

Town of Yucca Valley Private Land Development Report January 2014

Senior Housing Project

The project involves the construction of a 75 unit affordable senior housing project and the construction of all improvements associated with the project.

Status:

Offsite work on Dumosa is continuing. The last piece of 54" storm drain pipe was placed on Wednesday Feb 5. Work is underway on collection boxes and lateral to the main pipe. Paving on Antelope Trail is complete. The base course of the onsite parking lot paving was started. The top course will be completed after the placement of the structures. All major foundation work for both buildings is complete, in preparation for placement of the apartment units. Before any modules can be delivered, all fire department conditions must be met, including paved fire access. Seven seepage pits for the wastewater treatment facility have been installed. The project is projected to be completed in the summer of 2014.



Hawks Landing Golf Course at Blue Skies

The project involves the reconstruction of the former Blue Skies Golf Course.

Status:

The main lake has been completed with the installation of the irrigation pumps and the liner. Work is underway on pipelines from the well locations. The lake is being filled at this time. Finish grading, storm channel rip/rap, irrigation plumbing are all continuing. The project is scheduled to be completed later this year.



Marshalls/Petco

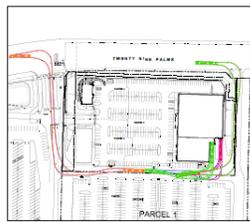
Site Plan Review, SPR 02-13,

The project involves the construction of 34,650 square feet of retail space for a Marsha/Petco commercial building at the Home Depot front parcel.

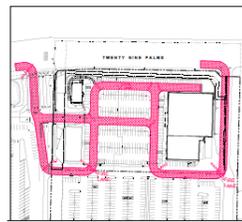
Status:

Grading permits have been issued for this project located directly north of Home Depot. The site fence and signage has been installed. Over excavation and compaction of the building pad areas has started. Building plan check is complete. Building permits were be issued on February 13, 2014. The contractor is Near-Cal Corp out of Lake Elsinore. Site Plan Review for the construction of 34,650 square feet of retail space was approved by the Planning Commission on October 08, 2013.

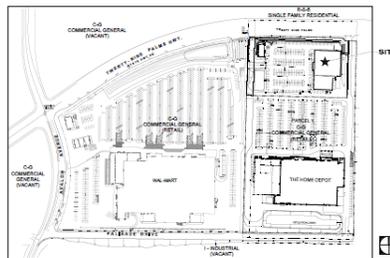
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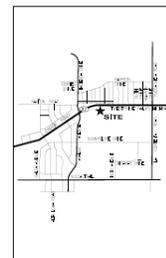
KEY MAP - TRUCK ACCESS



