan as well as currently proposed. The trip generation for the project as included in the EIR was forecast to be 11,266 daily trips with 287 trips in the a.m. peak hour and 989 trips during the p.m. peak hour. Under the approved Specific Plan, the trip generation was anticipated to be 8,901 daily trips with 260 trips in the a.m. peak hour and 755 trips during the p.m. peak hour. As currently proposed, the project would generate 8,913 daily trips with 271 trips in the a.m. peak hour and 753 trips during the p.m. peak hour. As shown on Table A, the daily trip generation as well as the a.m. and p.m. peak hour trip generations included in the Final EIR are greater than the trip generation of the Retail Center as currently proposed and as described in the Yucca Valley Retail Specific Plan. When the trip generation of the Retail Center as currently proposed is compared to the trip generation of the Yucca Valley Retail Specific Plan, the difference is nominal as the trip generated by the current proposal is 12 trips more daily trips, 10 more a.m. peak hour trips, and 2 less p.m. peak hour trips.

Ultimately the results of the analysis show that the trip generation, as analyzed in the Final EIR, is a worst case scenario. There is also an insignificant difference between the trip generation of the retail center as currently proposed and the trip generation of Yucca Valley Retail Specific Plan. Consequently, implementation of the Retail Center as currently proposed would not change of the results the traffic analysis included in the Final EIR; and therefore, intersection performance along study intersections are likely to be better than those forecast in the EIR.

Table A - Yucca Valley Retail Center Trip Generation

Land Uses	Units	Daily Rate	Daily Trips	A.M. Peak Hour Rate	A.M. Total	A.M. In Split	A.M. In Trips	A.M. Out Split	A.M. Out Trips	P.M. Peak Hour Rate	P.M. Total	P.M. In Split	P.M. In Trips	P.M. Out Split	P.M. Out Trips
Results from Final Environmental Impact Report, March 2008															
Parcel One: Retail Store	229.000 TSF	56.02	12,829	0.84	192	53%	102	47%	90	5.06	1,159	52%	603	48%	556
Internalized Trips	10.0%		1,283		19		10		9		116		60		56
Pass-by Trips	17.2%		1,986		30		15		15		179		90		90
Net New Trips[1]			9,560		143		77		66		863		453		411
Parcel Two: Fueling Station	12 FP	162.78	1,953	10.06	121	50%	60	50%	60	13.38	161	50%	80	50%	80
Internalized Trips	10.0%		195		12		6		6		16		8		8
Pass-by Trips	56.0%		984		61		30		30		81		40		40
Net New Trips[1]			774		48		24		24		64		32		32
Parcel Three: Fast-Food Rest w/drive thru	4.000 TSF	496.12	1,984	53.11	212	51%	108	49%	104	34.64	139	52%	72	48%	67
Internalized Trips	10.0%		198		21		11		10		14		7		7
Pass-by Trips	50.0%		893		96		48		48		62		31		31
Net New Trips[1]			893		96		50		46		62		34		29
Total Site Net Trips			**11,226**		**287**		**150**		**136**		**989**		**518**		**471**
Yucca Valley Retail Specific Plan (Dated August 2008)															
Parcel One: Wal-Mart	184.146 TSF	57.24	10,541	1.06	195	68%	133	32%	62	4.98	917	50%	459	50%	459
Internalized Trips	10.0%		1,054		20		13		6		92		46		46
Pass-by Trips	17.0%		1,613								140		70		70
Net New Trips[2]			7,874		176		119		56		685		343		343
Parcel Two: Retail Store	3.500 TSF	42.70	149	0.96	3	62%	2	38%	2	3.71	13	48%	6	52%	7
Internalized Trips	10.0%		15		0		0		0		1		1		1
Pass-by Trips			0		0		0		0		0		0		0
Net New Trips[2]			135		3		1		2		12		5		7
Parcel Three: Fast-Food Rest w/drive thru	4.000 TSF	496.12	1,984	45.42	182	51%	93	49%	89	32.65	131	52%	68	48%	63
Internalized Trips	10.0%		198		18		9		9		13		7		6
Pass-by Trips	50.0%		893		82		41		41		59		29		29
Net New Trips[2]			893		82		43		39		59		32		27
Total Site Net Trips			**8,901**		**260**		**163**		**97**		**755**		**379**		**376**
Yucca Valley Retail Specific Plan (as Currently Proposed)															
Parcel One: Wal-Mart	184.146 TSF	57.24	10,541	1.06	195	68%	133	32%	62	4.98	917	50%	459	50%	459
Internalized Trips	10.0%		1,054		20		13		6		92		46		46
Pass-by Trips	17.0%		1,613								140		70		70
Net New Trips[2]			7,874		176		119		56		685		343		343
Parcel Two: Fast-Food Rest w/drive thru	2.230 TSF	496.12	1,106	45.42	101	51%	52	49%	50	32.65	73	52%	38	48%	35
Internalized Trips	10.0%		111		10		5		5		7		4		3
Pass-by Trips	50.0%		498		46		23		23		33		16		16
Net New Trips[2]			498		46		24		22		33		18		15
Parcel Three: Fast-Food Rest w/drive thru	2.423 TSF	496.12	1,202	45.42	110	51%	56	49%	54	32.65	79	52%	41	48%	38
Internalized Trips	10.0%		120		11		6		5		8		4		4
Pass-by Trips	50.0%		541		50		25		25		36		18		18
Net New Trips[2]			541		50		26		24		36		19		16
Total Site Net Trips			**8,913**		**271**		**169**		**102**		**753**		**379**		**374**

Notes: TSF = thousand square feet; FP = vehicle fueling position

[1] The trips generation was extracted from Final Environmental Impact Report (EIR) of Retail Center Specific Plan, dated March 2008

[2] Trip generation based on rates contained in Institute of Transportation Engineers (ITE) *Trip Generation* (9th Edition), for Land Use 815 - Free-Standing Discount Store, Land Use 934 - Fast-Food Restaurant with Drive-Through Window, Land Use 826 -Specialty Retail Center. Pass-by trip percentages from ITE Trip Generation Handbook, 2004.

Exhibit "G"

This document prepared by:
Wal-Mart Real Estate Business Trust
Sam M. Walton Development Complex
2001 S.E. 10th Street
Bentonville, AR 72716-0550

After recording return to:
Stewart Title Guaranty Company
10 South Riverside Plaza, Suite 1450
Chicago, IL 60606
Attn: Michael Lebovitz

SANITARY SEWER EASEMENT AGREEMENT

This **SANITARY SEWER EASEMENT AGREEMENT** ("Agreement") is made effective _____, 2013, between **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, with an address of 702 S.W. 8th Street, Bentonville, AR 72716, with a mailing addresses of Sam M. Walton Development Complex, 2001 S.E. 10th Street Bentonville, AR 72716-0550, Attn: Realty Management- ("Grantor"); and **CFT DEVELOPMENTS, LLC**, a California limited liability company, whose address is 1683 Walnut Grove Road Avenue, Rosemead, CA 91770 ("Grantee"). The following statements are a material part of this Agreement:

WHEREAS, Grantor is the owner of a tract of land depicted as Tract 1 on **Exhibit A**, attached hereto and made a part hereof; and

WHEREAS, Grantee will be by the time this instrument is recorded the owner of that tract of land depicted as Tract 2 on **Exhibit A**; and

WHEREAS, Grantor wishes to quitclaim, and Grantee wishes to receive, easements over, under and across Tract 1 for sanitary sewer only.

THEREFORE, in consideration of the covenants contained in this Agreement and other good and valuable consideration, the receipt of which is acknowledged, the following grants, agreements, covenants and restrictions are made:

1. Grantor quitclaims to Grantee perpetual, non-exclusive right, privilege and easements (collectively, the "Easement") for the benefit of Grantee to tie into and use, the existing sanitary sewer lines (collectively, the "Utility System"), as such utility lines exist from time to time, as depicted in **Exhibit B**, attached hereto and made a part hereof. Grantee shall, at Grantee's sole cost and expense, construct and install all initial improvements (collectively "Grantee's Improvements"), to tie into, or otherwise utilize, the existing Utility System.

tenants or anyone else using the Grantee Improvements and the Utility System. Grantee further agrees Grantee shall, at all times during the duration of this Agreement, maintain and pay for comprehensive general liability insurance affording protection to Grantor and Grantee, and naming Grantor, and Wal-Mart Stores, Inc., a Delaware corporation ("Wal-Mart"), as an additional insureds on the policy or policies for a combined bodily injury and property damage limit of liability not less than $2,000,000.00 for each occurrence. Grantee further agrees, upon request, to deliver to Grantor a certificate or certificates from an insurance company or insurance companies satisfactory to Grantor evidencing the existence of such insurance and naming Grantor and Wal-Mart as an additional insured.

9. Grantee, and Grantee's successors and assigns, shall indemnify, defend and hold harmless Grantor from and against any and all losses, liabilities (including strict liability), claims, causes of action, damages, injuries, expenses and costs, including without limitation reasonable attorney's fees of any settlement, judgment or claims of any and every kind whatsoever paid, incurred or suffered by, or asserted against, Grantor, its successors and assigns, by any person or entity or governmental agency, for, with respect to, or as a direct or indirect result of the escape, seepage, leakage, spillage, emission, discharge or release of any hazardous substance resulting from the operations of Grantee upon or under any tract of land owned by Grantor including without limitation, any losses, liabilities (including strict liability), damage, injuries, expenses and costs, including, without limitation, reasonable attorney's fees, of any settlement or judgment or claims asserted or arising under, as amended, the Comprehensive Environmental Response, Compensation and Liability Act, the Superfund Amendment and Reauthorization Act, the Resource Conservation Recovery Act, the Federal Water Pollution Control Act, the Federal Environmental Pesticides Act, the Clean Water Act, any so called federal, state or local "Superfund" or "Superlien" statute, or any other statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to or imposing liability (including strict liability), or standards of conduct concerning any hazardous substance.

10. In exercising any rights and privileges under this Agreement, Grantee shall comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control of erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C. § 1251 *et seq.*, and the Storm Water General Permit for Discharges Associated with Construction Activities (collectively the "Storm Water Requirements"). In addition to any other provisions of any Storm Water Requirements:

A. Grantee shall, as required by any Storm Water Requirements, prepare a Storm Water Pollution Prevention Plan (the "Grantee SWPPP") for that part of the property owned by Grantor and shown on **Exhibit A** on which Grantee plans to conduct earth-disturbing activities. The Grantee SWPPP shall identify and describe the role of any other contractor, entity or individual contemporaneously undertaking earth-disturbing activities in complying with the Storm Water Requirements, and shall identify the manner in which Grantee and any such contractor, entity or individual shall coordinate to comply with the Storm Water Requirements and to avoid negatively impacting any erosion or sediment controls during earth-disturbing activities. Grantee shall provide Grantor with a copy of the Grantee SWPPP prior to initiating any earth-disturbing activities.

13. This Easement is a permanent easement and will continue in full force and effect so long as the Easement is used by Grantee, its successors and assigns for the purposes set forth in this Agreement. Grantor and Grantee agree Grantor shall have the right, at Grantor's sole option and expense, to relocate the Easement upon Grantor's property. Grantee may release and extinguish all of Grantee's rights granted pursuant to this Agreement, upon fifteen (15) days prior written notice to Grantor.

14. Grantee acknowledges that it is Grantee's sole responsibility to obtain any governmental permits to perform any required maintenance checks, and to abide by any governmental regulations associated with the use, construction, patrolling, replacement and maintenance of Grantee's Improvements, or the Utility System, as applicable.

15. Notwithstanding any other provision of this Agreement, should public sanitary sewer system infrastructure become available for Grantee to utilize after executing this Agreement, Grantor may terminate the easement contained herein, and Grantee agrees to cooperate in signing documents to vacate the easement.

16. This Agreement may be executed in one or more counterparts (including by facsimile), all parties need not be signatories to the same documents, and all counterpart signed documents shall be deemed to be an original and one (1) instrument.

[Signature pages follow]

Will Serve Letter Only

SOUTHERN CALIFORNIA
EDISON
An EDISON INTERNATIONAL Company

9/13/13

Panda Express Restaurant Group

New Location in Walmart Shopping center on Hwy 62 & Avalon, YV

Your project is located in Southern California Edison (SCE) service territory. SCE will serve the above subject project's electrical requirements per the California Public Utilities Commission and Federal Energy Regulatory Commission tariffs.

SCE may need to conduct utility studies, where applicable, to assess whether additions or modifications to the existing electric infrastructure are required to serve this project. Where applicable, SCE has attached Appendix (B) which not only describes the study, and permitting, but includes a Project Information Sheet that will need to be completed by you and submitted to SCE if your project is at a point where SCE has to determine the required electrical utility work. This Will-Serve letter does not imply that either: (i) these studies have been completed, or (ii) that any required California Environmental Quality Act (CEQA) analysis of project-related electric utility impacts has been conducted.

I am the SCE Design Representative currently assigned to this project. SCE or Applicant will design and construct all required electrical infrastructure to serve this project provided you enter into the applicable contractual agreements with SCE identify scope of electrical utility work required, and supply the following information:

- Site plans as required
- Required contracts and agreements (fully executed)
- Applicable fees
- Local permits
- Required easement documents

Your project will be scheduled for construction once SCE has all the necessary information for your project and you have submitted or agreed to the applicable requirements as stated above, and paid any necessary fees.

If your project will not require SCE services, please notify us so that we can update our records.

SCE appreciates your business. If you have any questions, please feel free to call me at (760) 369-5449.

Sincerely,

SCE Design Representative

Enclosure: Appendix B, where applicable

Southern California Gas Company
A Sempra Energy utility

Southern California
Gas Company
1981 W. Lugonia Avenue
Redlands, CA 92374-9720

Mailing Address:
PO Box 3003
Redlands, CA 92373-0306

September 20, 2013

Panda Restaurant Group, Inc.
1683 Walnut Grove Avenue
Rosemead, CA 91770

Attn: Debbie Wehrlie

RE: Will Serve Letter Request for – 41-2013-09-00027
S.E. Corner of Hwy 62 & Avalon Avenue, Yucca Valley,CA

Dear Debbie,

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (Commission) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Fidel Galvan

Regional Pipeline Project Manager

ft

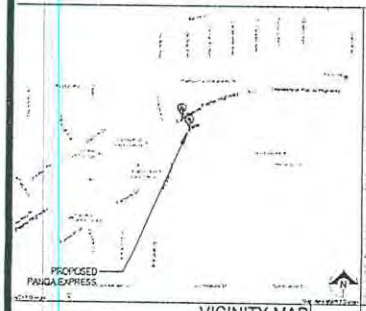
Developments, LLC

CHERNG FAMILY TRUST, INC.

