

Planning Commission: August 12, 2014
TOWN OF YUCCA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION STAFF REPORT
BILLINGS TRANSFER

Case: ENVIRONMENTAL ASSESSMENT, EA 01-13
SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER
THE PROJECT IS EXEMPT FROM CEQA UNDER SECTION 15301,
EXISTING FACILITIES.

Request: PROPOSAL TO ESTABLISH A ROCK, GRAVEL AND SAND YARD, TO
INCLUDE 21 BINS FOR THE STORAGE AND DISPLAY OF MATERIAL,
5 PAVED AND 5 UNPAVED PARKING SPACES AND LANDSCAPING.
THE SITE IS DEVELOPED WITH A 3,200 SQUARE FOOT BUILDING.

Applicant: ROBERT BILLINGS
PO BOX 314
YUCCA VALLEY, CA 92286

Property Owner:
JOEL HUGHES
PO BOX 137
YUCCA VALLEY, CA 92286

Representative:
JAY CORBIN

Location: THE PROJECT IS LOCATED AT 55525 YUCCA TRAIL AND IS
FURTHER IDENTIFIED AS APN: 586-381-04.

Existing General Plan Land Use Designation:
THE SITE IS DESIGNATED OLD TOWN INDUSTRIAL /COMMERICAL
(OTIC), HIGHWAYS ENVIRONS OVERLAY

Existing Zoning Designation:
THE SITE IS DESIGNATED OLD TOWN INDUSTRIAL /COMMERICAL
(OTIC), HIGHWAY ENVIRONS OVERLAY

Surrounding General Plan Land Use Designations:
NORTH: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)
MED HIGH DENSITY RESIDENTIAL (MHDR) 8.1-14 UNITS
SOUTH: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)

Division Approvals:
Engineering _____ Building & Safety _____ Public Works _____

WEST: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)
EAST: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)

Surrounding Zoning Designations:

NORTH: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)
MED HIGH DENSITY RESIDENTIAL (MHDR) 8.1-14 UNITS
SOUTH: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC),
HIGHWAY ENVIRONS OVERLAY
WEST: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)
EAST: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC),
HIGHWAY ENVIRONS OVERLAY

Surrounding Land Use:

NORTH: VACANT LOT AND MOBILE HOME PARK
SOUTH: MINI STORAGE FACILITY
WEST: ROCK AND SAND YARD
EAST: RECYCLING FACILITY

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

THE PROJECT WAS REVIEWED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). THE PROJECT IS EXEMPT FROM CEQA UNDER SECTION 15301, EXISTING FACILITIES.

RECOMMENDATIONS:

ENVIRONMENTAL ASSESSMENT, EA 01-13

That the Planning Commission finds the project exempt from CEQA under Section 15301, existing facilities

SITE PLAN REVIEW, SPR, SPR 01-13

That the Planning Commission approves Site Plan Review, SPR 01-13, based upon the required 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. Proposal to establish a rock, gravel and sand yard on a property that contains an existing 3,200 square foot building. The project includes 21 concrete block bins for the storage and display of material, 5 paved and 5 unpaved parking spaces and landscaping.

LOCATION: The project is located at 55525 Yucca Trail and is further identified as APN: 586-381-04.

PROJECT SYNOPSIS:

SITE COVERAGE

PROJECT AREA:	1 acre
BUILDING AREA:	3,200 square foot existing building
PHASED CONSTRUCTION:	No
FLOOD ZONE	Map 8855, Zone A, special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations determined.
ALQUIST PRIOLO ZONE	No
OFF-SITE IMPROVEMENTS REQ.	No
ASSESSMENT DISTRICTS REQ.	No
RIGHT-OF-WAY DEDICATION REQ.	No
UTILITY UNDERGROUNDING:	All new service lines shall be underground in conformance to Ordinance No. 233, or as amended by the Town Council.
AIRPORT INFLUENCE AREA:	Located outside the Airport Influence area.
TRAILS & BIKE LANE MASTER PLAN:	Bike Route, Class III on Yucca Trail.
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	No
STREET LIGHTS:	No
SPECIFIC PLAN/ PLANNED DEVELOPMENT AREA/GENERAL PLAN SPA:	No
FUTURE PLANNING COMMISSION ACTION REQUIRED	No
FUTURE TOWN COUNCIL ACTION REQUIRED	No, unless appealed

II. PROJECT ANALYSIS:

General: The project proposal is to establish a rock, gravel and sand yard on a property that contains an existing 3,200 square foot structure. The project will contain 21 concrete block bins for the storage and display of material. The applicant is proposing 5 paved and 5 unpaved parking stalls.

The applicant moved onto the site and began business operations without approvals. The applicant has been preparing application materials, as well as addressing soil contamination issues which existed on the site prior to the applicants' business operations (pre-existing soil contamination). The applicant has not provided the soils investigation reports at this time. The site formerly operated as a recycling facility, and soil contamination exists on the site from batteries leaking into the soil.

The property is located in the Old Town Specific Plan. The land use tables do not specifically identify these types of facilities, but the tables do address a number of similar uses as permitted uses.

Motor Vehicle Storage Facilities
Public Utility Service Yards
Public Utility Structures and Service Facilities
Public Works Maintenance Facilities and Storage Yards
Hazardous Materials Storage

Recycling Facilities, Small Collection Facilities
Motor Vehicle Sales
Garden Center/Plant Nurseries

Based upon the above uses identified as permitted within the OTIC district, the operation of a sand, gravel, rock business which includes outside storage of materials is similar to and consistent with the uses identified above. Staff did not identify any incompatible land use issues created by the operation of this business in comparison to those identified above from the OTSP land use tables.

ADJACENT LAND USES: The site is bounded by Yucca Trail on the north and an alley to the south and east. Directly across Yucca Trail on the north is a vacant lot and to the northwest is a mobile home park. There is a rock and sand facility to the west, a recycling facility to the east and a mini-storage facility to the south.

Surrounding General Plan designations are Old Town Industrial Commercial (OTIC) and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. To the south, east and west of the project site, the General Plan designations are Old Town Industrial Commercial (OTIC).

The surrounding Zoning designations are Old Town Industrial Commercial (OTIC) and Residential Multi-Family 10 units per acre (RM-10) to the north. The properties to the south, east and west are zoned and Old Town Industrial Commercial (OTIC).

SITE CHARACTERISTICS, GRADING, SETBACKS: The project is located on a site that was previously used as a recycling facility and has an existing structure of 3,200 square feet. No grading is proposed for the project.

Setback Area:	Required	Existing Building
North:	15'	30'
South:	10'	90'
East:	None	145'
West:	None	10'

PHASING: There is no phasing proposed for the project.

BUILDING ELEVATIONS:

The existing structure is a wood framed with stucco, one story structure with a flat roof. No alterations are proposed to the building as part of the project.

The OTSP prohibits the use of chain link fencing within the OTSP. This site has been fenced with chainlink fencing materials for a number of years. The recommended conditions of approval require slats to be installed in the existing chainlink fence materials.

ROADWAY IMPROVEMENTS: The proposed project is bounded by Yucca Trail to the north and an alley to the south and east. No off-site improvements are recommended as this project is located at an existing facility, and the existing road improvements are constructed at the appropriate locations.

The OTSP also identified a Highway Environs Overlay Zone. The Highway Environs Overlay Zone was created at that time to provide for thorough evaluation of the proposed SR 62 realignment through the Old Town area. With adoption of the General Plan in 2014, the proposed realignment of SR 62 through Old Town was eliminated. Therefore the Highway Environs zone is no longer applicable within the Old Town area. Future amendments to the OTSP should address this issue.

