



Site Plan Review Application

Date Received	05/24/16
By	D OLSEN
Fee	\$ 2910 , \$ 925
Case #	SPR-0-14
EA #	EA 02-14

General Information

APPLICANT O'Reilly Auto Enterprises, LLC Phone 417-862-2674 Fax 417-874-7112

Mailing Address 233 S. Patterson Ave. Email _____

City Springfield State MO Zip 65807

REPRESENTATIVE _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ ZIP _____

PROPERTY OWNER O'Reilly Auto Enterprises, LLC Phone 417-862-2674 Fax 417-874-7112

Mailing Address 233 S. Patterson Ave. Email _____

City Springfield State MO Zip 65807

Project Information

Project Address 56668 29 Palms Highway, Yucca Valley, CA Assessor Parcel Number(s) 0595081130000 & 0595081120000

Project Location The northwest corner of 29 Palms Highway (S.R. 62) and Grand Avenue

Project Description: Construction of 8,550 sf commercial retail building and parking lot for the retail sale of auto parts.
Project to include landscaping and stormwater management.

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):
Refer to Sheets SV1 and C2 for property boundaries, dimensions and area.
2. Existing site zoning: C-G 3. Existing General Plan designation: C
4. Precisely describe the existing use and condition of the site: Vacant lots / open field with an existing concrete foundation and partially covered in asphalt.
5. Existing Zoning of adjacent parcels:
North C-G South C-G East C-G West C-G
6. Existing General Plan designation of adjacent parcels:
North C South C East C West C
7. Precisely describe existing uses adjacent to the site: West - Office Building, East - Vacant Lot, South - Vacant Lot, North - Residential
8. Describe the plant cover found on the site, including the number and type of all protected plants: Very few shrubs and very few bushes, no known protected plants on-site. (1) 18" and (1) 24" Joshua 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: Commercial Retail
- B. Gross square footage by each type of use: 3,335 of commercial retail space and 5,215 of commercial warehouse use.
- C. Gross square footage and number of floors of each building: 1 floor at 8,550
- D. Estimate of employment by shift: 5
- E. Planned outdoor activities: None

2. Percentage of project site covered by:

0 % Paving, 14 % Building, _____ % Landscaping, 40 % Parking

3. Maximum height of structures 24 ft. 8 in.

4. Amount and type of off street parking proposed: 47 total spaces (2 accessible)

5. How will drainage be accommodated? All stormwater will be conveyed to the proposed stormwater inlets and conveyed to the infiltration pond. This pond stores the largest 100 year incremental volume and discharges all larger events per existing drainage patterns.

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

Entrance drives and sidewalks as shown on the plan in the R.O.W. adjacent to the proposed.

7. Preliminary grading plans estimate 760 cubic yards of cut and 515 cubic yards of fill

8. Description of project phasing if applicable: Construction will be complete in 3 months, therefore no phasing is proposed.

9. Permits or public agency approvals required for this project: San Bernardino Sewer Permit and Notice of Intent from State Water Resources Control Board

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.

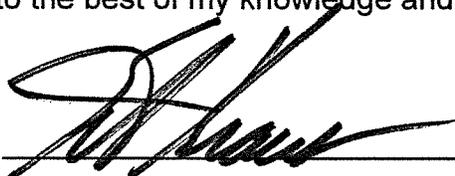
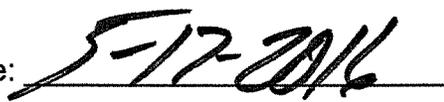
11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

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: 

Owner/Applicant Authorization

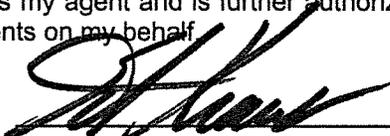
Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions 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: 5-17-2016

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: 5-17-2016

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: \$2,910.00

Applicants Name Scott Kraus

Applicant's Signature 

Date: 5/20/16

(Please print)



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: 5/20/14

Scott Kraus
Applicant/Representative printed name

[Signature]
Applicant/Representative 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: 56668 29 Palms Highway, Yucca Valley, CA

Cross street: Grand Ave.

Date this Disclosure Statement is completed: _____

Name of Applicant: O'Reilly Auto Enterprises, LLC

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name O'Reilly Auto Enterprises, LLC Phone 417-862-2674 Fax 417-874-7112

Mailing Address 233 S. Patterson Ave. Email _____

City Springfield State MO Zip 65802

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 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):

- 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 _____

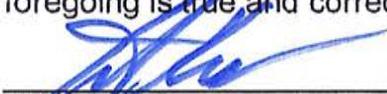
For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

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: Scott Kraus

Title: SVP of Real Estate

Date of signing: 05/20/14

Location: D'Reilly Corporate offices