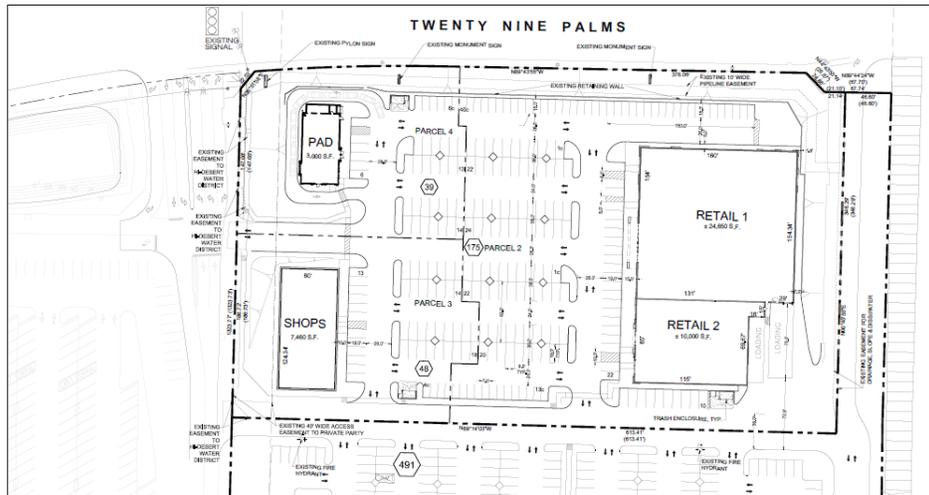
KEY MAP - FIRE LANE



KEY MAP



VICINITY MAP



PROJECT INFORMATION			
APN	000-001-04		
APN	000-001-07		
APN	000-001-08		
SITE AREA			
PARCEL 1	130,176 SF ± 3,000 ACRES		
PARCEL 2	40,000 SF ± 0.920 ACRES		
PARCEL 3	3,000 SF ± 0.069 ACRES		
NET TOTAL SITE AREA	173,176 SF ± 3.989 ACRES		
BUILDINGS AREA			
RETAIL 1	24,800 SF		
RETAIL 2	10,000 SF		
SHOPS	7,400 SF		
PAD - FAST FOOD	3,000 SF		
TOTAL	45,200 SF		
NET TOTAL SITE COVERAGE	25.92% (ASB/SPAD)		
PARKING SUMMARY			
USER	RATIO	SPACES	SPACES
	REQUIRED	PROVIDED	PROVIDED
PER CITY CODE			
RETAIL 1	1.5 SPACES/SP	30	180
RETAIL 2	1.5 SPACES/SP	15	45
SHOPS	1.5 SPACES/SP	10	30
PAD	1.5 SPACES/SP	10	30
TOTAL		65	185
TOTAL PARKING RATIO PROVIDED		0.81 SP/100 SF	
* PARKING REQUIREMENTS FOR RESTAURANT ARE 1.5 SPACES/SP OF SETBACK AREA. CALCULATIONS ARE BASED ON ASSUMPTION THAT SETBACK AREA IS 5% OF TOTAL FLOOR AREA.			
COMPACT PARKING ALLOWED		286	866
COMPACT PARKING PROVIDED		248	818
JOINING INFORMATION			
JURISDICTION	YUCCA VALLEY		
EXISTING ZONING	O-6 GENERAL COMMERCIAL		
PROPOSED ZONING	O-6 GENERAL COMMERCIAL		
DRAWING ISSUE/REVISION RECORD			
DATE	DESCRIPTION	INITIALS	
08/09/13	PLANNING SUBMITTAL		1

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WALBERN DEVELOPMENTS YUCCA VALLEY
SSD TWENTY NINE PALMS & AVALON AVENUE
YUCCA VALLEY, CA
20110302.1

