



Site Plan Review Application

Date Received 12/20/10
By Evan
Fee \$2910
Case # SR 05-21
EA # _____

General Information

APPLICANT The August Company Phone 559-909-2331 Fax _____
Mailing Address 1065 N College Avenue Email theaugustco@aol.com
City Fresno State CA Zip 93728
REPRESENTATIVE Same as Applicant Phone _____ Fax _____
Mailing Address _____ Email _____
City _____ State _____ ZIP _____
PROPERTY OWNER Hopi Building LLC Phone 760-203-1737 Fax 760-203-0170
c/o Rex Maughan
Mailing Address 7311 Hopi Trail Email rex@crownccontracting.com
City Yucca Valley State CA Zip 92284

Project Information

Project Address 7311 Hopi Trail Assessor Parcel Number(s) 0586-111-17-0000
Project Location SE Corner, Yucca Trail @Hopi Trail, Yucca Valley
Project Description: Construct two metal warehouse buildings (1-storage; 1-storage/office)
to rear of existing office building.

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):
0.69-acres; See attached 'Site Plan'
2. Existing site zoning: Old Town Specific Plan 3. Existing General Plan designation: Old Town
4. Precisely describe the existing use and condition of the site: Active professional office building with parking and yard storage.
5. Existing Zoning of adjacent parcels:
North Old Town South Old Town East Old Town West Old Town
6. Existing General Plan designation of adjacent parcels:
North Old Town South Old Town East Old Town West Old Town
7. Precisely describe existing uses adjacent to the site: South: Roofing contractor;
North: Vacant; East: Alley
8. Describe the plant cover found on the site, including the number and type of all protected plants: None

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: Bldg 'B': 1-Storage; Bldg 'C': 1-Storage / Office
- B. Gross square footage by each type of use: 5,435-SF Storage; 265-SF Office
- C. Gross square footage and number of floors of each building: 'B': 3,750-SF / 1-story; 'C': 2,000-SF / 1-story
- D. Estimate of employment by shift: 8 (includes existing building staff)
- E. Planned outdoor activities: Deliveries; Construction materials, equipment, fixtures loading, handing, storage; customer, employee parking.

2. Percentage of project site covered by:

62.2 % Paving, 33.3 % Building, 4.5 % Landscaping, (incl. in 'Paving') % Parking

3. Maximum height of structures 26 ft. 10.5 in.

4. Amount and type of off street parking proposed: 21-vehicles (incl. 1-Disability)
(14-existing + 7-new)

5. How will drainage be accommodated? Surface flow to street and alley

6. Off-site construction (public or private) required to support this project: None

7. Preliminary grading plans estimate 200 cubic yards of cut and 200 cubic yards of fill

8. Description of project phasing if applicable: None

9. Permits or public agency approvals required for this project: Town of Yucca Valley

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) Prior building permit for Bldg 'A'

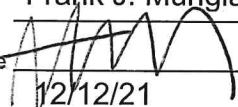
11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes Maybe No

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

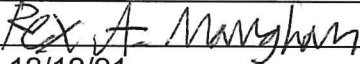
Owner/Applicant Authorization

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.

Name Frank J. Mungia
Signature 
Date: 12/12/21

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.

Name Rex A. Maughan
Signature 
Date: 12/12/21

Site Plan Review Application Submittal Requirements

Initial Submittal Requirements	# Required
Completed and Signed Applications and Filing Fee	1
Signed completed Project Description and Existing Conditions Letter	1
Signed completed Environmental Information form	1
Signed Agreement for Cost Recovery	1
Site Plan (See Section A)	15
Preliminary Grading and Drainage Plan (Section B)	15
Building elevations, including a minimum of one (1) color set	15
Materials Board	1
Preliminary Landscape Plans	15
Photometric Plan	15
Exterior Lighting Cutsheets	1
Native Plant Plan	15
Biological Assessment	4
8 1/2 x 11 reductions of all plans	1
Preliminary Title Report within 60 days of application date	1
Grant Deeds for all involved properties	1
Detailed slope analysis if project contains any slopes of 15 percent or greater	15
Applicable utility service availability letter	1
Utility Plan including location and capacity	15
Water purveyor service letter or ground water report prepared and signed by a registered civil engineer	1
Signed Hazardous Waste Site Statement	1
Signed statement indicating method of sewage disposal and if Regional Water Quality Control Board approval is required	1
Geologic Report if project located within a special studies zone	4
Air Quality and Greenhouse Gas Inventory/Analysis	4
Traffic Study/Analysis prepared by a registered Civil Engineer	4
Preliminary Soils and Geotechnical Report, unless waived by TE	4
Drainage Study/Analysis prepared by a registered Civil Engineer	4
Underlying Conditions of Approval (if applicable)	1
Copy of underlying Recorded Map and Environmental Constraints Sheet (if applicable)	1
Planned Development Document (if applicable)	15
Specific Plan (if applicable)	15
All maps, plans, special studies, reports, etc. submitted in hard copy as part of this application are also to be delivered electronically, by CD, flash drive or email at time of submittal.	1
<i>Please note that each project and each property are unique. Some projects may not require the submittal of each item listed above at time of submittal. Some circumstances may require items not included on the above list. Please contact Planning Staff if you have any questions.</i>	