ASSESSMENT DISTRICTS: Staff is not recommending formation of maintenance assessment districts for this project, as this project is located at an existing facility.

CIRCULATION & PARKING: On site circulation as proposed includes one point of ingress/egress on Yucca Trail. Internal circulation provides access to required parking areas. The applicant is proposing five paved parking stalls and five unpaved parking stalls as part of the project

Rock and sand yards are not identified in the Parking Ordinance. Staff has figured the required number of parking stalls based upon the Salvage and Wrecking Yards requirement as this is the closest to the proposed use. The Salvage and Wrecking Yard requirement is one space per 5,000 square feet of lot area plus one per 300 feet of office and sales area. Staff has used the lot area requirement only to determine the number of stalls required, therefore nine (9) parking spaces are being required. All parking stalls shall be paved and striped in accordance with Ordinance 198 and parking shall meet ADA requirements.

FLOOD CONTROL/DRAINAGE: The property is located in a FEMA flood zone A, special flood hazard areas subject to inundation by the 1% annual chance flood, no base flood elevations determined.

UTILITIES: All new service lines shall be underground in conformance with Ordinance No. 233.

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, including SCE for street lighting.

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.

LANDSCAPING: A conceptual landscape plan was provided with the application submittal. The applicant is proposing to install landscaping along Yucca Trail to include boulders, cactus and Red Yucca plants.

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

ENVIRONMENTAL CONSIDERATIONS: The project was reviewed under the California Environmental Quality Act (CEQA). The project is exempt from CEQA under section 15301, existing facilities.

GENERAL PLAN CONSIDERATION: The project is designated Old Town Industrial Commercial (OTIC). This designation is intended to

The General Plan supports this project through the following goals and policies:

Policy LU 1-1

Encourage infill development to maximize the efficiency of existing and planned public services, facilities and infrastructure.

Policy LU 1-2

Require that adjacent land uses and development types complement one another.

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 Towns economic sustainability.

Policy LU 1-17

Encourage the renovation of existing commercial and industrial areas to improve appearance, environmental responsiveness, use of infrastructure and functionality.

CONCLUSION: Based upon the facts on the record, the project is consistent with the General Plan, the Development Code and the Old Town Specific Plan. Industrial type 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 no variances or deviations from adopted standards are required for approval.

SITE PLAN REVIEW 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 General Plan designation for this parcel is Old Town Industrial Commercial and the Zoning designation is Old Town Industrial Commercial-Highway Environs Overlay. The development of industrial type uses 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 site is bounded by Yucca Trail to the north and an alley to the south and east. The property is surrounded by a rock and sand yard to the west, a recycling facility to the east and a mini-storage facility to the south. A vacant parcel and a Mobile Home Park are across Yucca Trail to the north.

Surrounding General Plan designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The surrounding Zoning designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The use is consistent with the uses identified in the OTSP and is appropriate at the proposed location, as there are similar uses with primary outside storage and business operations adjacent and in proximity to the project site.

- 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 Yucca Trail to the north and an alley to the south and east. The property is surrounded by a rock and sand yard to the west, a recycling facility to the east and a mini-storage facility to the south. A vacant parcel and a Mobile Home Park are across Yucca Trail to the north.

Surrounding General Plan designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The surrounding Zoning designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The site was developed several decades ago, and has operated with outside storage and the existing building during this time period. No significant changes are proposed with this project.

- 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 Yucca Trail to the north and an alley to the south and east. The property is surrounded by a rock and sand yard to the west, a recycling facility to the east and a mini-storage facility to the south. A vacant parcel and a Mobile Home Park are across Yucca Trail to the north.

Surrounding General Plan designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The surrounding Zoning designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

No new structure construction is proposed as part of the project. The existing building is consistent with buildings in the OTIC in this area of the OTSP.

- 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.

The proposed project is located on a site with an existing wood framed with stucco, one story structure with a flat roof.

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

The existing structure materials, colors, textures, height and bulk are consistent with the Development Code and OTSP standards and requirements and are consistent with surrounding development patterns.

The proposed project is located on a site with an existing wood framed with stucco, one story structure with a flat roof.

- 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 existing structure materials, colors, textures, height and bulk are consistent with the Development Code and OTSP standards and requirements and are consistent with surrounding development patterns.

The proposed project is located on a site with an existing wood framed with stucco, one story structure with a flat roof.

- 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 a mix of cactus, Red Yucca and boulders will be installed along Yucca Trail. There are no native plants located on the site. 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 project is located on a site with an existing wood framed with stucco, one story structure with a flat roof.

- 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;**

The project is an existing facility that is being renovated and utilities are existing on the project site.

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 one points of ingress/egress along Yucca Trail. Driveway entrances are proposed at 30' and drive aisles are proposed at 26' 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. A total of ten parking spaces are proposed for the project including 1 ADA designated parking space. Staff finds the project adequately parked and consistent with the Development Code and the OTSP. Existing improvements on Yucca Trail are developed to their ultimate widths.

- 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 project contains one point of ingress/egress and provides sufficient parking consistent with Development Code requirements. No negative impacts created by the project have been identified, including traffic impacts.

- 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 project contains one point of ingress/egress and provides sufficient parking consistent with Development Code requirements. No negative impacts created by the project have been identified, including traffic impacts.

- 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 property is a one acre site that previously contained a recycling facility. The property has an existing structure of 3,200 square feet and has been cleared of vegetation. 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 property is a one acre site that previously contained a recycling facility. The property has an existing structure of 3,200 square feet and has been cleared of vegetation. No negative impacts created by the project have been identified, including biological resources.

The site has been developed and operating in the existing configuration for years. The transition to a use which proposed outside storage of sand and rock materials is consistent with prior use of the property.

- 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 General Plan designation for this parcel is Old Town Industrial /Commercial and the Zoning designation is Open Space. The development of industrial uses 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 site is bounded by Yucca Trail to the north and an alley to the south and east. The property is surrounded by a rock and sand yard to the west, a recycling facility to the east and a mini-storage facility to the south. A vacant parcel and a Mobile Home Park are across Yucca Trail to the north.

Surrounding General Plan designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The surrounding Zoning designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to

the east, west and south of the project site are designated Old Town Industrial Commercial.

The project is located on a property that is developed with an existing structure consistent with adopted set back and building height standards, allowing opportunities to maximize energy efficiency and conservation measures in construction and building operations.

The existing structure is a wood framed with stucco, one story structure with a flat roof.

The project is located at an existing facility and utilities are existing on the project site.

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.

On site circulation as proposed includes one point of ingress/egress along Yucca Trail. Driveway entrances are proposed at 30' and drive aisles are proposed at 26' 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.

A total of ten parking spaces are proposed for the project including 1 ADA designated parking spaces. No negative impacts created by the project have been identified, including biological resources.

- 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, OTSP and the adopted General Plan policies, as identified and set forth in this Staff Report.

Attachments:

1. Application Materials
2. Standard Exhibits
3. Site Plan & Preliminary Landscape Plan
4. General Plan Land Use Policies
5. Notice of Exemption

**TOWN OF YUCCA VALLEY
CONDITIONS OF APPROVAL
ENVIRONMENTAL ASSESSMENT, EA 01-13
SITE PLAN REVIEW, SPR 01-13
BILLINGS TRANSFER, INC**

This approval is for the development of a rock, gravel and sand yard on a property that contains an existing 3,200 square foot building. The project includes 21 concrete block bins for the storage and display of material, 5 paved and 5 unpaved parking spaces and landscaping. The project is located at 55525 Yucca Trail, APN: 586-381-04.