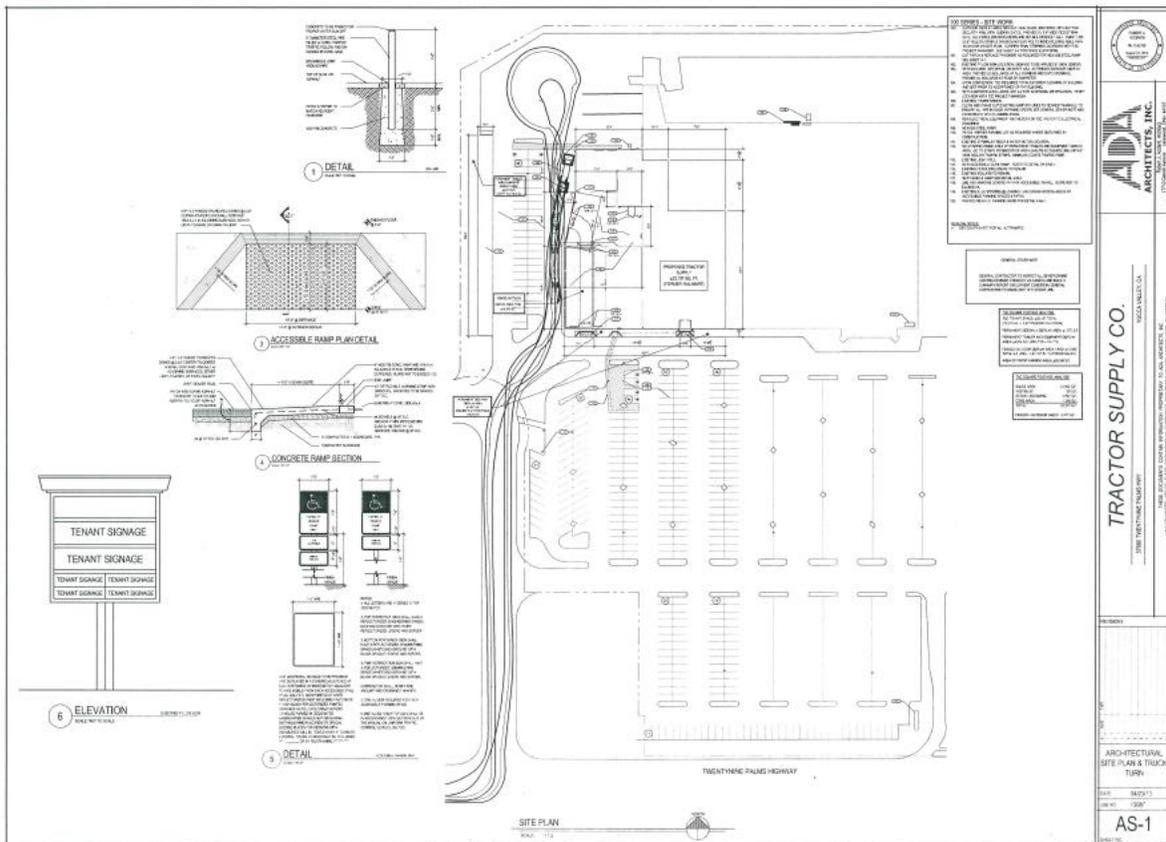
SITE PLAN
SCALE: 1"=40'-0"
08/09/2013

Tractor Supply Company

Application for the outdoor storage of merchandise and for a trailer display area and submittal for a tenant improvement permit for a retail store located at 57980 29 Palms Hwy, Suite A.

Status:

The soft opening was held on February 13, with the Grand Opening on February 15. Conditional Use Permit for outdoor storage of merchandise and trailer display area was approved by the Planning Commission on November 12, 2013. Building plans were approved by the Planning Division on November 14, 2013.

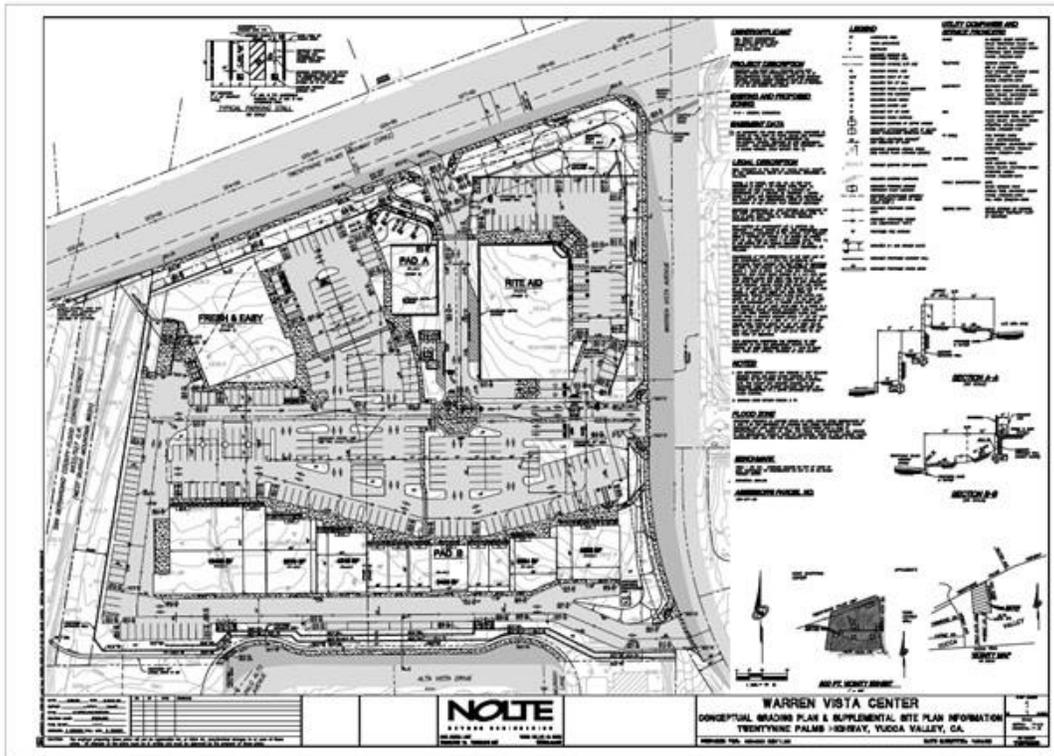


Warren Vista Center Phase II

The project involves a commercial construction of approximately 17,500 square feet at the southwest corner of 29 Palms Highway and Warren Vista.