PANDA EXPRESS · GOURMET CHINESE

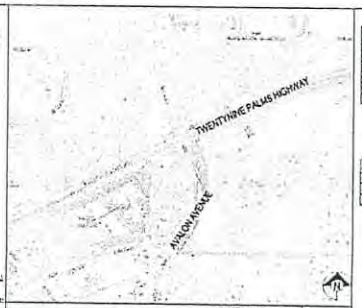
TACO BELL

TWENTY-NINE PALMS HYW & AVALON AVE.
YUCCA VALLEY, CA 92284



VICINITY MAP

Scale: NTS | G-001



KEY PLAN

Scale: NTS | G-001

SITE INFORMATION

[illegible]	[illegible]
[illegible]	
[illegible]	
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

PANDA EXPRESS	
[illegible]	[illegible]
INDOOR SEATING	48
OUTDOOR SEATING	16

TACO BELL	
RESTAURANT AREA	[illegible]
INDOOR SEATING	50
OUTDOOR SEATING	8

SITE AND BUILDING INFORMATION

Scale: NTS | G-001

CFT DEVELOPMENT
CHARLIE CHENG
CONSTRUCTION DIRECTOR
CFT DEVELOPMENT
1683 WALNUT GROVE AVE
ROSEMEAD CA 91770
T (626) 373 8122
F (626) 373 8203

PANDA EXPRESS TENANT
SKY WONG, PROJECT MANAGER
PANDA RESTAURANT GROUP
1683 WALNUT GROVE AVE
ROSEMEAD CA 91770
T (626) 754 8888
F (626) 373 8288

ARCHITECT
GARY WANG AIA
ATTN: MICHELLE SOLIMAN
GARY WANG & ASSOCIATES
1255 CORPORATE CENTER
DRIVE SUITE E
MONTEREY PARK CA 91754
T (626) 299 4888
F (626) 744 7161

CIVIL
TROY TSIVIKOPOULOS, PE
DIRECTOR OF CIVIL
ENGINEERING
8142 ARTELLA AVE
WHITTIER CA 90605
T (714) 363 1820
F (714) 363 1824

LANDSCAPE
GENE HWANG
PROFESSIONAL ENGINEERS
15422 SLAWN AVE WINDSOR
HEIGHTS, CA 91343
T (626) 274 3041
F (626) 274 3042

TEAM DIRECTORY

Scale: NTS | G-001

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
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[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

SHEET INDEX

Scale: NTS | G-001

ft

Developments, LLC

CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave
Rosemead, California
91770

[illegible]

[illegible] Trust Inc.

REVISIONS

ISSUE DATE

DRAWN BY: DWA

CFT PROJECT #	SA-13-D3453
ARCH PROJECT #	13-665

GARY WANG
& ASSOCIATES, INC.

[illegible]

LICENSED ARCHITECT
GARY WANG
C-32544
STATE OF CALIFORNIA

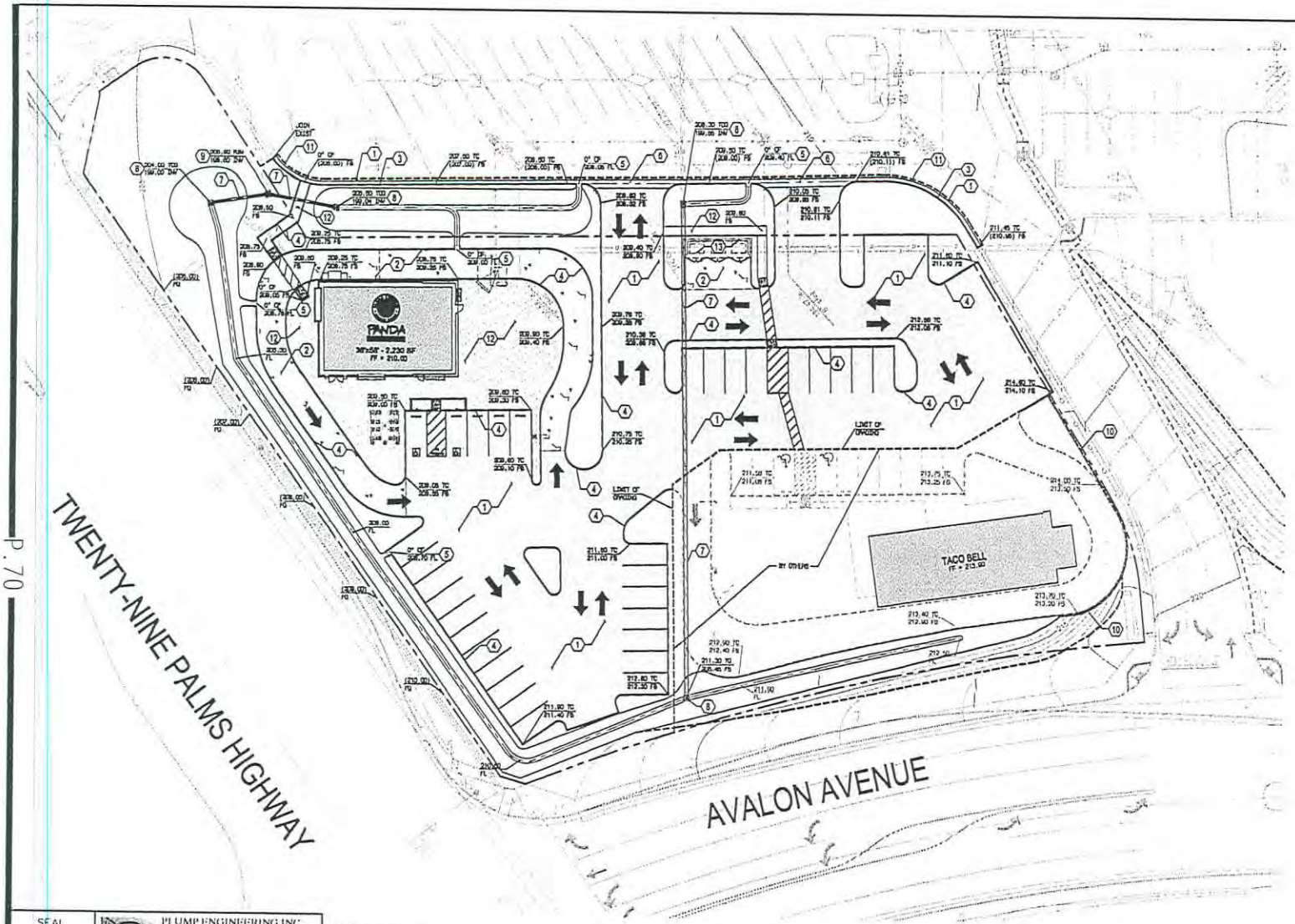
PANDA EXPRESS

TWENTY-NINE PALMS HIGHWAY
(STATE HIGHWAY 62) & AVALON AVE
YUCCA VALLEY, CA 92284

BRIGHT AND FRESH

G-001

TITLE SHEET



KEY NOTES:

1. AC PAVEMENT.
2. PCC PAVEMENT.
3. 6" CF CURB AND GUTTER.
4. 6" CF CURB.
5. 2' WIDE CURB OPENING.
6. 4' WIDE RIBBON GUTTER.
7. 12" HDPE PIPE.
8. 18" X 18" CATCH BASIN.
9. STORM DRAIN MANHOLE.
10. NEW RETAINING WALL (H=2'-6").
11. SAWCUT
12. 4" THK. SIDEWALK.
13. TRASH ENCLOSURE PER ARCH.

LEGEND:

- LANDSCAPE AREA
- PCC SIDEWALK
- PCC PAVEMENT
- AC PAVEMENT

SEAL

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN CIVIL / STRUCTURAL ENGINEERING & SURVEYING

09-17-2013
DATE

PEI PROJECT #: C.130910

DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE: 1" = 20'

PANDA EXPRESS
29 PALMS HIGHWAY & AVALON AVE.
YUCCA VALLEY, CALIFORNIA 92284

cft Developments, LLC
CHERNG FAMILY TRUST, INC
1563 Walnut Grove Ave
Rosemead, California
91770
Telephone: 626.729.5898
Facsimile: 626.372.8288
CFT PROJECT #: 58-13-03453

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY
NATIONAL ENGINEERING
4780 Kufman Street
San Diego, CA 92111
PREPARED UNDER THE SUPERVISION OF:

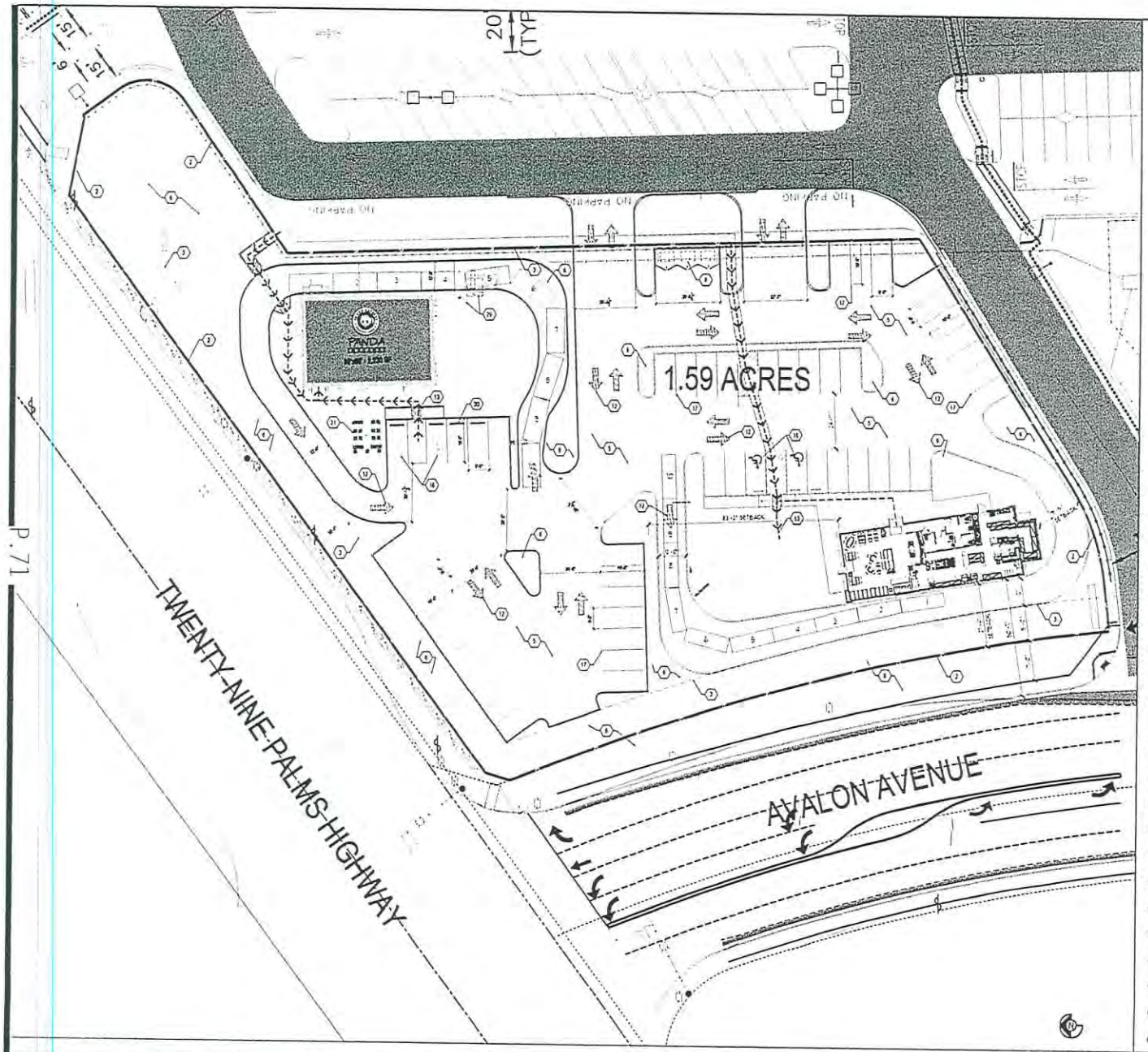
APPROVED BY:
ALEX DISHTA, TOWN PROJECT ENGINEER
R.C.E. 66702 EXP. DATE 09/30/13
DATE
RECOMMENDED BY:

TOWN OF YUCCA VALLEY

PRELIMINARY GRADING AND DRAINAGE PLAN

#1915-04, 58501 29 PALMS HIGHWAY, YUCCA VALLEY, CA 92284

1 OF 1 SHEETS
DRAWING NO.



SITE PLAN 1
Scale= 1" = 20'-0" A-100

1 NOT USED
2 PROPERTY LINE AND LIMIT OF CONSTRUCTION
3 15 FEET BUILDING AND LANDSCAPE SET BACK
4 NOT USED
5 PARKING AREA
6 IMPLEMENTED LANDSCAPING AREA - SEE LANDSCAPE DRAWING
7 NOT USED
8 TRASH ENCLOSURE (TYP. 2 YARD BIN)
9 NOT USED
10 NOT USED
11 NOT USED
12 DIRECTIONAL ARROW
13 ACCESSIBLE PATH OF TRAVEL
14 NOT USED
15 NOT USED
16 DESIGNATED ACCESSIBLE PARKING SPACE WITH ACCESS LOADING ZONE
17 WHITE COLOR PARKING STRIPING
18 NOT USED
19 NOT USED
20 NOT USED
21 NOT USED
22 NOT USED
23 NOT USED
24 NOT USED
25 NOT USED
26 NOT USED
27 NOT USED
28 NOT USED
29 MENU WITH ORDER CONFIRMATION BOARD
30 WHEEL STOP
31 OUTDOOR COVERED PATIO AND SEATING
32 NOT USED
33 NOT USED
34 NOT USED

KEY NOTES A
Scale= NTS A-100

ft Developments, LLC
CHENG FAMILY TRUST, INC
1685 Walnut Grove Ave
Rosemead, California
91770

REVISIONS

ISSUE DATE

DRAWN BY CWA

CFT PROJECT # S8-13 D3453
ARCH PROJECT # 13-006

GARY WANG & ASSOCIATES, INC.