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 Site Plan Review 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.

**SPR 01-13 Approval Date: August 12, 2014
SPR 01-13 Expiration Date: August 12, 2017**

- 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 the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents
- G14. 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.
- G15. 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.
- G16. 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.
- G17. 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.
- G18. 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.

- G19. 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.
- G20. The Town may allow phased construction 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.
- G21. 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.
- G22. 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.
- G23. 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.
- G24. The street design and circulation pattern of this project shall be coordinated with adjoining developments.
- G25. 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. Utility undergrounding shall be in accordance with Ordinance 233, or as amended.
- P3. All exterior lighting shall comply with the Ordinance 90, Outdoor Lighting and shall be illustrated on all construction plans.
- P4. 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.**
- P5. **Applicant shall construct a trash enclosure in compliance with Ordinance 40 of the Town's Development Code.**
- P6. **The applicant shall pay their portion of the Gateway Reimbursement District in the amount of \$15,039.**
- P7. Parking and on-site circulation requirements shall be provided and maintained as identified on the approved site plan. Areas reserved for access drive and/or fire lanes shall be clearly designated.
- a) Any occupancy, which requires additional parking that has not been provided for through this Site Plan Review, shall not be approved until a revision is submitted for review and approval showing the additional parking.
 - b) All marking to include parking spaces, directional designation, no parking designation and fire lane designations shall be clearly defined and said

marking shall be maintained in good condition at all times. The Town Traffic Engineer shall approve all signage and markings for the circulation related signage.

- c) All paved parking stalls shall be clearly striped and permanently maintained with double or hairpin lines with the two lines being located an equal 9 inches on either side of the stall sidelines. All regular parking stalls be a minimum 9' x 19'.
- d) A minimum of nine (9) parking spaces shall be provided.

- P8. The applicant shall install slatting in the chain link fence surrounding the project.**
- P9. Applicant shall return to the Planning Commission within 90 days for review of the soils investigation report.**

ENGINEERING CONDITIONS

- E1. The Applicant's engineer shall provide a signed and stamped letter certifying that the proposed improvements will not adversely affect the floodway. Pursuant to the Town's Floodplain Ordinance, not causing an adverse affect means the cumulative effect of the proposed development when combined with all other all other existing and anticipated development will not increase the water surface elevation of the base flood one foot or more. As part of the Floodplain Ordinance the Flood Plain Administrator is required to notify state and federal agencies of development within the floodplain if the Base Flood Elevation is changed due to physical alterations. The Applicants engineer shall be responsible to provide backup information, if requested by such state and federal agencies, supporting his certification.**
- E2. The applicant shall apply for a Town encroachment permit for any new driveways proposed with the development.**
- E3 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.**
- E4. 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.**

- E5. All grading activities shall minimize dust through compliance with MDAQMD Rules 402 and 403.
- E6. The Applicant shall accept and properly dispose of all off-site drainage flowing onto or through the site.
- E7. 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.
- E8. The Applicant shall observe the construction and operation 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.
- E9. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. Soil testing for the subsurface disposal system shall meet the requirements of the Department of Environmental Health Services. Applicant shall submit a minimum of three (3) copies of percolation reports for the project site and an appropriate fee to DEHS for review and approval, a copy of the cover sheet with an approval stamp to Building and Safety Division at the time of building permit application, and two (2) copies of the approved percolation report to the Building and Safety Division at the time of construction plan check. The location of the septic system shall be shown on the project grading plans. **It shall be the developer's responsibility to ensure that the location of the septic system and any proposed underground stormwater collection system meet applicable codes related to separation distances.**
- E10. It is understood that the Site Plan Review plans correctly shows all existing easements, traveled ways and drainage courses, and that their omission may require the Site Plan Review plans to be resubmitted for further consideration.
- E11. All street closures must be approved by Town Council action.
- E12. 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.

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 _____



Site Plan Review Application

Date Received 2-7-13
By Robert
Fee 11500
Case # SPR 01-13
EA # EA 01-13

General Information

APPLICANT Billings Transfer, Inc Phone 760-910-4425 Fax 866-533-1233
Mailing Address PO Box 314 Email billingstransfer@yahoo.com
City Yucca Valley State CA Zip 92286

REPRESENTATIVE Phone Fax
Mailing Address Email
City State ZIP

PROPERTY OWNER Joel Hughes Phone 760-228-1127 Fax
Mailing Address Email
City State Zip

Project Information

Project Address 55525 Yucca TR Assessor Parcel Number(s) 058 638-104
Project Location South side of Yucca TR, West of Hopi TR.
Project Description: Rock, gravel and sand display and sales

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 1/2 x 11" site plan):
Approximately one acre, Parcel map attached
2. Existing site zoning: OT1/C 3. Existing General Plan designation: OT1/C(SP)
4. Precisely describe the existing use and condition of the site: _____
5. Existing Zoning of adjacent parcels:
North OT1/C South OT1/C East OT1/C West OT1/C
6. Existing General Plan designation of adjacent parcels:
North OT1/C South OT1/C East OT1/C West OT1/C
7. Precisely describe existing uses adjacent to the site: Recycling center, Mini storage; Commercial and industrial uses.
8. Describe the plant cover found on the site, including the number and type of all protected plants: One Cottonwood tree

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: Rock, gravel and sand display/sales

B. Gross square footage by each type of use: _____

C. Gross square footage and number of floors of each building: 3200 S.F.
one floor

D. Estimate of employment by shift: 1-2, generally daytime hours

E. Planned outdoor activities: Display of rock, gravel and sand

2. Percentage of project site covered by: $\frac{\text{Current}}{\text{Proposed}}$

$\frac{2}{5}$ % Paving, $\frac{8}{8}$ % Building, $\frac{0}{5}$ % Landscaping, $\frac{0}{5}$ % Parking

3. Maximum height of structures 14 ft. _____ in.

4. Amount and type of off street parking proposed: 5 paved (ADA)
5 unpaved

5. How will drainage be accommodated? _____

Drainage toward southwest portion of
property

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

None

7. Preliminary grading plans estimate 0 cubic yards of cut and 0 cubic yards of fill

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

9. Permits or public agency approvals required for this project: Town SPR

10. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) No

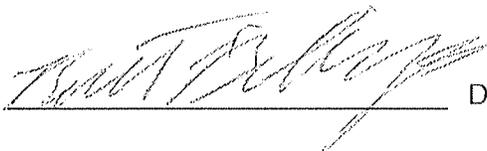
11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes Maybe No

- A. Emit dust, ash, smoke, fumes or odors?
- B. Alter existing drainage patterns?
- C. Create a substantial demand for energy or water?
- D. Discharge water of poor quality?
- E. Increase noise levels on site or for adjoining areas?
- F. Generate abnormally large amounts of solid waste or litter?
- G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
- H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
- I. Displace any residential occupants?

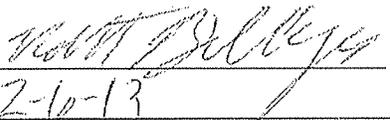
Certification

I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature:  Date: 2-6-13

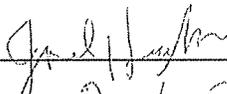
Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Signed: 
Date: 2-6-13

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

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

Signed: 
Dated: 2-6-2013

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: \$ 1,500

Applicant's Signature

Robert Billings

Date:

2-6-13

Applicants Name

Robert Billings

(Please print)

Developer Disclosure Statement

This portion of the application must be fully completed and signed by the applicant. If not fully completed and signed, the application will be deemed incomplete.