Status:

Certificates of Occupancy have been issued to the Asian buffet, nail and hair salons, and a medical doctor's office. A tenant improvement permit was issued January 7 for a judo and yoga studio. This leaves just 1200 square feet of unleased space, of the original 17,500 square feet in this phase.



Ross Department Store (Old Rite Aid Building)

The project involves a tenant improvement at 57646 29 Palms Highway.

Status:

Tenant improvement plans have been approved for this 17,544 square foot project. Once the developer selects the general contractor, permits can be issued and work can begin. The demolition permit for removal of existing flooring, ceiling and lighting was issued February 5.



Southern California Edison Yard

The project involves new covered work areas at 6999 Old Woman Springs Road.

Status:

After permits were issued in December, SCE has erected canopies for a new materials storage area and a truck washing station. Additional site work should be completed by mid-February.



Former Chilli Willie's Restaurant

The project involves a tenant improvement at 55692 29 Palms Highway

Status:

Permits have been issued to add another restroom, as part of the health department requirements for future operators to seek a liquor license. Work is scheduled to be complete mid-March. No tenant has been identified.



Starbucks Remodel

The project involves the store remodel at 57744 29 Palms Highway.

Status:

Tenant improvement work was started February 3rd and was completed on February 11, 2014.



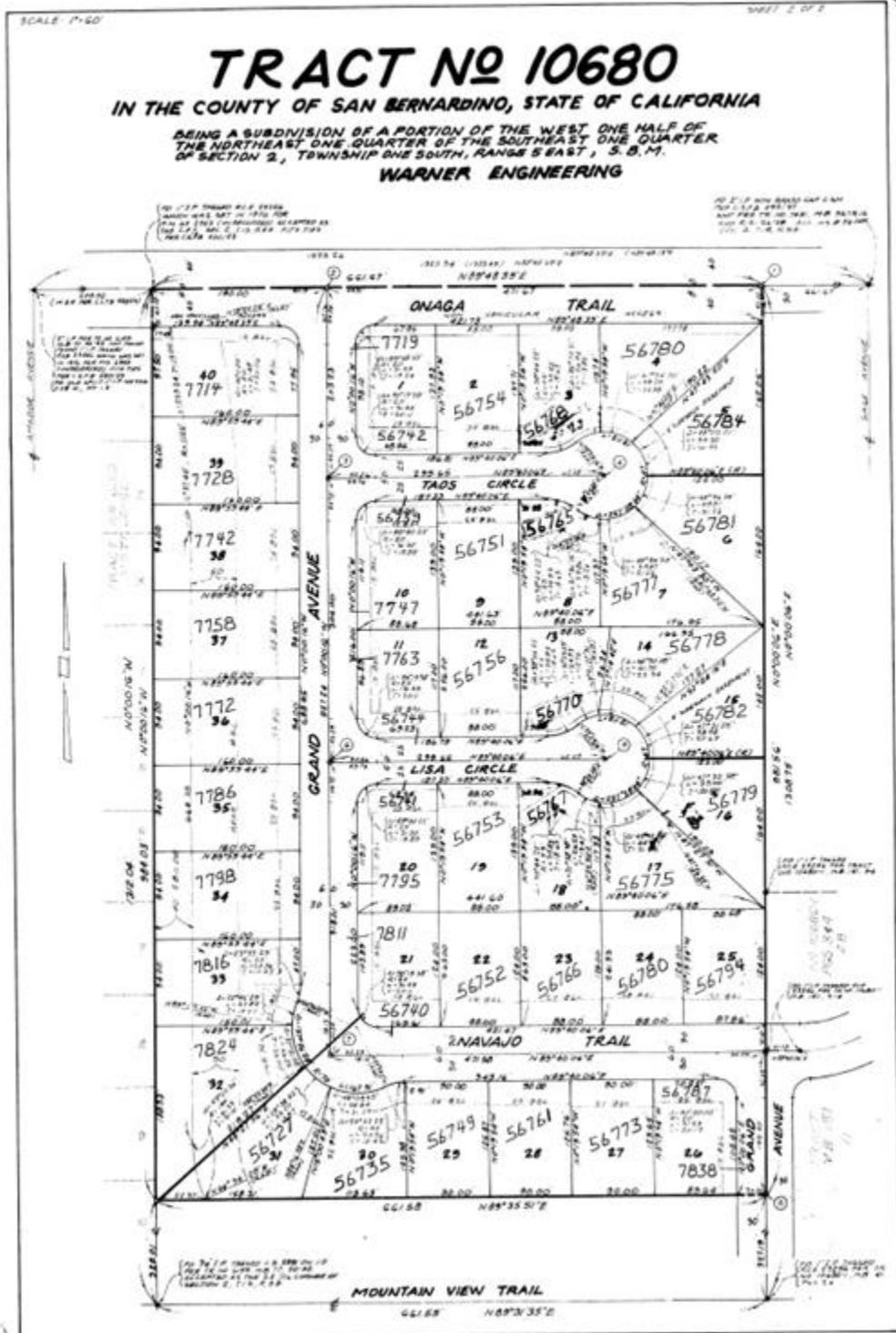
Don Landers Subdivision

The project involves a construction of a residential development south of Yucca Valley High School.

Status:

The last two homes of the 40 lot subdivision are in final stages of completion.



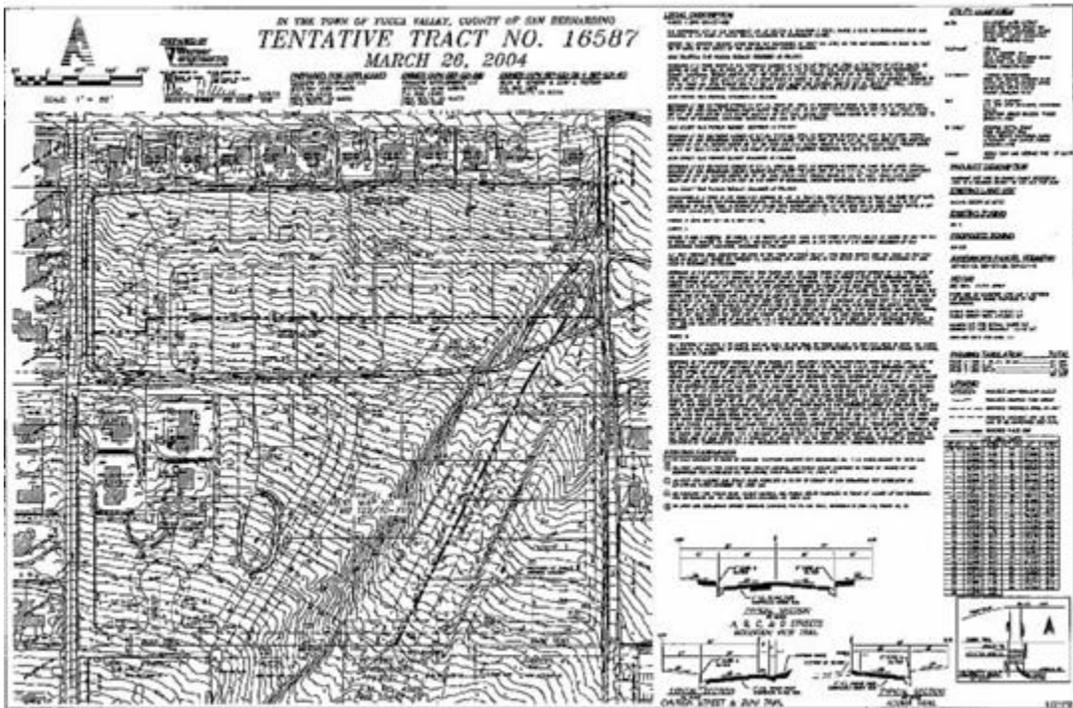


Mesquite 55

The project involves a residential development on Acoma Trail South of Onaga Trail.

Status:

The developer indicates he will be submitting two new model plans in the first quarter of 2014.



Desert Vista Village

The project involves the construction of a senior residential development on Palm Avenue, South of 29 Palms Highway.

Status:

Twelve new home permits were issued in November/December. The three model homes are complete and reflect significant redesigns and upgrades, such as interior courtyards, included solar panels and more accessible floor plans for the senior community.



Single Family Infill

The project involves new single family construction.

Status:

For fiscal year 2013-2014, 4 new single family homes have been permitted (2 custom homes and 2 spec homes) with 5 additional homes in plan review at this time.