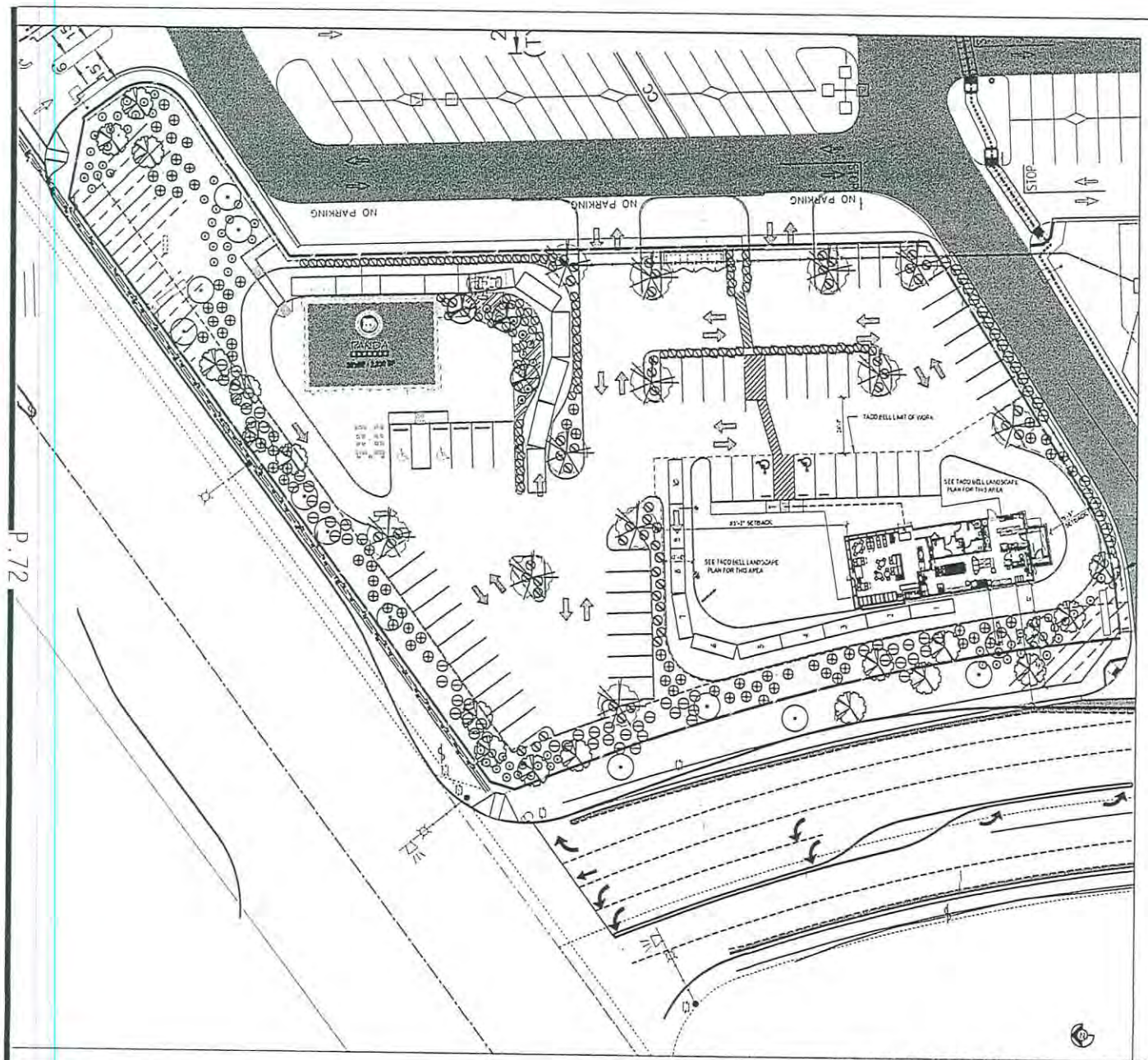
LICENSED ARCHITECT
GARY W. WANG
C-32589
STATE OF CALIFORNIA

PANDA EXPRESS
TWENTY-NINE PALMS HIGHWAY
(STATE HIGHWAY 62) & AVALON AVE
YUCCA VALLEY CA 92284

BRIGHT AND FRESH

A-100

SITE PLAN
ARCHITECTURAL



LANDSCAPE LEGEND

TREES

- PARKWAY CANOPY TREE
  GLEDITSIA TRIACANTHOS - HONEY LOCUST
  24" BOX
- PARKWAY FLOWERING TREE
  CERCIDIUM FLORIDUM - BLUE PALO VERDE
  24" BOX
- INTERIOR PARKING LOT TREE
  RHUS LANCEA - AFRICAN SUMAC
  24" BOX
- INTERIOR TREE
  EUCALYPTUS MICOTHECA - COOLIBAH TREE
  24" BOX
- RELOCATED JOSHUA TREE OR MOHAVE YUCCA

SHRUBS

- AGAVE VILMORINIANA - OCTOPUS AGAVE
  5 GALLON
- CALLIANDRA EROPHYLLA - FAIRY DUSTER
  5 GALLON
- DASYLIRION WHEELERI - DESERT SPOON
  5 GALLON
- HEMEROCALLIS SPECIES - DAY LILY 'DOUBLE YELLOW'
  5 GALLON
- HESPERALOE PARVIFLORA - RED YUCCA
  5 GALLON
- LEUCOPHYLLUM FRUTESCENS 'COMPACTA'
  TEXAS SAGE
  5 GALLON
- MUHLENBERGIA RIGENS DEER GRASS 5 GALLON

GROUND COVER

- BACCHARIS PILULARIS - COYOTE BUSH
  1 GAL AT 12"
- LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA
  1 GAL AT 12"

GENERAL NOTES:

1. PROVIDE 2" LAYER OF 3/8" D.G. CALIFORNIA GOLD AS TOP DRESSING FOR ALL SHRUB PLANTER AREAS.
2. PLANT MATERIAL FOR SITE CONFORMS TO YUCCA VALLEY RETAIL CENTER SPECIFIC PLAN LANDSCAPE CONCEPT REQUIREMENTS.

PRELIMINARY LANDSCAPE PLAN | 1
Scale=1/20" = 1'-0" | L-100

LANDSCAPE LEGEND | 1
NO SCALE | L-100

cft
Developments, LLC
CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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DRAWN BY: GWA

CFT PROJECT # S8-13-D3453
ARCH PROJECT # 13-000

GARY WANG & ASSOCIATES, INC.
1255 Corporate Center Dr., Suite B
Monterey Park, CA 91754
TEL: (626) 284-8888 FAX: (626) 768-1101
http://www.garywang.com

LANDSCAPE PLAN PREPARED BY:
Pro Design Engineers
15032 CLARK AVE
HACIENDA HEIGHTS, CA 91745
TEL: (626) 279-5061 FAX: (626) 279-5062
info@ProDesignEngineers.com

PANDA EXPRESS
TWENTY-NINE PALMS HIGHWAY
(STATE HIGHWAY 62) & AVALON AVE
YUCCA VALLEY, CA 92284

BRIGHT AND FRESH

L-100

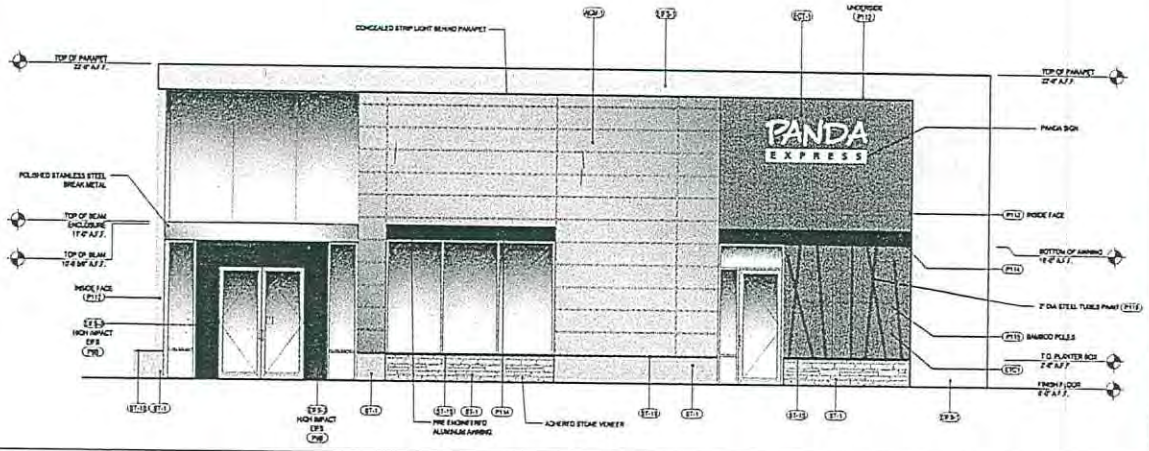
SITE PLAN
LANDSCAPE

EXTERIOR FINISH SCHEDULE

METALLIC AND PAINTED BY: SEE UNLESS NOTED OTHERWISE

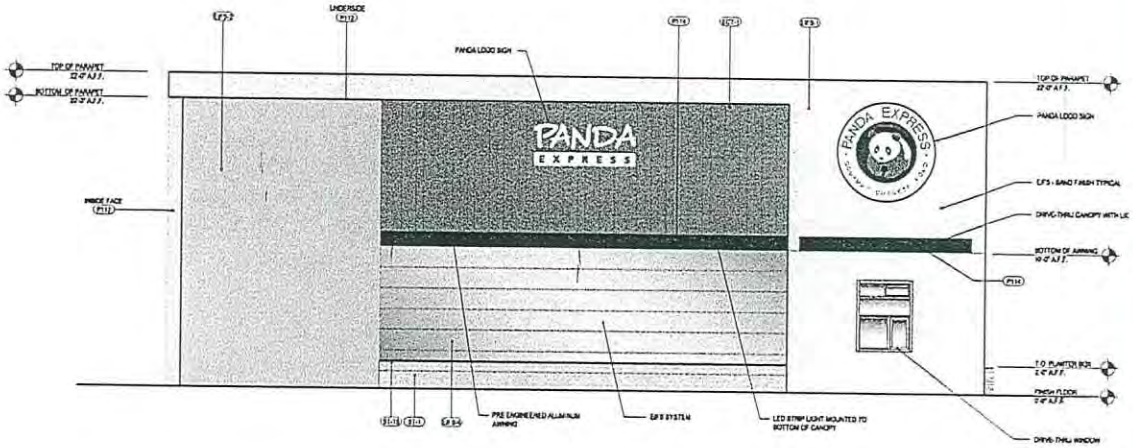
NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
EFS-1	STO	STOTHERM ESSENCE SYSTEM	[illegible] CHAMPAGNE	SAND PEBBLE FINE	BUILDING BODY
EFS-2	STO	STOTHERM ESSENCE SYSTEM	[illegible] BRUSHED PEWTER	SAND PEBBLE FINE	BUILDING BODY
EFS-3	STO	STOTHERM METALLIC SYSTEM	[illegible] SHOW STOPPER	ULTRA SMOOTH METALLIC FINISH	ENTRY PORTAL
EFS-4	STO	STOTHERM METALLIC SYSTEM	[illegible] NETWORK GREY	ULTRA SMOOTH METALLIC FINISH	DRIVE THRU & REAR ELEVATION
(PT-1)	SHERWIN WILLIAMS	SW [illegible]	[illegible] GREEN	SATIN LATEX	BUILDING TRIM
(PT-2)	SHERWIN WILLIAMS	SW 7069	SHOW STOPPER	SATIN LATEX	ENTRY WALL ACCENTS
(PT-3)	SHERWIN WILLIAMS	SW [illegible]	GOBBLE BROWN	SATIN LATEX	ALUM AWNINGS/CANOPY
(PT-4)	SHERWIN WILLIAMS	SW [illegible]	HAZELNUT	SATIN LATEX	BAMBOO POLES
(ST-1)	ADVANCED CAST STONE		SAND DRIFT	DRY TAMP	PLANTER STONE CAP
(ST-2)	DALTILE	[illegible]	TIDEWATER	MESA LEDGE STACK	PLANTERS
(CT-1)	CMC DOUG SHUTTING 818 703 [illegible]		PORTO PLANK*	[illegible]	BUILDING ACCENT TILE*
(ACM-1)	ALPOLIC	ANAMIZE [illegible]	DAVINCI BRONZE (SAND DRIFT)	ANAMIZE RAIN SCREEN SYSTEM	ALUMINUM COMPOSITE MATERIAL

* NOTE: INSTALL ECT-1 WITH GROUT - MFG. MODEL # PROMISS BY CUSTOM BUILDING PRODUCTS, COLOR SABLE BROWN. GC TO VERIFY SUITABILITY OF GROUT WITH CERAMIC TILE APPLICATION AND NOTIFY PANDA PM OF ANY ISSUES.