Address of subject property: 55525 Yucca Tr

Cross street: Hopi Tr

Date this Disclosure Statement is completed: 2/6/13

Name of Applicant: Billings Transfer, Inc.

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name Robert Billings Phone 760.910.4425 Fax _____

Mailing Address PO Box 314 Email billings+transfer@yahoo

City Yucca Valley State CA Zip 92286

State of Registration CA

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

Name Jana Billings Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name Robert Billings 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 _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

State of Registration _____

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

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

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

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

The Party in escrow is a (if property is in escrow):

N/A

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

Information for LLC, Partnership, Corporation

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

State of Registration _____

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

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

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

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For any deeds of trust or other liens on the property (other than real property tax liens) please state the following:

A. Name of beneficiary of the deed of trust or lien _____

B. Date of the deed of trust or lien. _____

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on the date and location set forth below

Signature

Print Name: _____

Title: _____

Date of signing: _____

Location: _____



HAZARDOUS WASTE SITE STATEMENT

I have been informed by the Town of Yucca Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: _____

Applicant/Representative printed name

Applicant/Representative signature

February 6, 2013

Planning Division
Town of Yucca Valley
Community Development Department
58928 Business Center Drive
Yucca Valley, CA 92284

**RE: Site Plan Review (SPR)
APN 058 638 104
Billings Transfer Inc.**

Dear Planning Division:

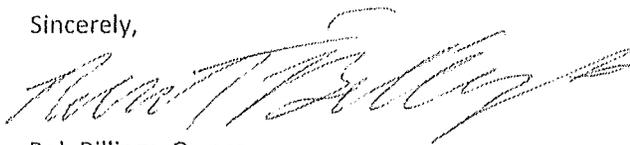
Attached is the Site Plan Review application for my rock and gravel storage yard.

At this time I have a contract with Earth Systems to conduct soils testing of the site and anticipate results of their investigation to be completed within 30 days. It is my intention to mitigate any environmental issues prior to the planning commission's review of my application. I will be in contact with you as progress is being made on the mitigation plan.

A site plan is currently being developed. It will depict the five paved (one to ADA standards) and five unpaved parking stalls. Landscaping will be proposed along the Yucca Trail frontage utilizing drought tolerant plants. Materials will be stored in bins to minimize visual impact; bins will be 12' wide x 15' deep and 6' high.

If additional information is required, please contact me at 760.910.4425.