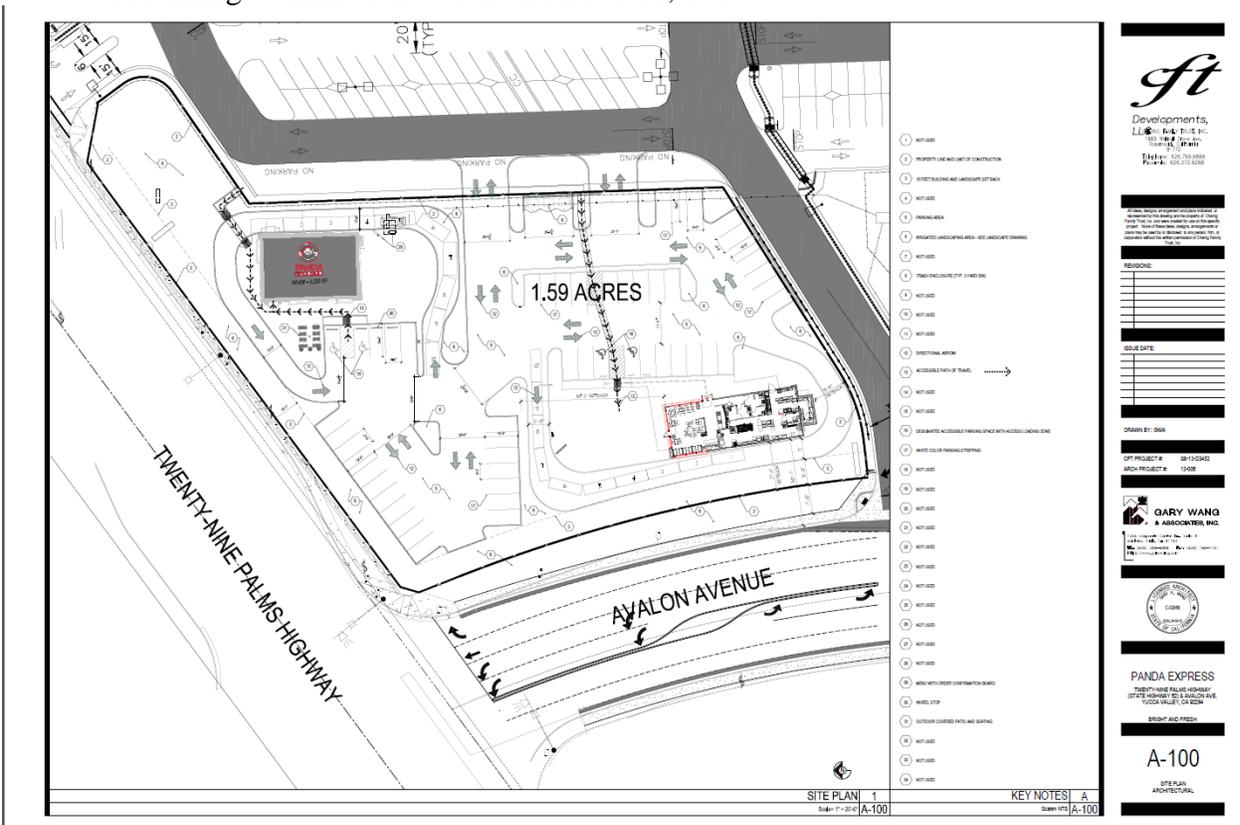
Panda Express /Taco Bell

CUP 02-04 Amendment #1, Tentative Parcel Map, TPM 19525

The project involves a Conditional Use Permit Amendment and a Tentative Parcel Map submittal for the subdivision of 26 acres into three parcels of 0.84 acre, 0.75acre and 23.88 acres and the construction of a 2,230 square foot Panda Express and a 2,423 square foot Taco Bell to be located on the southeast corner of 29 Palms Hwy and Avalon Ave.

Status:

The project is scheduled for Development Review Committee on February 26, 2014 and for Planning Commission action on March 11, 2014.