WEST ELEVATION 2

Scale: 1/4" = 1'-0" A-200



EAST ELEVATION 1

Scale: 1/4" = 1'-0" A-200

Ft Developments, LLC
[illegible] FAMILY TRUST, NC
1653 Mission Drive Suite
Rosemead, California
91770

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REVISIONS

ISSUE DATE

DRAWN BY: CHA

CFT PROJECT # SR-13-03453

ARCH PROJECT # 13-001

GARY WANG & ASSOCIATES, INC.
[illegible]

LICENSED ARCHITECT GARY R. WANG C-32969 STATE OF CALIFORNIA

PANDA EXPRESS

TWENTY-NINE PALMS HIGHWAY (STATE HIGHWAY 62) & AVALON AVE YUCCA VALLEY, CA 92284

BRIGHT AND FRESH

A-200

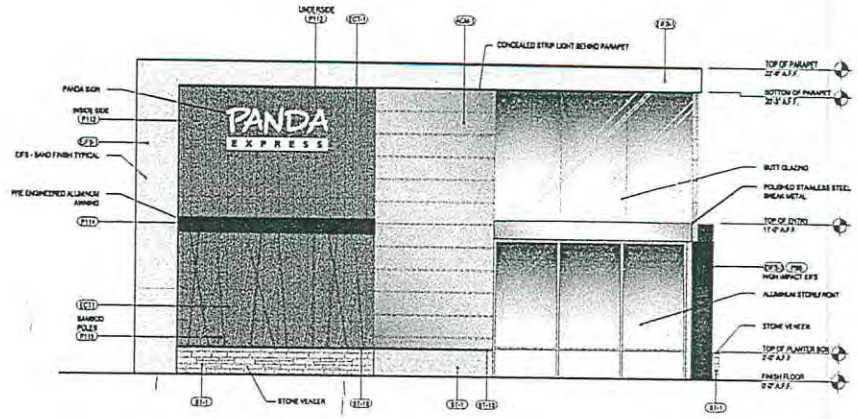
EXTERIOR ELEVATIONS

EXTERIOR FINISH SCHEDULE

METALS AND PLASTICS (P, S, C, VALDE WOOD STAINS)

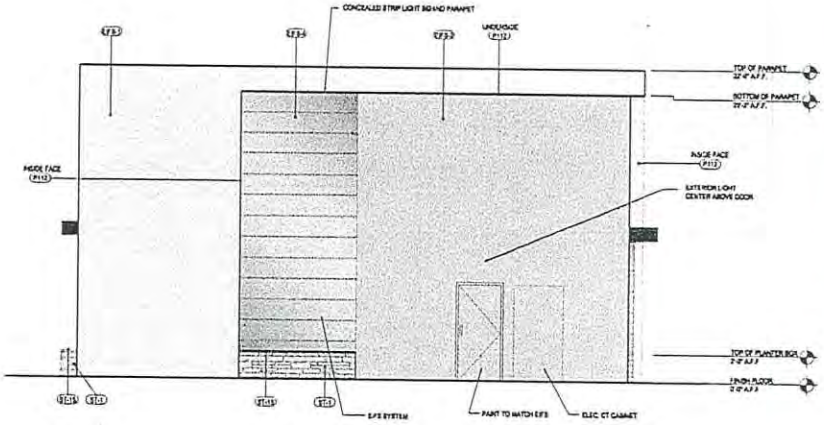
NO.	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
E-1, S-1	STO	STOTHERM ESSENCE SYSTEM	[illegible] CHAMPAGNE	SAND PEBBLE FINE	BUILDING BODY
E-2, S-2	STO	STOTHERM ESSENCE SYSTEM	FLASH BRUSHED PEWTER	SAND PEBBLE FINE	BUILDING BODY
E-3, S-3	STO	STOTHERM METALLIC SYSTEM	SW 7588 WHOM STOWER	ULTRA SMOOTH METALLIC FINISH	ENTRY PORTAL
E-4, S-4	STO	STOTHERM METALLIC SYSTEM	BNTO73 NETWORK GREY	ULTRA SMOOTH METALLIC FINISH	DRIVE THRU & REAR ELEVATION
P-1, C-1	SHERWIN WILLIAMS	SW 6119	FUSION (SPECIFY)	SATIN LATEX	BUILDING TRIM
P-2, P-3	SHERWIN WILLIAMS	SW 7583	SHOW STOPPER	SATIN LATEX	ENTRY WALL ACCENTS
P-4, P-5	SHERWIN WILLIAMS	SW 6062	CUDDLE (PLUM)	SATIN LATEX	ALUM AWNINGS/CANOPY
P-6, P-7	SHERWIN WILLIAMS	SW 6423	HAYMEADOW	SATIN LATEX	BAMBOO POLES
ST-1, ST-2	ADVANCED CAST STONE		SAND DRIFT	DRY TAMP	PLANTER STONE CAP
ST-3, ST-4	DAL-TILE	M619	TIDEWATER	MESA LEDGE STACK	PLANTERS
UT-1, UT-2	EMC GRAND SALTILLO 310-312-371		PORTO PLUM *	[illegible]	BUILDING ACCENT TILE *
MC-1, MC-2	ALPOLIC	[illegible]	DARK BLUE (SIMILAR TO)	ANAMORPHIC SCREEN SYSTEM	ALUMINUM COMPOSITE MATERIAL

* NOTE: INSTALL ECT-1 WITH GROUT - MFG. MODEL # PROVIDED BY CUSTOM BUILDING PRODUCTS, COLOR SABLE BROWN. DO TO VERIFY SUITABILITY OF GROUT WITH CERAMIC TILE APPLICATION AND NOTIFY PANDA PM OF ANY ISSUES.



NORTH ELEVATION 2

Scale: 1/4" = 1'-0" A-201



SOUTH ELEVATION 1

Scale: NTS A-201

ft Developments, LLC
Chang Family Trust, No
1635 Hamel Grove Ave
Rosemead, California
91770

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REVISIONS

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DRAWN BY: OWA

CFT PROJECT # 98-13-03453

ARCH PROJECT # 13-006

GARY WANG & ASSOCIATES, INC.

LICENSED ARCHITECT C-32588 STATE OF CALIFORNIA

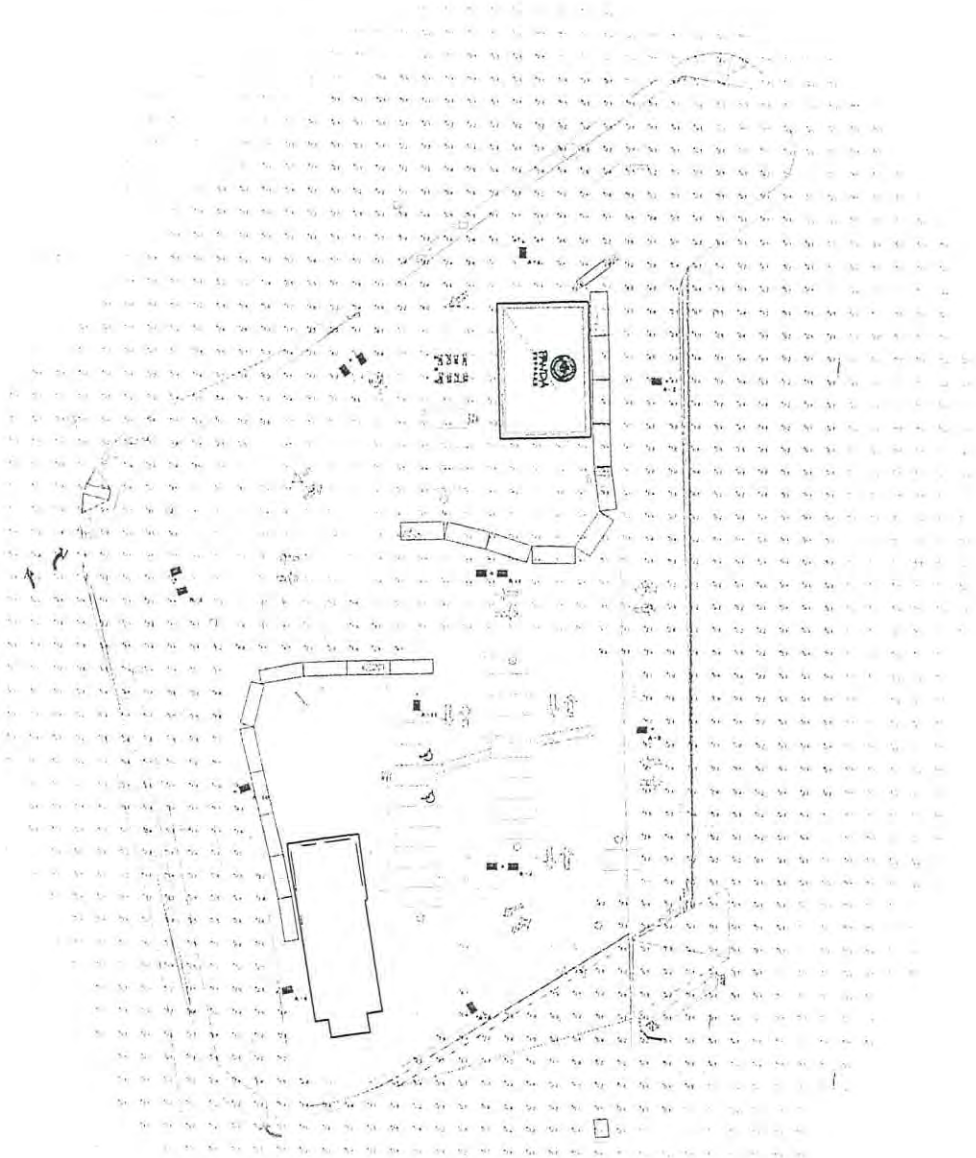
PANDA EXPRESS

TWENTY-NINE PALMS HIGHWAY
(STATE HIGHWAY 62) & AVALON AVE
YUCCA VALLEY, CA 92284

BRIGHT AND FRESH

A-201

EXTERIOR ELEVATIONS



Plan View
Scale - 1" = 30'

Luminaire Schedule													
Symbol	Qty	Description	Manufacturer	Catalog Number	Lamp	Lamp Lumens	Lamp Watts	Total Watts	Voltage	Lumens	Lumens/Lamp	Total Lumens	LLF
A	7	Lithonia Lighting	PAD DSX2 LED 1 12W 700 NW 5K4 MVOLT DS	DSX2 1 LED MDCOX LED 8/24MC 700mA DRIVERS TYPE 4 OPTICS	CAR 267-watt LED, 4000 DOWN FCS	1	DSX2 LED 1 12W700 4 8K 5K4 MVOLT DS	2267.8 A	0.95	267			
B	2	Lithonia Lighting	PAD DSX2 LED 1 12W 700 NW 5K4 MVOLT DS	DSX2 1 LED MDCOX LED 8/24MC 700mA DRIVERS TYPE 5 OPTICS	CAR 240 9-watt LED, 4000 DOWN FCS	1	DSX2 LED 1 12W700 4 8K 5K4 MVOLT DS	244.952A	0.95	561 W			
C	8	Lithonia Lighting	PAD DSX2 LED 1 12W 700 NW 5K4 MVOLT DS	DSX2 1 LED MDCOX LED 8/24MC 700mA DRIVERS TYPE 5 OPTICS	CAR 240 9-watt LED, 4000 DOWN FCS	1	DSX2 LED 1 12W700 4 8K 5K4 MVOLT DS	244.952A	0.95	872 W			
D	3	Lithonia Lighting	PAD DSX2 LED 1 12W 700 NW 5K4 MVOLT DS	DSX2 1 LED MDCOX LED 8/24MC 700mA DRIVERS TYPE 4 OPTICS	CAR 267-watt LED, 4000 DOWN FCS	1	DSX2 LED 1 12W700 4 8K 5K4 MVOLT DS	2267.8 A	0.95	576			

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Panda Express Parking and Drive Area		4.6 fc	11.1 fc	1.1 fc	10.1:1	4.2:1	0.4:1
Spill Light	+	1.4 fc	11.4 fc	0.0 fc	N/A	N/A	0.1:1
Taco Bell Parking and Drive Area		4.9 fc	8.4 fc	1.1 fc	7.6:1	4.5:1	0.6:1

Note

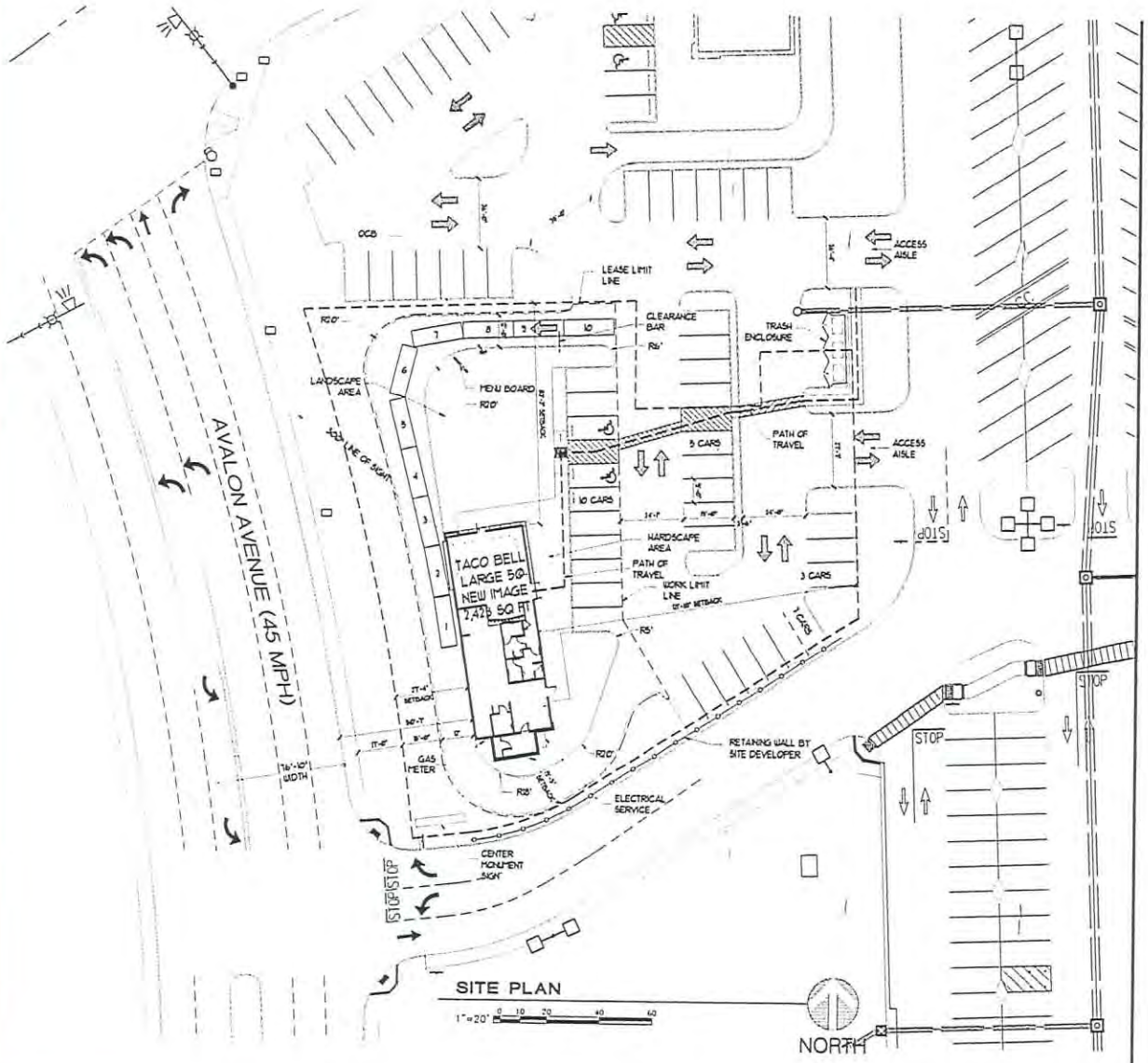
1. Readings shown are in units of maintained foot candles.
2. Total light loss factor = .85 LLF for LED.
3. Test plane = 0' aff
4. Fixture mounting height = 22' AFF for all pole mount
5. Fixture spacing = See plan view
6. The photometrics layout was calculated using specific criteria, any deviation from stated parameters will effect actual performance.
7. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

LIGHTING DESIGN SERVICES

Panda Express & Taco Bell
Yucca Valley, CA

Designer
KB
Date
[illegible]
Scale
[illegible]
Drawing No.
[illegible]
Summary

1 of 1



SITE PLAN 1"=20'-0" 1

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Hinson Consulting & Design
ARCHITECTS INC.