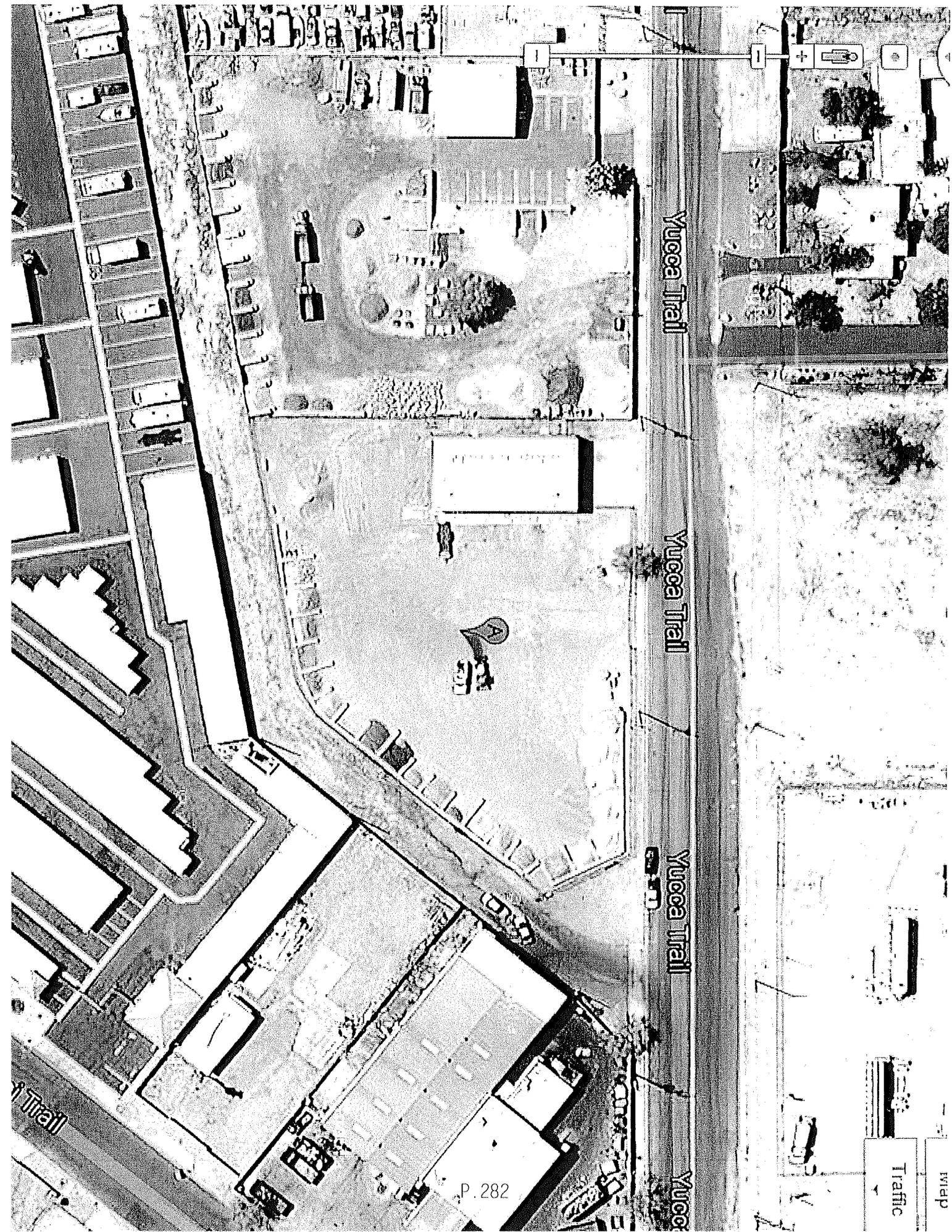
Sincerely,



Rob Billings, Owner

Billings Transfer, Inc.
PO Box 314
Yucca Valley, CA 92286

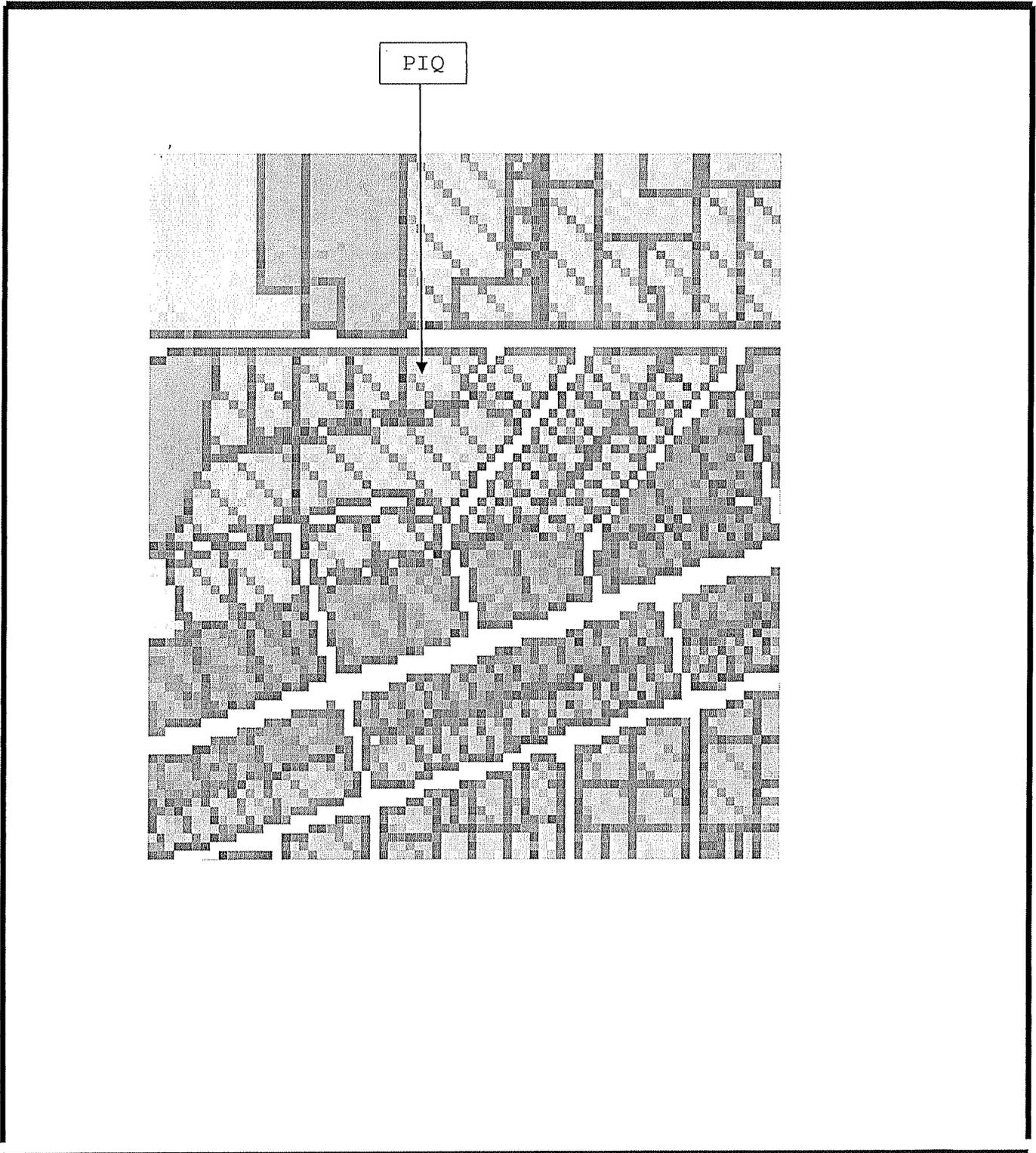
billingstransfer@yahoo.com
760.910.4425



map
Traffic

TOWN OF YUCCA VALLEY

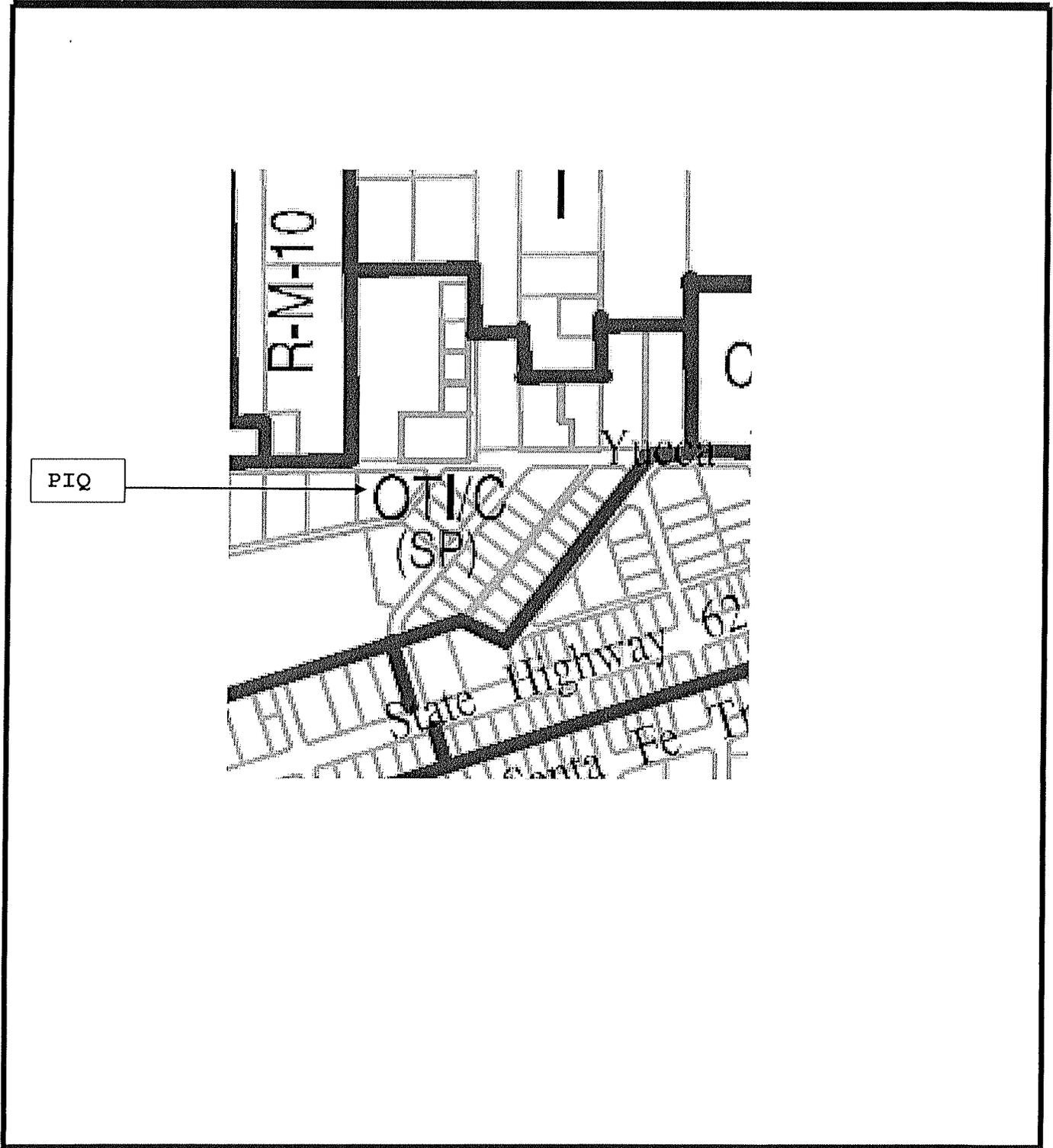
PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER



GENERAL PLAN LAND USE MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER



TOWN OF YUCCA VALLEY

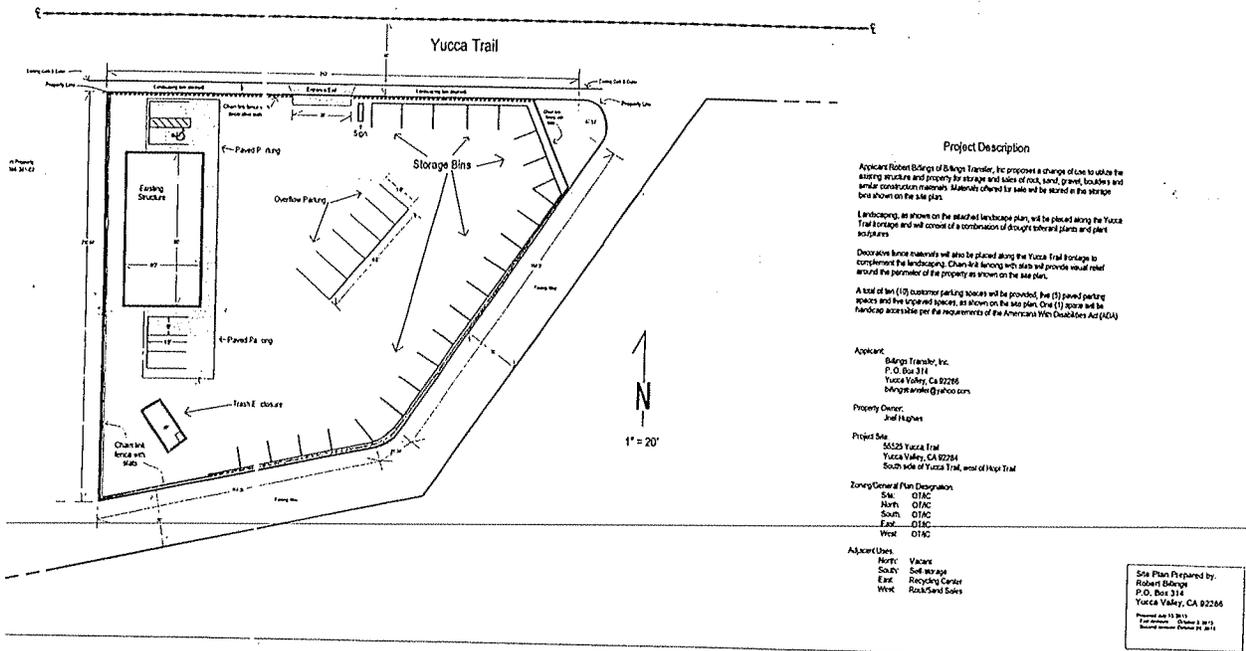
PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER

Billings Transfer, Inc.

55525 Yucca Trail
APN 0586-381-04

Site Plan Review

Prepared for:
Town of Yucca Valley Planning Commission
Change of Use - Sand/Gravel/rock storage and sales facility



Project Description

Applicant Robert Billings of Billings Transfer, Inc. proposes a change of use to utilize the existing structure and property for storage and sales of rock, sand, gravel, boulders and similar construction materials. Materials offered for sale will be stored in the storage bins shown on the site plan.

Landscaping, as shown on the attached landscape plan, will be placed along the Yucca Trail corridor and will consist of a combination of drought tolerant plants and plant sculptures.

Decorative fence materials will also be placed along the Yucca Trail to help to complement the landscaping. Chain-link fencing with mesh will provide visual relief around the perimeter of the property as shown on the site plan.

A total of ten (10) customer parking spaces will be provided, five (5) paved parking spaces and five (5) unpaved spaces, as shown on the site plan. One (1) space will be handicap accessible per the requirements of the Americans With Disabilities Act (ADA).

Applicant:
Billings Transfer, Inc.
P.O. Box 314
Yucca Valley, CA 92286
billings@billings-transfer.com

Property Owner:
Janel Hughes

Project Site:
55525 Yucca Trail
Yucca Valley, CA 92286
South side of Yucca Trail, west of Hwy 94

Zoning General Plan Designation:
Site: OTAC
North: OTAC
South: OTAC
East: OTAC
West: OTAC

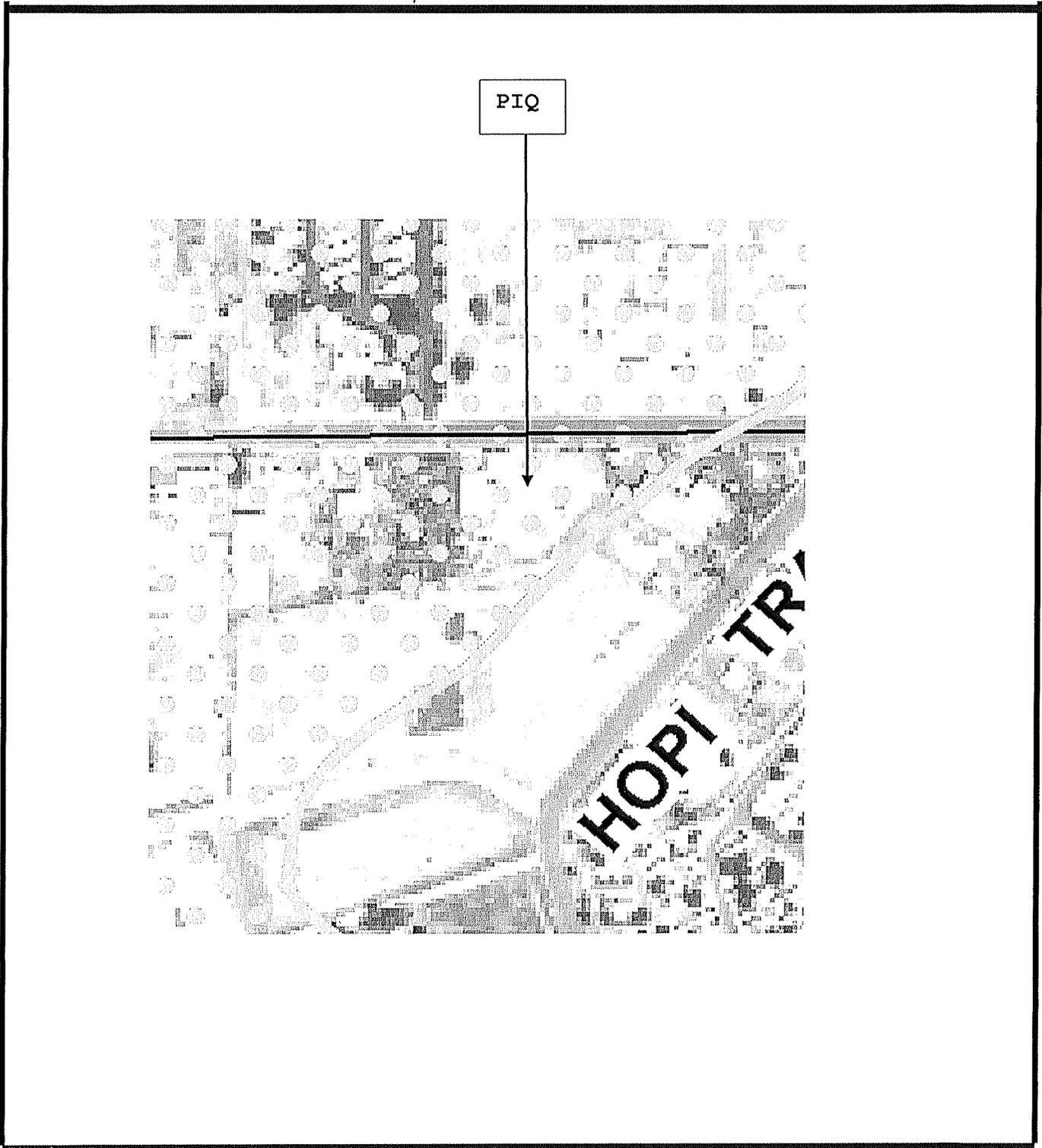
Adjacent Uses:
North: Vacant
South: Self-storage
East: Recycling Center
West: Rock/Sand Sales