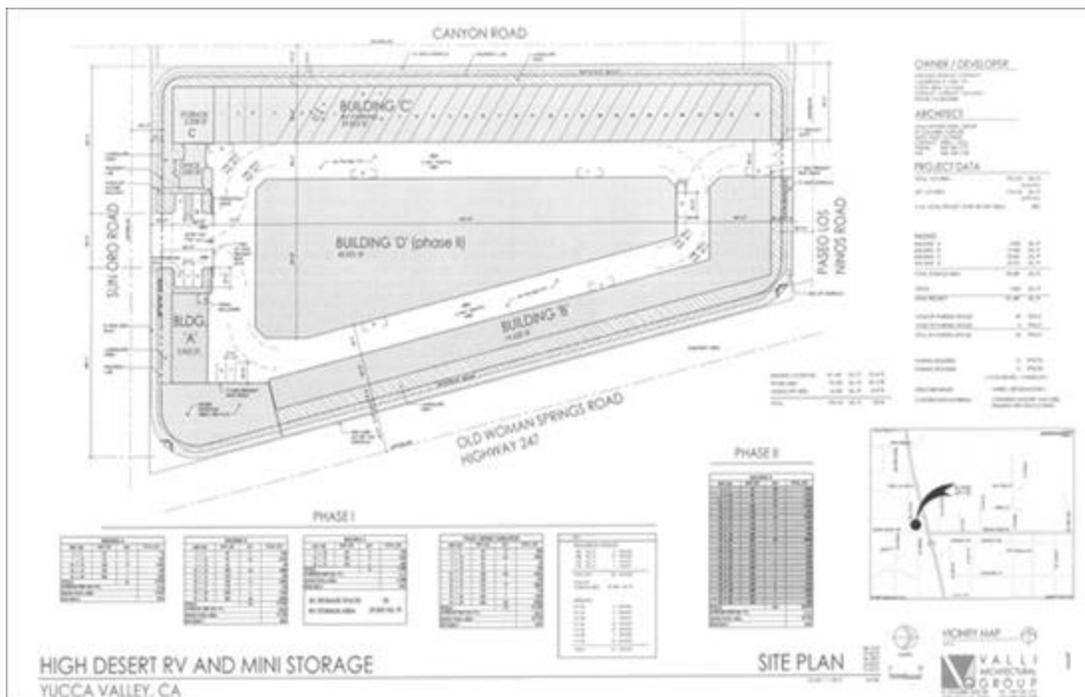
Byron Gusa

Conditional Use Permit, CUP 05-07

The project involves a request for time extension on a previously approved Conditional Use Permit for the construction of a mini-storage facility. The property is located on the northwest corner of Old Woman Springs Road and Sun Oro Drive.

Status:

The time extension was approved by the Planning Commission on February 11, 2014.



Billings Rock and Sand

Site Plan Review, SPR 01-13

The project involves a Site Plan Review for the development of a rock and sand yard. The property is located at 55525 Yucca Trail.

Status:

The project is under review by the Planning Division pending the submittal of additional materials by the applicant.

Jeff Abell

Variance, V 01-13

The project involves a request for a variance on the allowable square footage and the allowable number of accessory structures. The property is located on Buena Vista Drive, west of Avalon Avenue.

Status:

The project is on hold pending Planning Commission discussion of accessory structure regulations.

Star Finds

Special License, SPL 18-13

The project involves a request for a Special License to hold a weekly outdoor market. The property is located at 7332 Apache Trail.

Status:

The project is under review by the Planning Division.

Copper Hills Homes

Temporary Use Permit, TUP 02-13

The project involves a Temporary Use Permit application for the use of a construction trailer during the construction of a residential tract. The project is located on the southeast corner of Sage Ave and Golden Bee Drive.

Status:

The application is on hold pending the submittal of additional materials by the applicant.

Hi Desert Pregnancy Clinic

Special License, SPL 24-13

The project involves a Special License Permit application for a benefit walk to be held on March 15, 2014. The project is to be conducted at Brehm Park and surrounding streets.

Status:

The project is under review by the Planning Division pending the submittal of additional materials by the applicant.

Yucca Valley Ford Chrysler

Sign Permit, SP 15-12

The project involves a Sign Permit application for the installation of two wall signs at Yucca Valley Ford and two wall signs and a monument sign at Yucca Valley Chrysler. The project is located at 57909 and 57927 29 Palms Hwy.

Status:

Plans were submitted for the Chrysler Dealership on February 10, 2014. The permit was approved by the Planning Division on January 31, 2014.