LICENSED ARCHITECT
DANIEL W. HINSON
NO. C 27418
Exp. 12-31-13
STATE OF CALIFORNIA

PREPARED FOR

TACO BELL
1 GLEN BELL WAY, MO 534
IRVINE, CA 92618
Contact: STEVE PULDIKON
Phone: (949) 863-3064

CONTRACT DATE	XX.XX.XX
BUILDING TYPE	LARGE 50 IN
PLAN VERSION	August 2012
SITE NUMBER	XXXXXX
STORE NUMBER	XXXXXX
HC&D JOB#	13008

TACO BELL

TWENTYNINE PALMS & AVALON AVE
YUCCA VALLEY, CA 92284

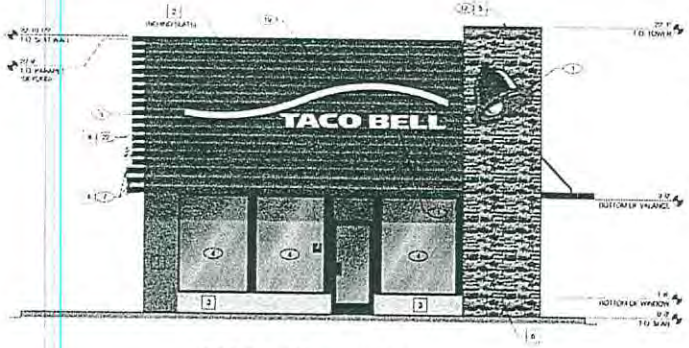
TACO BELL

LARGE
50 WITH NEW IMAGE

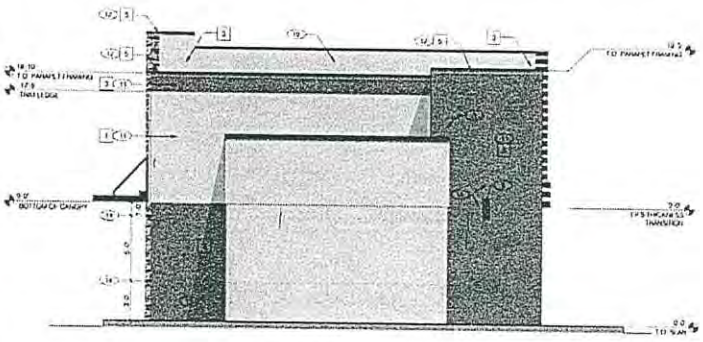
SITE PLAN

A0.1

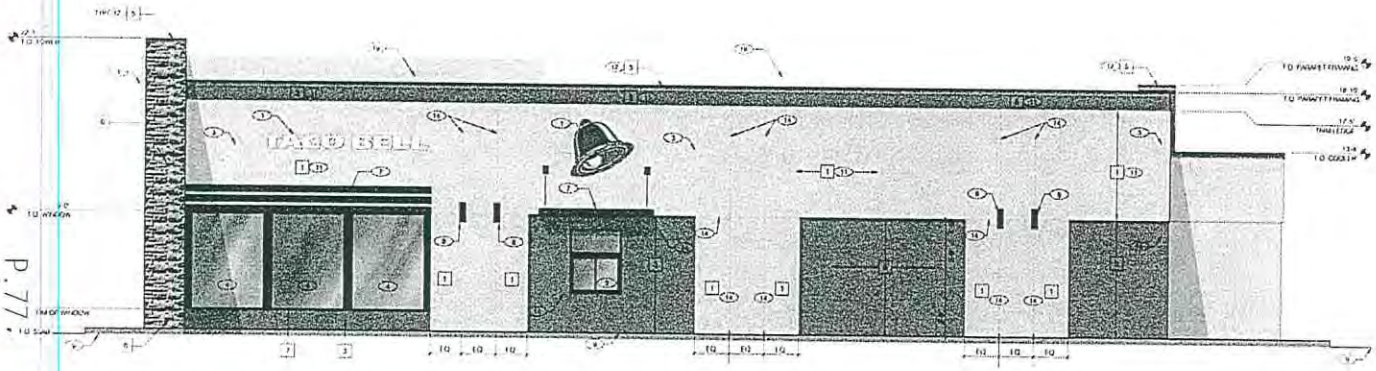
PLOT DATE 7-26-13



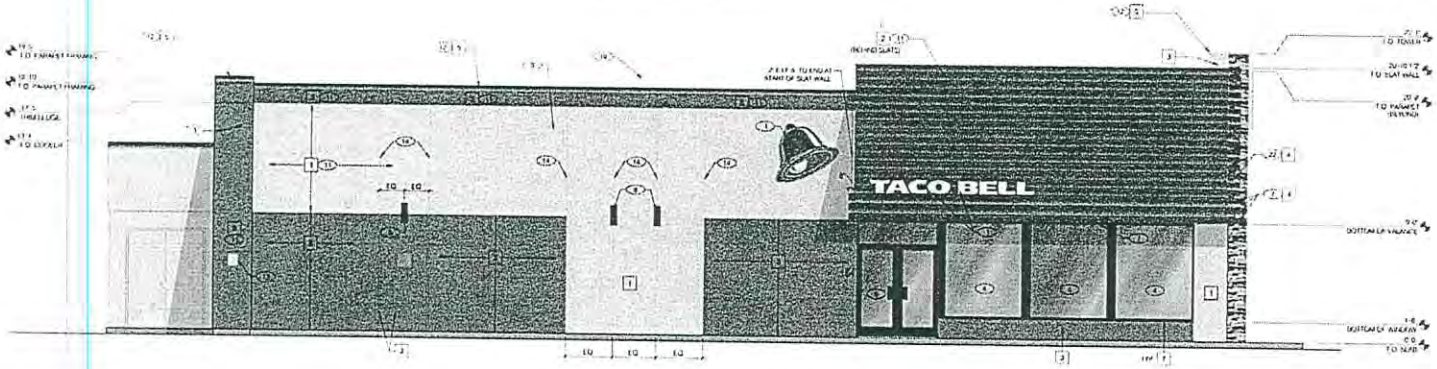
FRONT (NORTH ELEVATION)



REAR (SOUTH ELEVATION)



SIDE (WEST ELEVATION)



SIDE (EAST ELEVATION)

MATERIAL SCHEDULE

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR	ALTERNATE COLOR
1	MAIN BUILDING COLOR	SHERWIN WILLIAMS	SW 6127 CANVAS SHACK	LOTUS USA	NAME [illegible]
2	WALL COLOR FOR HOOD SCREEN WALL	SHERWIN WILLIAMS	SW 6601 CLEMATIS		
3	ACCENT COLOR	SHERWIN WILLIAMS	SW 6679 WILD WOOD LEAF	LOTUS USA	NAME [illegible]
4	SEAT WALL AND VALANCE COLOR	VENTEK	SW 6258 STATUS BRONZE (DUAL)		
5	PARAPET CAP COLOR	SHERWIN WILLIAMS	SW 7043 MINK DRE		
6	STONE WALL	DUAL VERSA STONE	TIGHT CUT HUSK CREEK		
7	STOREFRONT WINDOWS	TGI	DARK BRONZE		
8	PVC HOLLIHOCK	STREET SMART	YELLOW (1 - 1 NOW PLASTICS OVER TOP HOLLIHOCK COLOR)		

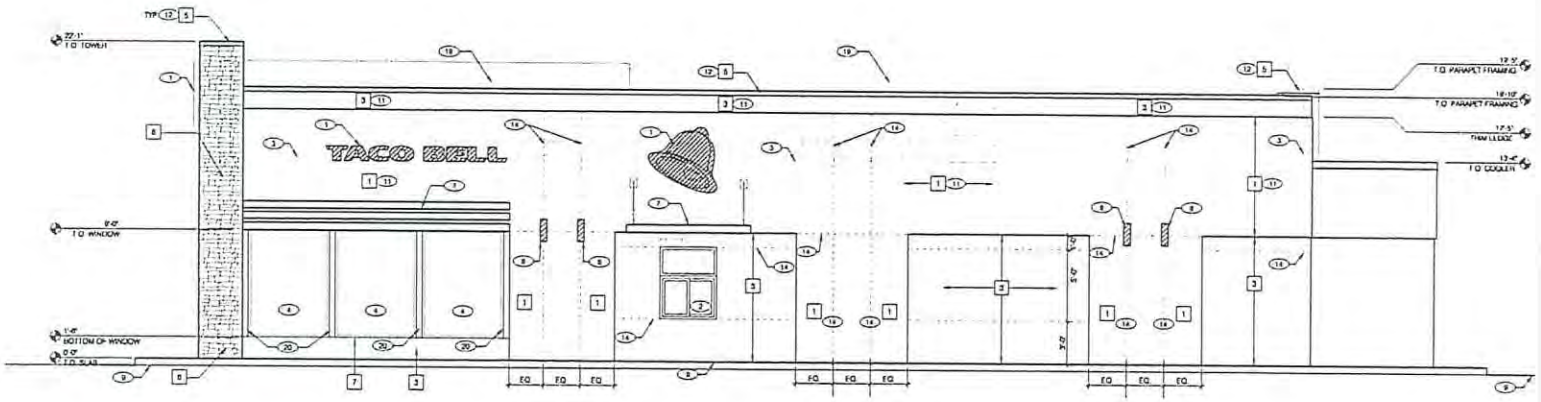
KEY NOTES

1. DI NEON SIGN
2. DRIVE THRU WINDOW SEE SHEET A1.0 AND A1.1
3. HOOD BEYOND
4. STOREFRONT TYPICAL
5. DOUBLE DOOR
6. LEXAN PLANE PANEL UP SIGN
7. ARCHITECTURAL ALUMINUM VALANCE BY VENDOR
8. LIGHT SOURCE (CENTER OF PANCAKE FAN)
9. FASCIA OF LANDSCAPE SURFACE IS 6" BELOW THE FINISH FLOOR
10. OVERFLOW PIPE
11. STUCCO FINISH
12. PARAPET COPING & FLASHING (STONE TRIM TO USE THE SAME FLASHING EDGE TRIM)
13. COLLAPSIBLE VALVE & COVER SEE DETAIL SHEET S4.2
14. STUCCO REGLET
15. LAKE SERVICE
16. NOT USED
17. CANOPY AND TRELLIS
18. NOT USED
19. PAINT BEHIND (PAINT TO MATCH BUILDING WALL)
20. NOT USED
21. NOT USED
22. ALUMINUM SHAT WALL BY VENDOR
23. NOT USED
24. NOT USED
25. NOT USED
26. SHEET METAL GUTTER DECK WOOD STAIN TO MATCH STOREFRONT TYP.

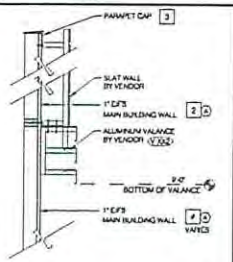
TACO BELL

LARGE 50 (WITH NEW IMAGE)
SITE #309695
SEC OF TWENTYNINE PALMS & AVALON AVE.
YUCCA VALLEY, CA

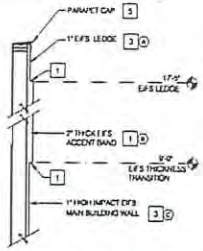
HC&
ARCHITECT
1801 Lampton Ln., Norco, CA. 92860 - Telephone (951) 371-2057 - Facsimile (951) 371-9774



RIGHT SIDE ELEVATION 1/4"=1'-0" | A



SLAT WALL COLOR TRANSITION N.T.S. | I



EIFS THICKNESS COLOR TRANSITION N.T.S. | G

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR
1	MAIN BUILDING COLOR	SHERWIN WILLIAMS	SW 6122 "CAMEL BACK"	LOTUSAN	NA08-0211
2	WALL COLOR BEHIND SCREEN WALL	SHERWIN WILLIAMS	SW 6801 "CLEMATIS"		
3	ACCENT COLOR	SHERWIN WILLIAMS	SW 2803 "ROOKWOOD CLAY"	LOTUSAN	NA08-0310
4	SLAT WALL AND VALANCE COLOR	VENDOR	SW 7034 "STATUS BRONZE" (EQUAL)		
5	PARAPET CAP COLOR	SHERWIN WILLIAMS	SW 7008 "IRON ORE"		
6	STONE WALL	BORAL - VERSA STONE	TIGHT CUT - "PLUM CREEK"		
7	STOREFRONT WINDOWS	TBD	"DARK BRONZE"		
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US POSTMAN COM) OR EQUAL		

EXTERIOR FINISH SCHEDULE | H

MISCELLANEOUS
A. SEE SHT A1.1 WINDOW TYPES FOR WINDOW ELEVATIONS.
B. SEE SCOPE OF WORK FOR RESPONSIBILITIES.
C. "HIGH IMPACT" MESH SHALL BE USED WHERE NOTED (C)
D. THE PAINT COLORS SHOWN ARE COLOR REFERENCES FOR THE E.I.F.S. SUPPLIER
E. E.I.F.S. TEXTURE SHALL BE FINE

SEALERS (REFER TO SPECS):
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY/TRELLIS.

LEGEND:
A. VENDOR SCOPE INCLUDES SUPPLY AND INSTALLATION OF AWNINGS, CANOPIES, AND SIGNAGE
B. DENOTES 2" THICK E.I.F.S.