Site Plan Prepared by:
Robert Billings
P.O. Box 314
Yucca Valley, CA 92286
Prepared on 11/26/13
1st revision - 1/28/14
Second revision - 2/26/14

SITE PLAN

TOWN OF YUCCA VALLEY

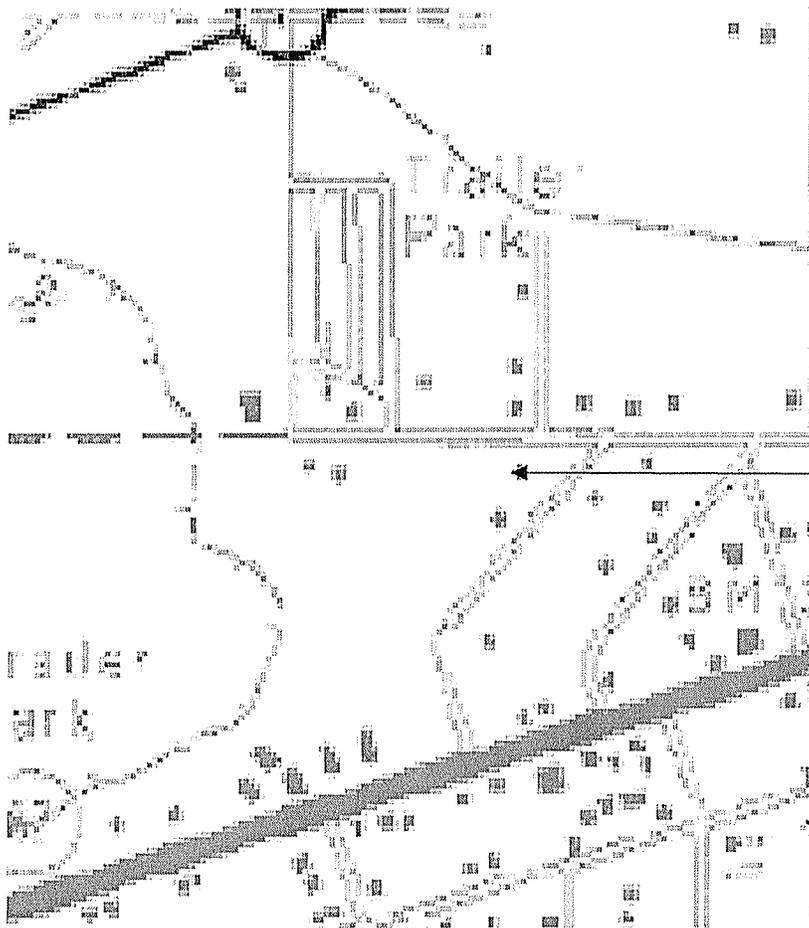
PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER



FEMA FLOOD MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER



PIQ

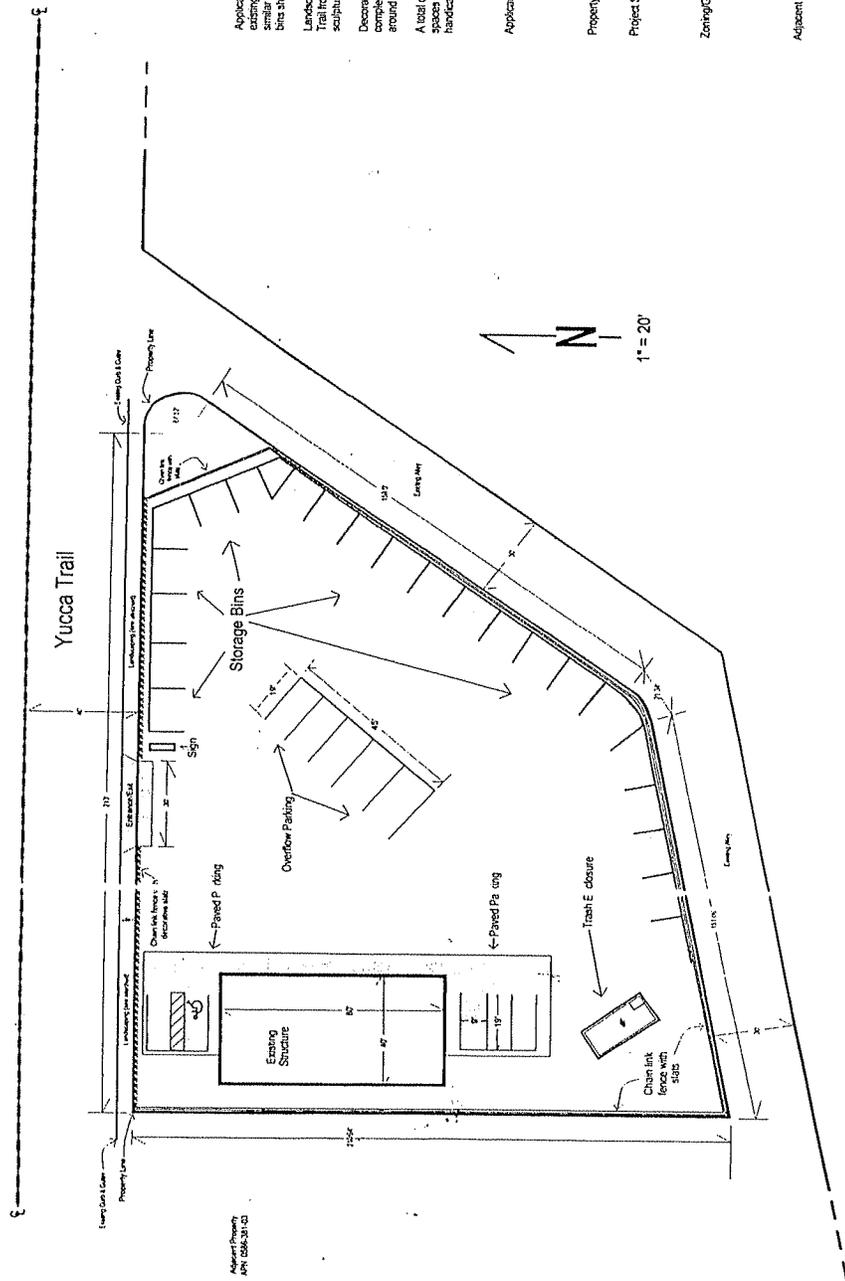
ALQUIST PRIOLO MAP

Billings Transfer, Inc.

55525 Yucca Trail
 APN 0586-381-04

Site Plan Review

Prepared for:
 Town of Yucca Valley Planning Commission
 Change of Use - Sand/Gravel/Rock storage and sales facility



Project Description

Applicant Robert Billings of Billings Transfer, Inc. proposes a change of use to utilize the property as storage and property for storage and sales of rock, sand, gravel, boulders and similar materials. Materials offered for sale will be stored in the storage bins shown on the site plan.

Landscaping, as shown on the attached landscape plan, will be placed along the Yucca Trail frontage and will consist of a combination of drought tolerant plants and plant sculptures.

Description of trees materials will also be placed along the Yucca Trail frontage to complement the landscaping. Chainlink fencing with gates will provide visual relief around the perimeter of the property as shown on the site plan.

A total of ten (10) customer parking spaces will be provided, five (5) paved parking spaces and five unpaved spaces, as shown on the site plan. One (1) space will be handicap accessible per the requirements of the Americans With Disabilities Act (ADA).

Applicant: Billings Transfer, Inc.
 P.O. Box 314
 Yucca Valley, CA 92286
 billings@atbi.com

Property Owner: Joel Hughes

Project Site: 55525 Yucca Trail
 Yucca Valley, CA 92284
 South side of Yucca Trail, west of Hogg Trail

Zoning/General Plan Designation:

Site: OTIC
 North: OTIC
 South: OTIC
 East: OTIC
 West: OTIC

Adjacent Uses:
 North: Vacant
 South: Retail/Storage
 East: Residential
 West: Retail/Sales

Site Plan Prepared by:
 Robert Billings
 P.O. Box 314
 Yucca Valley, CA 92286
 Prepared by: October 3, 2013
 File Number: October 3, 2013
 Record Number: October 29, 2013

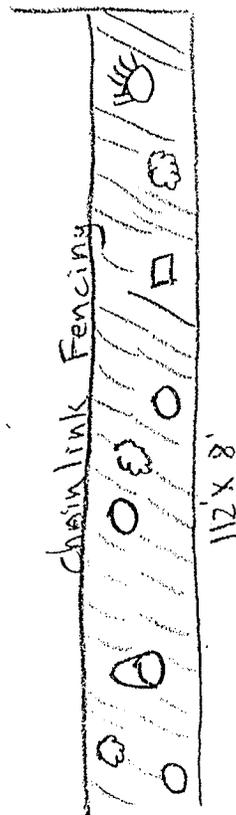
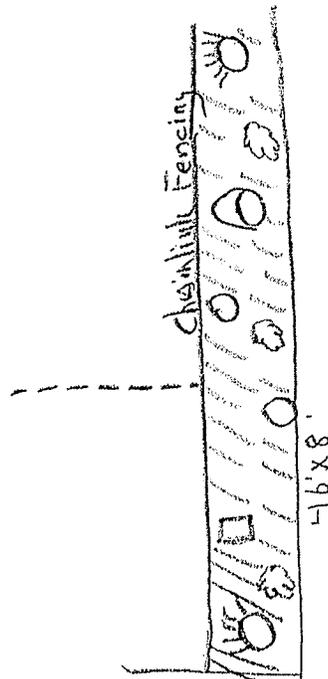
BTI Rock + Sand.

- O = Golden Burrell cacti)
- ☿ = Ocotillo cacti)
- ⊙ = Fat Boy cacti)
- = Red Yucca)
- ☼ = Boulders)
- //// = D+G decomposed Granite)

MATERIAL - 1ARD

Desert Green Landscape
1425 Cambria Ave.
Yucca Valley, CA 92284

760-364-3019



Yucca trail

All plants are Desert Friendly.
All plants are water tolerant.
Plants + cacti need watering one time in the AM one time in the PM until established

growth with the Town's open space recreation and preservation needs. The Land Use Element must ensure that planning for or preservation of open space areas is taken into account, and can also help to identify areas that are located outside of a ½ mile walking distance from an existing park or open space area, and which areas should be prioritized when new recreational opportunities are identified.

Relationship to the Marine Corps Air Ground Combat Center

Although military installations are not located within Town limits, the operations at nearby Marine Corps Air Ground Combat Center in Twentynine Palms could potentially impact Yucca Valley since it is the largest Marine Corps base in the world. Considering the range of uses and training activities that could occur on site, it is important for the Town of Yucca Valley to be aware of operations that could affect the community. Coordination with the base is also essential to address ongoing noise or circulation impacts that are generated by periodic training exercises performed on the base.

GOAL LU 1

A balanced mixture of integrated land uses that provide desirable neighborhoods, vibrant commercial districts, passive and active open spaces, a strong economic and employment base, appropriate public facilities and services, and fiscal sustainability.

General Policies

- Policy LU 1-1 Encourage infill development to maximize the efficiency of existing and planned public services, facilities, and infrastructure.
- Policy LU 1-2 Require that adjacent land uses and development types complement one another.
- Policy LU 1-3 Require new projects to pay their fair share cost of or make necessary improvements to public facilities, infrastructure, and services that are impacted by the demands generated by new development.
- Policy LU 1-4 Encourage the development of public spaces within commercial mixed use and residential projects to contribute to the community's stock of gathering places and special event venues.
- Policy LU 1-5 Encourage land use development patterns that preserve the Town's scenic resources, such as ridgelines and hillsides.

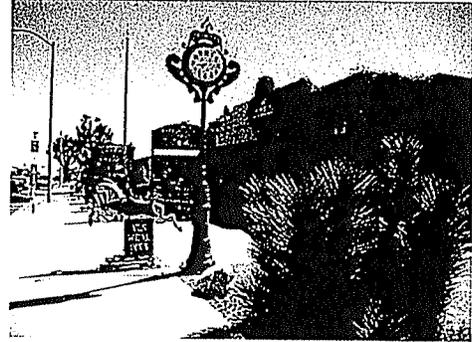
For more detailed information related to ridgelines and hillsides, refer to the Open Space and Conservation Element.

Commercial and Industrial Policies

- 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 1-16 Require high quality building design, property maintenance, amenities for pedestrian access, and adequate circulation, utilities, and infrastructure.
- Policy LU 1-17 Encourage the renovation of existing commercial and industrial areas to improve appearance, environmental responsiveness, use of infrastructure, and functionality.
- Policy LU 1-18 Locate industrial uses near commercial uses when feasible to create synergy between the uses and established business nodes.
- Policy LU 1-19 Encourage the relocation of industrial operations that are not compatible with adjacent uses to areas that are conducive to such operations.
- Policy LU 1-20 Focus commercial development along SR-62 to take advantage of infrastructure improvements.
- Policy LU 1-21 Facilitate lot consolidation to create larger sites for higher performing commercial and industrial projects.
- Policy LU 1-22 Attract and retain nonpolluting, clean industrial development that expands the economic opportunities in the Town.
- Policy LU 1-23 Adequately buffer or otherwise ensure compatibility between commercial and industrial uses and residential areas (See also Policy LU 1-17).

Public/Quasi-Public Policies

- Policy LU 1-24 Plan for the adequate and logical expansion of public facilities that are compatible with surrounding land uses, reflect community character, are educationally enriching, and meet a broad range of local needs.
- Policy LU 1-25 Support a variety of educational opportunities and foster a culture of life-long learning through libraries, museums, schools, and other institutions.



Commercial Businesses are a vital part of the SR-62 corridor.

Notice of Exemption

Form D

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

From: (Public Agency) Town of Yucca Valley
58928 Business Center Drive
Yucca Valley, CA 92284
(Address)

County Clerk
County of San Bernardino
385 N. Arrowhead, 2nd Flr.
San Bernardino, CA. 92415

Project Title: Site Plan Review, SPR 01-13 Billings Transfer

Project Location - Specific:

The project is at 55525 Yucca Tr and is identified as APN:586-381-04.

Project Location – City: Yucca Valley

Project Location – County: San Bernardino

Description of Project:

A proposal to develop a rock, sand and gravel yard at 55525 Yucca Trail.

Name of Public Agency Approving Project: Town of Yucca Valley

Name of Person or Agency Carrying Out Project: Billings Transfer, Inc

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15301, Class 1 Existing Facilities
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is located at an existing facility and no expansion of the existing building is proposed.

Lead Agency

Contact Person: Shane Stueckle Area Code/Telephone/Extension: (760) 369-6575 X305

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

- Signed by Lead Agency Date received for filing at OPR: _____
- Signed by Applicant

Revised May 1999