"CRITICAL" DIMENSIONS:
A. TK GUARD CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

EXTERIOR FINISH:
1. CONTACT FOR EXTERIOR FINISH #6 AND #7 IS:
VERSETTA STONE WALL
GENE GUETTOW
760-216-8373

2. OWNER REPRESENTATIVE WILL QUANTIFY IF LOTUSAN PAINT WILL BE USED

GENERAL NOTES | F

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-350	1	TACO BELL DRIVE THRU CANOPY	2
V-348	1	TACO BELL "BUILDING ACCENT" (W) SHADING & LED LAMPING	2
V-351	1	SLAT WALL SYSTEM	
V-352	1	ALUMINUM VALANCE SYSTEM	
		* REQUIRES ELECTRICAL CONNECTION. SEE ELECTRICAL PLANS	

CANOPY AND BLDG. ACCENT SCHED. N.T.S. | E

1. BUILDING SIGN. SEE SCOPE OF WORK.
2. DRIVE THRU WINDOW. SEE SHEET A1.2 AND A1.1.
3. ROOF BEYOND.
4. STONE FRONT TYPICAL.
5. DOUBLE DOOR.
6. SWITCH GEAR. PAINT TO MATCH WALL.
7. ARCHITECTURAL ALUMINUM VALANCE BY VENDOR.
8. LIGHT SCONCE. ALIGN BOTTOM OF FIXTURE'S MOUNTING BRACKET WITH CHANGE IN EIFS THICKNESS. (COVER OF BRACKET AT 8'-7").
9. ASSUME DIT LANE SURFACE IS 3" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
10. 2" EIFS TO MATCH TOP OF WINDOW HEIGHT. PROVIDE 1" EIFS ABOVE THAT POINT. SLOPE TRANSITION AWAY FROM BUILDING 1:12.
11. EIFS (TYP). SEE 2 & 4/A6.2.
12. PARAPET COPING. IF QUAD-LAST EDGE THIN IS USED. USE THE QUAD-LAST PRE-FINISHED EDGE THIN. SEE DETAIL 3/A6.0.
13. CO2 FILLER VALVE & COVER. SEE DETAIL 5/A6.2 SIM.
14. EIFS REVEAL JOINT.
15. GAS METER.
16. WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCH GEAR.
17. SCUPPER, COLLECTOR, AND VERTICAL DOWNSPOUT 8" MIN. PAINT TO MATCH ADJACENT WALL.
18. OPENING IN PARAPET FOR ACCESS TO THE TOP OF THE WALK-IN ENCLOSURE.
19. HTU BEYOND. PAINT TO MATCH BUILDING WALL.
20. SHEET METAL COVER OVER WOOD STUDS TO MATCH STOREFRONT. SEE 3 & 7/A6.1.
21. HIGH IMPACT E.I.F.S. WHERE SHOWN ON ELEVATIONS. SEE 2/A6.2.
22. ALUMINUM SLAT WALL BY VENDOR.
23. BOLLARD.
24. E.I.F.S. TRANSITION. SEE DETAIL 7/A6.2 (SIM.)
25. EXTEND FRAMING FOR BUMP-OUT DOWN TO ROOF. USE DETAIL 7/A6.2 FOR EIFS TRANSITION.

KEY NOTES | D

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-349	3	TACO BELL LETTERS 12" HIGH, WHITE, FLAT FACED	2
V-372	3	TACO BELL "BELL" SIGN 4'-10 1/2"W x 4'-6"H	2
		(W) LED LAMPING	

SIGN SCHEDULE N.T.S. | C

(A) BASE THICKNESS - 1" THICK E.I.F.S.
(B) BASE THICKNESS - 2" THICK E.I.F.S. (W)
(C) BASE THICKNESS - 1" THICK E.I.F.S. WITH HIGH IMPACT MESH (ONLY WHERE NOTED) SEE DETAIL 2/A6.2
(D) BASE THICKNESS - 2" THICK E.I.F.S. WITH HIGH IMPACT MESH (ONLY WHERE NOTED). SEE DETAIL 2/A6.2 (W)

E.I.F.S. THICKNESS N.T.S. | B

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Hanson Consulting & Design ARCHITECTS INC.

LICENSED ARCHITECT DANIEL B. HANSON NO. C 27418 Exp. 12-31-13 STATE OF CALIFORNIA

PREPARED FOR
TACO BELL
1 GLEN HELLS WAY, MC 53A
IRVINE, CA 92618
Contact: STEVE PULCHEON
Phone: (949) 863-3964

CONTRACT DATE	XX.XX.XX
BUILDING TYPE	LARGE 50 HR
PLAN VERSION	August 2012
SITE NUMBER	30,000
STORE NUMBER	00000
HCSD JOB #	13.026

TACO BELL
TWENTYNINE PALMS & AVALON AVE
YUCCA VALLEY, CA 92284

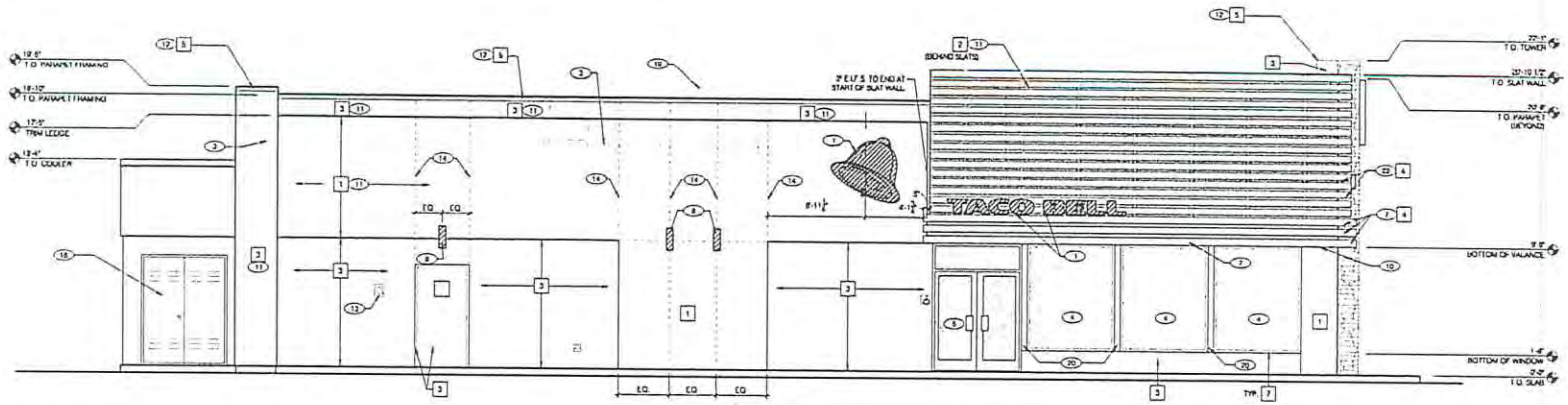
TACO BELL

LARGE
50 WITH NEW BANCE

EXTERIOR ELEVATIONS

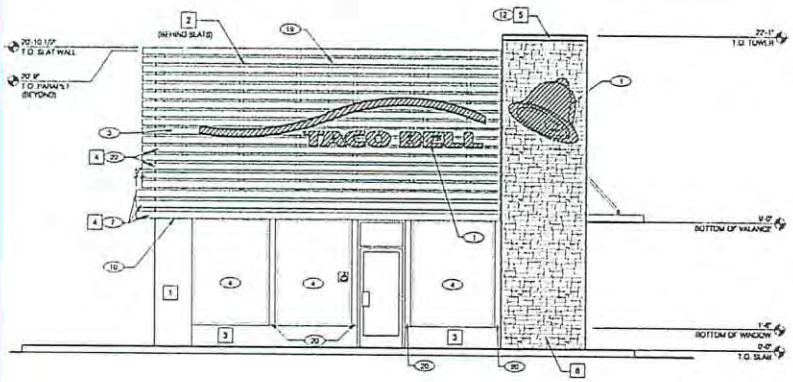
A4.0

PLOT DATE 7-26-13

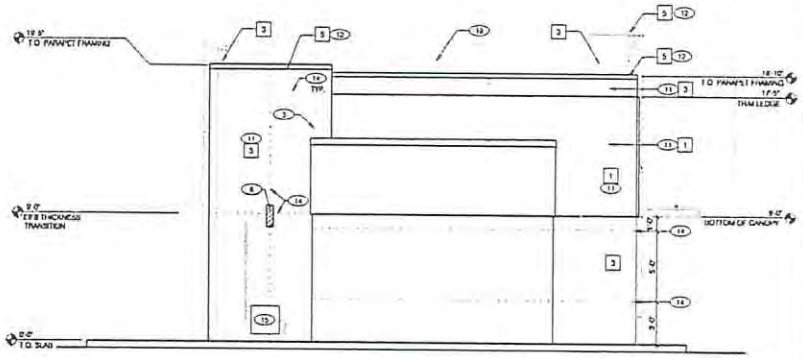


SEE SHEET A0.0 FOR KEYNOTES

LEFT SIDE ELEVATION 1/4" = 1'-0" | A



FRONT ELEVATION 1/4" = 1'-0" | C



REAR ELEVATION 1/4" = 1'-0" | B

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Head Drawing & Design ARCHITECTS INC.

LICENSED ARCHITECT DAVID W. HEADON NO. C 27416 Exp. 10-31-13 STATE OF CALIFORNIA

PREPARED FOR

TACO BELL
1 GLEN BELL WAY NO 534
IRVINE, CA 92618
Contact: STEVE PULCKHOLDY
Phone: (949) 800-3864

CONTRACT DATE	XX.XX.XX
BUILDING TYPE	LARGE 50 N
PLAN VERSION	August 2012
SITE NUMBER	20466
STORE NUMBER	22000
HCAD JOB #	13008

TACO BELL

TWENTYNINE PALMS & AVALON AVE
YUCCA VALLEY, CA 92284

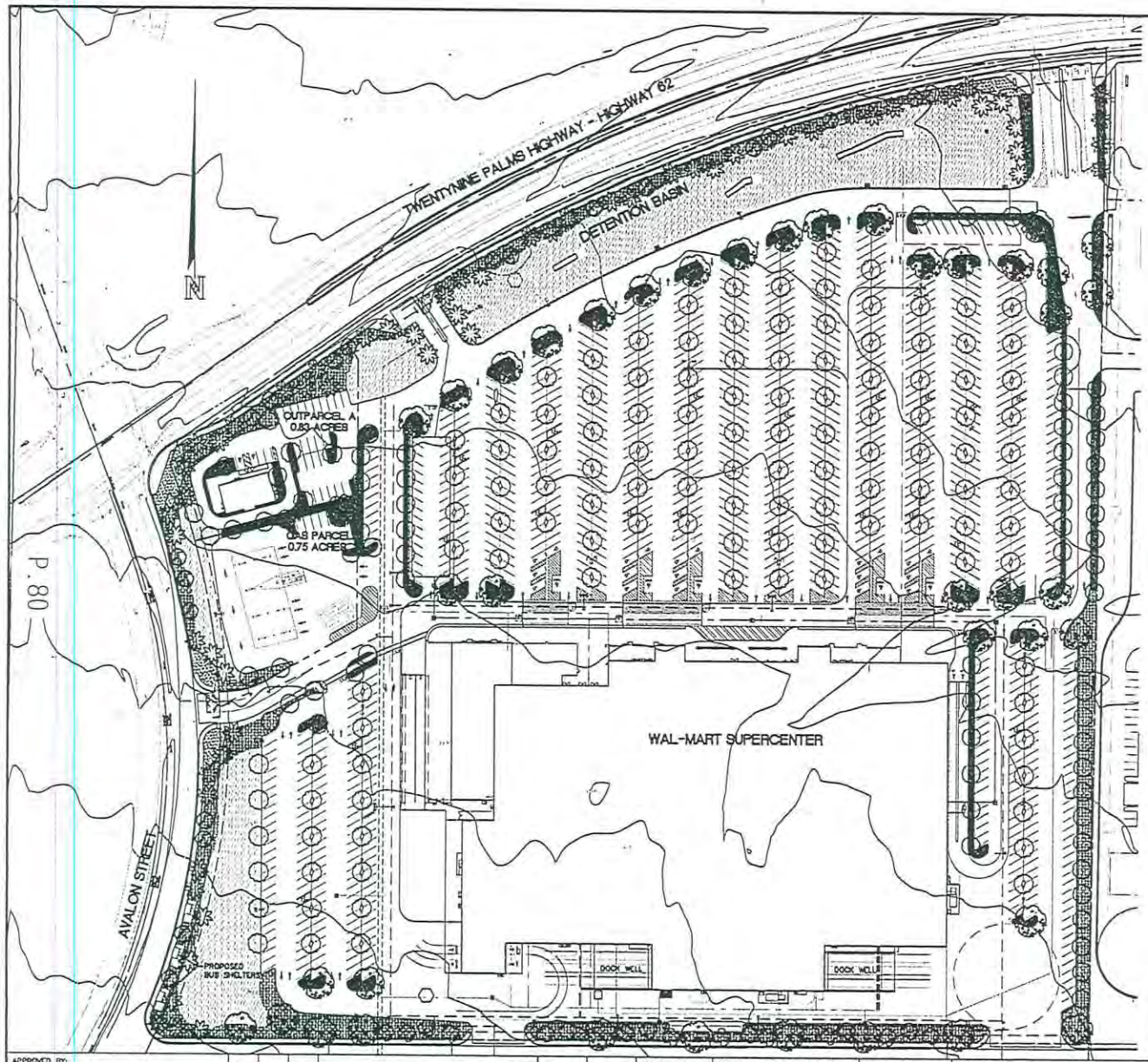
TACO BELL

LARGE
50 WITH NEW IMAGE

EXTERIOR ELEVATIONS

A4.1

PLOT DATE 7-26-13



LEGEND – PLANT MATERIAL SELECTION

TREE SYMBOL	CATEGORY / DESCRIPTION
	LARGE SCALE PARKING LOT SHADE TREE (30' HEIGHT, 30' SPREAD) SUCH AS: PROSOPIS CHILENSIS – CHILEAN MESQUITE
	MEDIUM SCALE PARKING LOT SHADE TREE (20' HEIGHT, 20' SPREAD) SUCH AS: RHUS LANCEA – AFRICAN SUMAC
	INTERIOR DRIVEWAY TREE (30' HEIGHT, 20' SPREAD) SUCH AS: EUCALYPTUS SIDEROXYLON ROSEA – RED IRONBARK
	PARKWAY FLOWERING TREE (15' – 20' HEIGHT, 20' SPREAD) SUCH AS: LAGERSTROEMIA INDICA – CRAPE MYRTLE
	SCREENING TREE (20' HEIGHT, 20' SPREAD) SUCH AS: PINUS HALEPENSIS – ALEPPO PINE
	VERTICAL ACCENT TREE (60' – 100' HEIGHT) SUCH AS: WASHINGTONIA ROBUSTA – MEXICAN FAN PALM

SHRUB GROUNDCOVER SYMBOL	CATEGORY / DESCRIPTION
	LOW TO MEDIUM SCALE, DROUGHT RESISTANT SHRUBS AND GROUNDCOVERS DRIP IRRIGATION ACACIA REDOLENS "DESERT CARPET" – PROSTRATE ACACIA BACCHARIS PILULARIS "CENTENNIAL" BUDDLEIA MARRUBIFOLIA – WOOLY BUTTERFLY BUSH CALLIANDRA EROPHYLLA – FAIRY DUSTER DALEA PULCHARA – BUSH DALIA LEUCOPHYLLUM FRUTESCENS "COMPACTA" – TEXAS SAGE SALVIA GREGGII – RED SAGE TECOMA ALATA – ORANGE BELLS SENNA ARTEMISIOIDES – FETHERY SENNA DASYLIRION WHEELERI – DESERT SPOON HESPERALOE PARVIFOLIA – RED YUCCA
	LOW SCALE, DROUGHT RESISTANT SHRUBS AND GROUNDCOVERS DRIP OR OVERHEAD SPRAY IRRIGATION DALEA GREGGII – TRAILING INDIGO BUSH HESPERALOE PARVIFOLIA – RED YUCCA MUHLENBERGIA CAPILLARIS – PINK MUHLY MUHLENBERGIA RIGENS – DEER GRASS RAPHIOLEPSIS INDICA – INDIAN HAWTHORN PENNISETUM SETACEUM "RUBRUM" – PURPLE FOUNTAIN GRASS MUHLENBERGIA RIGENS – DEER GRASS LAVANDULA SPP. – LAVANDER LEUCOPHYLLUM FRUTESCENS "COMPACTA" – TEXAS SAGE ROSMARINUS OFFICIANALIS – ROSMARY
	PLANTING AREA FOR RELOCATED ON-SITE JOSHUA TREES.
	LAWN – HYBRID BERMUDA OVERHEAD SPRAY IRRIGATION

NOTE: A JOSHUA TREE SALVAGE PLAN WILL BE WRITTEN PRIOR TO THE ISSUANCE OF A GRADING PERMIT. THE PLAN WILL DETAIL METHODS OF REMOVAL, STORAGE, TRANSPLANTATION AND MAINTENANCE OF THE JOSHUA TREES. THE TREES THAT WILL BE USED ON-SITE WILL BE STORED SEPARATELY. THE REMAINING TREES THAT ARE REMOVED SUCCESSFULLY WILL BE MADE AVAILABLE FOR ADOPTION PURSUANT TO THE TOWN'S JOSHUA TREE ADOPTION PROGRAM.

60 0 60 120 180 240

SCALE 1" = 60'

PRELIMINARY - NOT FOR CONSTRUCTION

PARTERRE

[illegible]

1261 Hayne Avenue San Diego, Ca 92103
Phone (619) 594-3718 Fax (619) 594-3768

NASLAND ENGINEERING

CIVIL ENGINEERING • SURVEYING • LAND PLANNING
[illegible] Street, San Diego, California, 92111 • 858-292-7770

APPROVED BY:

TOWN ENGINEER P.E. R.C.E.

DATE REG. EXP.

MARK	BY	DATE

ENGINEER

REVISIONS:

APPROVED DATE

TOWN OF YUCCA VALLEY

DESIGN BY: PD
DRAWN BY: PD
CHECKED BY: LD
DATE: 08/11/06

BENCH MARK NO: 62-1-4-72
ELEVATION: 3,188.8750
DATE: 12/01/72
LOCATION:
BRASS DISK IN TOP OF CURB AT INDIO AVENUE 0.3 FEET WEST OF EAST EDGE CONCRETE PATIO; 2.2 MILES EASTERLY ALONG TWENTYNINE PALMS HIGHWAY FROM OLD WOMAN SPRINGS ROAD.

PREPARED BY:

MICHAEL J. BIRKLAND 59822
R.C.E. NO.

DATE 12/31/07
REG. EXP.

TOWN OF YUCCA VALLEY

LANDSCAPE CONCEPT PLAN

WAL•MART SUPERCENTER #1915-04
XXXXX TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

SHEET L-1 OF ___ SHEETS

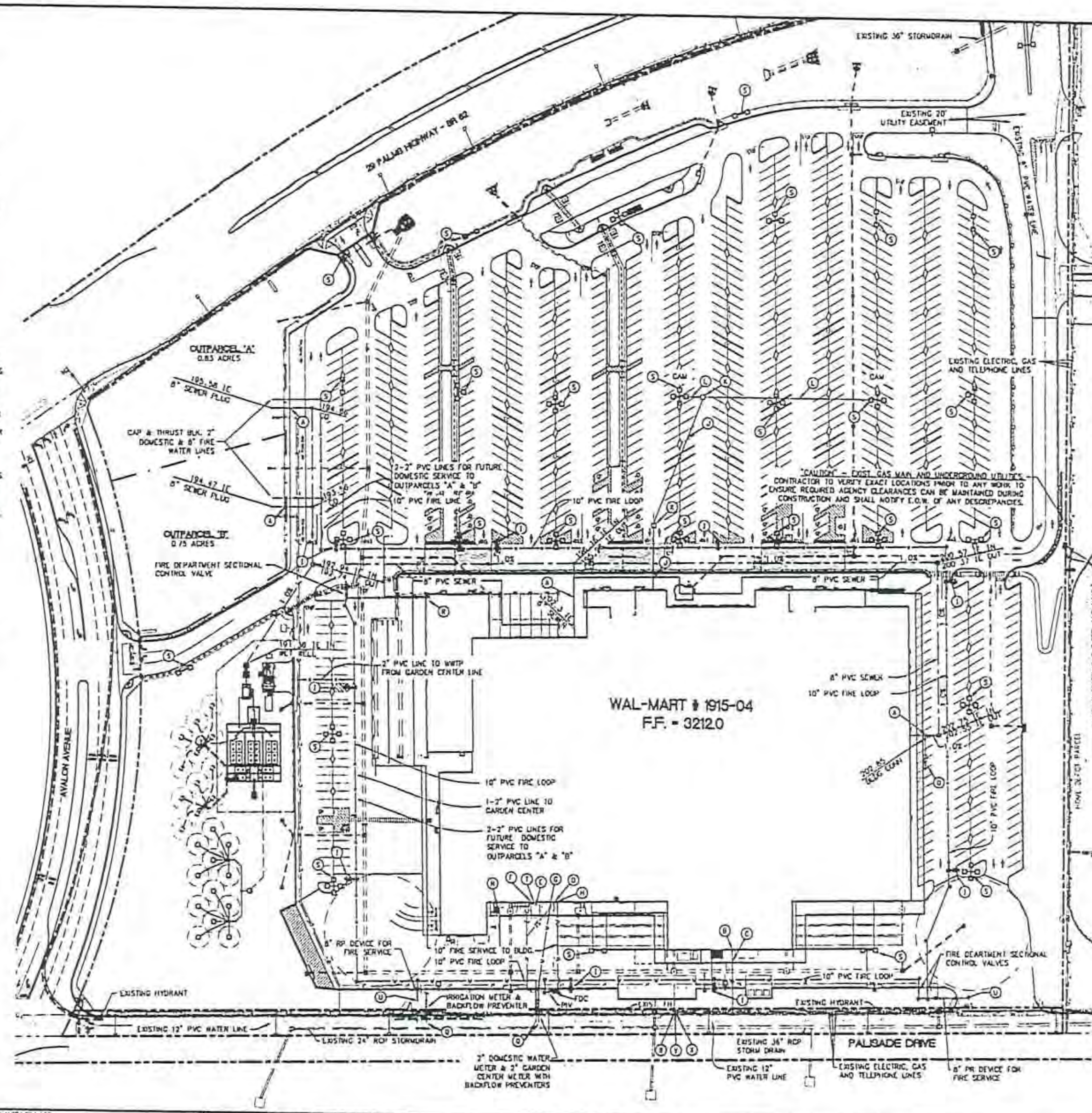
UTILITY LEGEND

- (A) 6" SANITARY SEWER LATERAL AT MINIMUM 1.0% SLOPE. COORDINATE WITH ARCHITECTURAL PLANS.
- (B) GAS ENTRY WITH GAS METER. CONTRACTOR RESPONSIBLE FOR INSTALLING PIPE BOLLARD PROTECTION AT METER. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR TYING OF INDIVIDUAL METER.
- (C) CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF THE GAS SERVICE LINE.
- (D) 3/4" PVC CONDUIT FOR TAMPER SWITCH.
- (E) PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD, CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- (F) TELEPHONE ENTRY. CONTRACTOR TO COORDINATE WITH VERIZON.
- (G) 3" DOMESTIC WATERLINE ENTRY WITH METER PER HI-DESERT WATER DISTRICT WATER DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH HI-DESERT WATER DISTRICT.
- (H) 10" SPRINKLER ENTRY. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE SUCH AS, BUT NOT LIMITED TO, A DOUBLE DETECTOR CHECK BACKFLOW PREVENTION DEVICE, IN SERIES WITH A CHECK VALVE, GATE VALVES, ETC., MEETING HI-DESERT WATER DISTRICT REQUIREMENTS.
- (I) PROPOSED FIRE HYDRANT AND ASSEMBLY, TYPICAL AS INDICATED. INSTALL BOLLARD PROTECTION ON 4 SIDES.
- (J) ONE 3" DIAMETER CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR 3" SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORDING, 12" ABOVE CONDUIT.
- (K) LOSS PREVENTION CAMERA PULL BOXES SHALL BE "H-20" LOAD RATED. THE TYPICAL PULL BOX SIZE WILL BE 17" X 30" X 28" "QUAZITE" PG1730BA28 BOX WITH PG1730HH00 LID, OR APPROVED EQUAL. THE PULL BOX SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATION WITH A CONCRETE COLLAR AND A MINIMUM OF 8" OF GRAVEL COMPACTED PER PROJECT SPECIFICATIONS.
- (L) ONE 2" CONDUIT SHALL BE CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORKING, 12" ABOVE CONDUIT. THE 2" LP CAMERA CONDUIT SHALL BE SEPARATED FROM THE 480VAC LIGHT FIXTURE POWER BY A DIVIDER PLACED IN THE LIGHT POLE BASE JUNCTION BOX.
- (M) NOT USED
- (N) PROPOSED OIL INTERCEPTOR. REFER TO ARCHITECTURAL PLANS.
- (O) PROPOSED GREASE INTERCEPTOR. REFER TO ARCHITECTURAL PLANS.
- (P) NOT USED
- (Q) PROPOSED CONNECTION TO EXISTING WATER LINE.
- (R) GARDEN CENTER IRRIGATION CONTROL ENTRY.
- (S) INSTALL LIGHT POLES, FIXTURES, AND L.E.D. LUMINAIRES. REFER TO THE ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.
- (T) ELECTRIC ENTRY. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY.
- (U) CONNECT TO EXISTING 8" PVC WATER PER HDWD
- (V) CONNECT TO 5" ELECTRIC STUB
- (W) CONNECT TO 4" TELEPHONE STUB
- (X) CONNECT TO 2" GAS STUB
- (Y) BELOW GROUND WASTEWATER TREATMENT PLANT - BY OTHERS

LIGHTING LEGEND

- CAMH_MSFROA_M3_60_D4_4111_Bin
- 2-EAMT_DSM60A_D2_4111_Bin
- 3-EAMT_DSM60A_D3_4111_Bin
- 4-EAMT_DSM60A_D4_4111_Bin

PLAN DATE IDENTIFIER 04/27/2012



SITE UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D3034, FOR PIPES LESS THAN 12' DEEP;
   8" PVC SDR26 PER ASTM D3034, FOR PIPES MORE THAN 12' DEEP;
   6" PVC SCHEDULE 40; OR
   DUCTILE IRON PIPE PER AWWA C150.
4. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER PVC C900 PER ASTM D2241,
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150;
   6" AND LARGER DUCTILE IRON PIPE PER AWWA C150; OR
   SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI B16.22 OR PVC 200 P.S.I. PER ASTM D1784 AND D2241.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
7. ALL UTILITIES SHOULD BE KEPT 10' APART (PARALLEL), OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) UNLESS NOTED OTHERWISE.
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5' COVER ON ALL WATERLINES.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES, AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10' ON BOTH SIDES OF THE CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C151) (CLASS 50).
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.
11. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28-DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
14. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
15. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
16. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF HI-DESERT WATER DISTRICT WITH REGARD TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
17. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
18. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
19. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
20. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT THE REVISION OF THE CONSTRUCTION PLANS IF IT IS FOUND THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.
21. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

SCALE 1" = 60' (80 0 60 120 180 240)

*** NOTE TO SPRINKLER CONTRACTOR ***
CONCERNING WALMART BUILDING WATER TEST FLOW DATA FOR BUILDING SPRINKLER DESIGN IS AS FOLLOWS: AT THE CITY SIDE OF ANY WALMART APPROVED DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
STATIC PRESSURE = 105.5 psi
RESIDUAL PRESSURE = 84.0 psi AT 1600 gpm FLOW
RESIDUAL PRESSURE = 73.0 psi AT 2000 gpm FLOW

WATER TEST FLOW DATA FOR BUILDING DOMESTIC WATER DESIGN IS AS FOLLOWS: AT THE DOMESTIC RISER SIDE OF ANY WALMART APPROVED DOUBLE DETECTOR CHECK VALVE AND/OR WATER METER:
STATIC PRESSURE = 107.5 psi
RESIDUAL PRESSURE = 94.5 psi AT 131 gpm FLOW

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO DIG OR EXCAVATE. Underground Service Alert. Call TOLL FREE 1-800 227-2600

NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4740 Ruffner Street, San Diego, California, 92111 • 858-292-7770

BENCH MARK NO: 62-1-4-72
ELEVATION: 3,169.9750
DATE: 12/01/72
LOCATION: BRASS DISK IN TOP OF CURB AT INDO AVENUE 0.5 FEET WEST OF EAST EDGE CONCRETE PATIO, 2.2 MILES EASTERLY ALONG TWENTYNINE PALMS HIGHWAY FROM OLD WOMAN SPRINGS RD.

REVISIONS

PLANS PREPARED BY
NASLAND ENGINEERING
4740 Ruffner Street
San Diego, CA 92111
PREPARED UNDER THE SUPERVISION OF:
Cary Schieck, R.C.E. No. 65976 — Date 7/30/12 — Exp. date: 6/30/12

APPROVED BY:
ALEX QISHTA, TOWN PROJECT ENGINEER, R.C.E. 84702, EXP. DATE 09/30/12 — Date 5/1/13
RECOMMENDED BY:

TOWN OF YUCCA VALLEY
UTILITY PLAN
Walmart #1915-04, 58501 29 PALMS HIGHWAY, YUCCA VALLEY, CA 92284

SHEET 14 of 21 SHEETS

Tract Map Application

Map # 19525
☑ Parcel
☐ Tract

Date Received 01/22/14
By D OLSEN
Fee 2440
Case # TPM 19525
EA #

General Information

APPLICANT Wal-Mart Stores, Inc. Phone 479-273-4000 Fax
Mailing Address 201 S.E. 10TH Street Email J.Collier@wal-mart.com
City Bentonville State AR Zip 72716-0550

REPRESENTATIVE Cory Schrack - Nasland Engineering Phone 858-292-7770 Fax
Mailing Address 4740 Ruffner Street Email corys@nasland.com
City San Diego State CA ZIP 92111

PROPERTY OWNER Wal-Mart Stores, Inc. Phone 479-273-4000 Fax
Mailing Address 201 S.E. 10TH Street Email J.Collier@wal-mart.com
City Bentonville State AR Zip 72716-0550

Project Information

Project Address 58501 29 Palms Highway Assessor Parcel Number(s) 601-201-37
Project Location 29 Palms Highway at Avalon Ave.
Project Description: Portion of the NW 1/4 of the NW 1/4 of Section 32, T1N, R6E, SBBM

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 ½ x 11" site plan):
North:1256', South:1157.58', East;1356.88', West:718.04'. 26.26 Ac

2. Existing site zoning: C-G 3. Existing General Plan designation: C-G

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

5. Existing Zoning of adjacent parcels:

North R-S-5 South I East C-G West C-G

6. Existing General Plan designation of adjacent parcels:

North R-S-5 South I East C-G West C-G

7. Precisely describe existing uses adjacent to the site: North, South and West side are existing roads with vacant land beyond. East side is Commercial (Home Depot)

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

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: Commercial

   B. Gross square footage by each type of use: 4,653 Gross SF of Commercial

   C. Gross square footage and number of floors of each building: 2,230 SF (Commercial - Panda Express) and 2,423 SF (Commercial - Taco Bell)

   D. Estimate of employment by shift: TBD

   E. Planned outdoor activities: Outdoor Seating Area

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

   40 % Paving, 7 % Building, 40 % Landscaping, 13 % Parking

3. **Maximum height of structures** 22 ft. 1 in.

4. **Amount and type of off street parking proposed:** 52 standard parking stalls

5. **How will drainage be accommodated?** Flows collected by an existing onsite storm drain system from the existing adjacent Walmart store, which flows to existing detention basins.

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:** The following departments: Planning, Health, Building, Fire, Hi-Desert Water District.

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)** Yucca Valley Retail Center - Wal-Mart Specific Plan

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? DUST FROM GRADING ACTIVITIES
☐	☐	☑	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? NOISE FROM GRADING EQUIPTMENT
☐	☐	☑	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: 12/12/2013

By: John E. Clarke Vice-President of Real Estate

Wal-Mart Stores, Inc.

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: $ ~~$2,410.00~~ $2,440.00 (NE)

Applicant's Signature _____ Date: 12/12/2013

Applicants Name John E. Clarke-Vice President of Real Estate, Wal-Mart Stores, Inc.
(Please print)

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 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

By: John E. Clarke, Vice President of Real Estate

Signed: _____

Date: 12/12/2013

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 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 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: _____

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: Por. of 58501 29 Palms Highway

Cross street: Avalone Avenue

Date this Disclosure Statement is completed: _____

Name of Applicant: Wal-Mart Stores ,Inc.

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name Wal-Mart Stores, Inc. Phone 479-273-4000 Fax _____

Mailing Address 2001 S.E. 10th Street Email J.Collier@wal-mart.com

City Bentonville State AR Zip 72716-0550

State of Registration Arkansas

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

Name _____ Phone _____ Fax _____

Mailing Address (Same) 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 Wal-Mart Stores, Inc. Phone 479-273-4000 Fax _____

Mailing Address 2001 S.E. 10th Street Email J.Collier@wal-mart.com

City Bentonville State AR Zip 72716-0550

State of Registration Arkansas

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 a (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: John E. Clarke

Title: Vice President of Real Estate

Date of signing: _____

Location: Bentonville, AR

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: 12/12/2013

John E. Clarke, VP of Real Estate Wal-Mart Stores, Inc.

Applicant/Representative printed name

Applicant/Representative signature

TENTATIVE PARCEL MAP NO. 19525

ASSESSORS PARCEL NUMBER

601-201-31

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO, TOWN OF YUCCA VALLEY, AND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE TOWN OF YUCCA VALLEY, OFFICIAL PLAT OF THE SURVEY OF SAID LAND, LYING SOUTHEASTERLY AND SOUTHERLY OF THE SOUTHEASTERLY LINE OF 29 PALMS HIGHWAY CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED OCTOBER 13, 1976 IN BOOK 5037 PAGE 37 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION CUT OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, CASE NO. WCV 004131 AND RECORDED AUGUST 1, 2002 AS INSTRUMENT NO. 02-403529 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN THAT CERTAIN GRANT DEED TO THE STATE OF CALIFORNIA RECORDED SEPTEMBER 27, 2006 AS INSTRUMENT NO. 06-662025 OF OFFICIAL RECORDS.

SITE DATA

LOCAL JURISDICTION	TOWN OF YUCCA VALLEY
ZONE CLASSIFICATIONS	
EXISTING	CN
PROPOSED	CN
NUMBER OF LOTS	1
NUMBER OF OPEN SPACE LOTS	0
AVERAGE LOT SIZE	0.78 ACRES
MINIMUM LOT SIZE	0.75 ACRES
GENERAL PLAN DESIGNATION	
EXISTING	UNK
PROPOSED	UNK
LAND USE	
LAND USE DESIGNATION	MIXED USE COMMERCIAL
EXISTING LAND USE	UNK
PROPOSED LAND USE	
PARCEL AREAS	
PARCEL 1	0.84 ACRES (36,750.17 SQ. FT)
PARCEL 2	0.75 ACRES (33,070.63 SQ. FT)
PARCEL 3 (WALMART)	23.88 ACRES (1,039,580.30 SQ. FT)
30' ROAD EASEMENT DEDICATION (SHOULD EXIST)	0.79 ACRES (34,500.79 SQ. FT)
TOTAL GROSS AREA	26.26 ACRES (1,143,907.89 SQ. FT)
TOTAL NET AREA	25.47 ACRES (1,109,401.10 SQ. FT)

EARTHWORK QUANTITIES

CUT = 173,063 CY
FILL = 14,947 CY
EXPORT = 158,146 CY

UTILITY PURVEYORS

GAS SOUTHERN CALIFORNIA GAS CO P.O. BOX 3150 SAN DIMAS, CA 91773 PHONE (800) 427-2000	SANITARY SEWER HI-DESERT WATER DISTRICT 55439 29 PALMS HWY YUCCA VALLEY, CA 92284 PHONE (760) 365-8333
TELEPHONE VERIZON P.O. BOX 3069 MISSION HILLS, CA 91346 PHONE (800) 483-4000	WATER HI-DESERT WATER DISTRICT 55439 29 PALMS HWY. YUCCA VALLEY, CA 92284 PHONE (760) 365-8333
ELECTRIC SOUTHERN CALIFORNIA EDISON P.O. BOX 800 ROSEMEAD, CA 91770 PHONE (800) 300-5555	STORM DRAIN TOWN OF YUCCA VALLEY PUBLIC WORKS DEPARTMENT 58928 BUSINESS CENTER DRIVE YUCCA VALLEY, CA 92284 PHONE (760) 369-6575

OWNER/APPLICANT

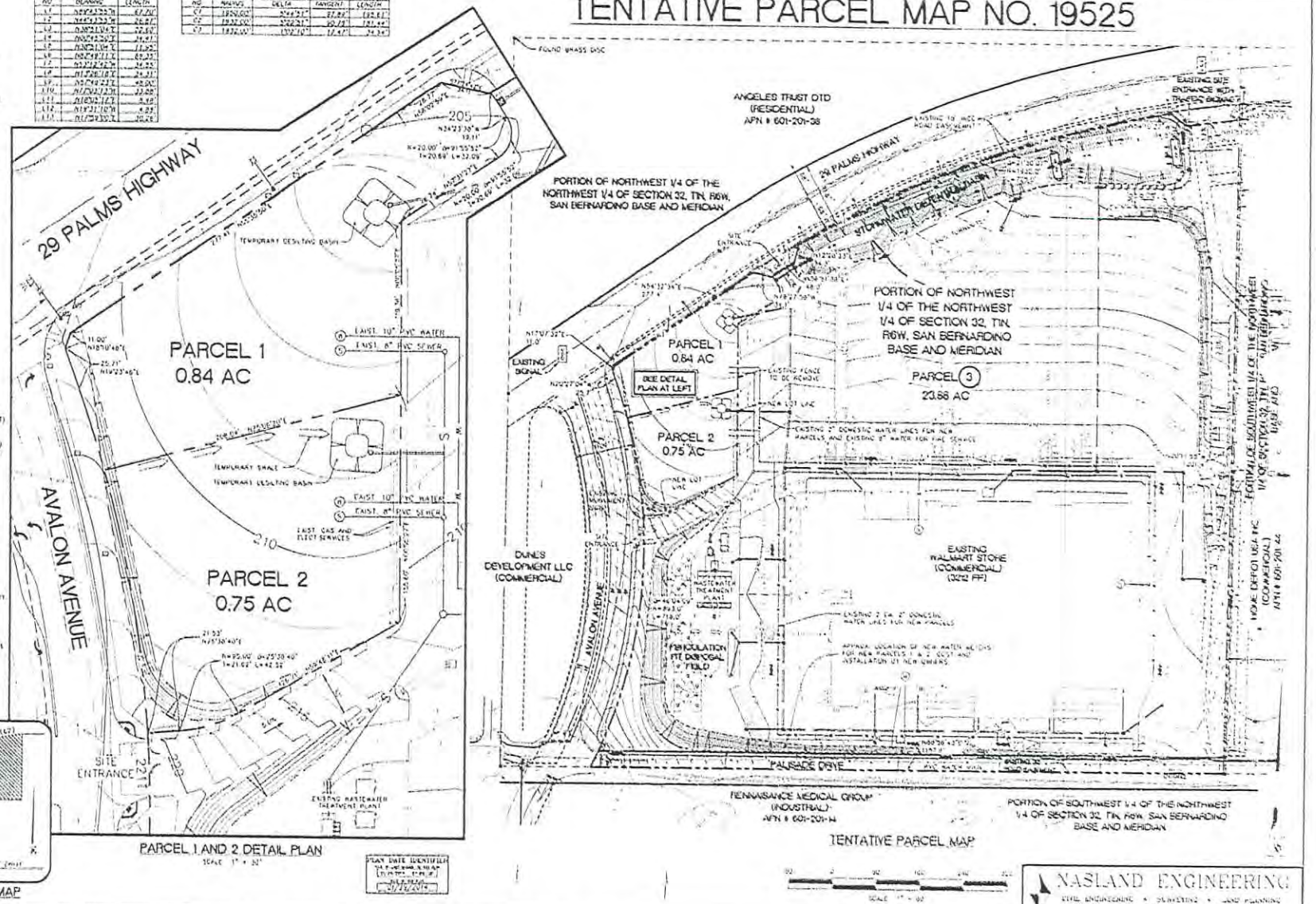
WALMART STORES, INC
2001 SE 10TH STREET
BENTONVILLE, AR 72716
(479) 273-4000

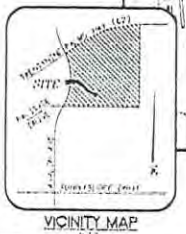
CIVIL ENGINEER

NASLAND ENGINEERING
4740 HUTTNER STREET
SAN DIEGO, CA 92111
(858) 292-7770
CONTACT: DERRICK, P.E.
WWW.NASLAND.COM

LINE TABLE		
NO.	BEARING	LENGTH
L1	N69°23'33"W	67.70'
L2	N44°13'33"W	26.87'
L3	N38°21'04"E	72.69'
L4	N00°42'00"E	24.41'
L5	N00°21'04"E	11.95'
L6	N00°49'11"E	69.33'
L7	N13°12'42"W	34.95'
L8	N15°06'18"E	24.31'
L9	N00°49'23"E	49.00'
L10	N00°00'23"E	33.88'
L11	N18°06'16"E	9.49'
L12	N19°31'10"W	4.85'
L13	N15°09'30"E	10.26'

CURVE TABLE			
NO.	RADIUS	DELTA	TANGENT	LENGTH
C1	1950.00'	N14°31'1"	87.84'	175.81'
C2	1930.00'	N14°31'1"	86.79'	173.74'
C3	1832.00'	1°07'10"	17.41'	34.34'





VICINITY MAP
N.T.S.

NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4740 HUTTNER STREET, SAN DIEGO, CALIFORNIA 92111 • 858-292-7770

BENCH MARK NO: 62-1-4-72
ELEVATION: 3,169.9750
DATE: 12/01/72
LOCATION: BRASS DISC IN TOP OF CURB AT 1100 AVENUE 0.5 FEET WEST OF EAST EDGE CONCRETE PATIO, 2.2 MILES EASTERLY ALONG DESERTING PALMS HIGHWAY FROM OLD ADOBE SPRINGS RD

REVISIONS			
MARK	DATE	DESCRIPTION	APPD
		TENTATIVE PARCEL MAP	12/21/12

PLANS PREPARED BY
NASLAND ENGINEERING
4740 HUTTNER STREET
SAN DIEGO, CA 92111
PREPARED UNDER THE SUPERVISION OF:
NAME, SIGNATURE, DATE
RCE NO. 65476 EXP. DATE 6/30/12

APPROVED BY:
NAME, SIGNATURE, TOWN PROJECT ENGINEER, RCE, EXPIRE, EXP. DATE
RECOMMENDED BY:

TOWN OF YUCCA VALLEY
TENTATIVE PARCEL MAP NO. 19525
Walmart #1915-04 56501 29 PALMS HIGHWAY, YUCCA VALLEY, CA 92284