Plan Preparation and Guidelines

All plans shall be drawn on uniform sheets no less than 24" X 36" (or as approved by the Community Development Department). All plans must be collated, stapled and folded as close as possible to 8 ½" x 11" notebook size. All plans shall be clear, legible and accurately scaled. The site plan, preliminary landscape plan, photometric plan, building elevations and native plant plan should all be at the **same** scale and shall be consistent with each other.

Section A. Site Plan Content

Scale: Engineering scale not to exceed 1"=100'.

The following information shall be included on the plan:

- ◆ Data table formatted in the following order:
 - Assessor's Parcel Number(s) (book, page and parcel number)
 - Legal description
 - Existing and proposed zoning designation
 - Existing and proposed General Plan designation
 - Specific Plan identification and land use designation (if applicable)
 - Existing and proposed land use
 - Total Gross Area: square feet and acres
 - Total Net Area: square feet and acres
 - Approximate earthwork quantities, (CY) include cut and fill(based upon preliminary grading plan)
 - Name of utility purveyors and type of sewage disposal
- ◆ Name, address, phone number, and email of applicant and owner
- ◆ Name, address, phone number, and email of registered civil engineer or licensed Surveyor
- ◆ Graphic scale (with bar scale) and north arrow
- ◆ North arrow (make top of map north)
- ◆ Vicinity map with labeled streets
- ◆ Map number
- ◆ Date plan prepared
- ◆ Revision block indicating date when plan is revised through the development review process
- ◆ Surrounding information for adjoining properties including zoning and land use
- ◆ Existing topography at least fifty (50) feet beyond project boundary including natural features to be preserved.
- ◆ Existing buildings and traveled ways within the proposed project and within 100 feet of the exterior boundaries.
- ◆ Property lines, dimensions (metes & bounds) and location of adjoining lot lines.
- ◆ The locations, names and existing widths of all highways, streets, or easements that provide legal access to the property.
- ◆ Street(s) dedicated for public right-of-way shall show proposed street names. A list of alternative names shall also be provided.
- ◆ The location of existing wells, cesspools, sewers, culverts, drain pipes, underground structures, or excavated areas within two hundred feet of any portion of the project

noting thereon whether or not they are to be abandoned, removed, or remain in operation.

- ◆ The location of all existing and proposed fire hydrants.
- ◆ The location, identification and dimensions of all existing and proposed easements, including rights-of-way, whether public or private.
- ◆ Location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains.
- ◆ The locations, names and existing widths of all streets within 100 feet of the property line.
- ◆ Proposed street grades with arrows indicating the direction of flow.
- ◆ The widths, approximate grades and curve radii of all new streets within the proposed project, the approximate location of all beginning and ending points of curve of the street centerlines, with street names proposed on map. A separate list of alternative choices in a number proportionate to the number of streets to be named shall be submitted by the developer.
- ◆ The approximate location of all areas subject to storm water overflow, inundation or flood hazard (indicate limits of FEMA floodplain and floodway), and the location and direction of flow of each watercourse.
- ◆ Delineation of special hazard zones (i.e., earthquake faults, liquefaction zones, etc.).
- ◆ If the site is proposed to be developed in phases, the proposed sequence of phasing shall be provided.

Section B. Preliminary Grading Plan Content

Scale: Engineering scale not to exceed 1"=40'.

The following grading information shall be included on the plan:

- ◆ Title Block
 - Name, address, phone, and email address of applicant, owner, and engineer
- ◆ Legend, north arrow, bar and graphic scale
- ◆ Data Table
 - Assessor's Parcel Number(s)
 - Project Name
 - Legal Description (i.e. Tract/Parcel Map and lot(s)/parcel(s))
 - Approximate earthwork quantities (CY)
 - Date and Source of Topography (should be current)
- ◆ Preliminary pad elevations
- ◆ Minimum 1-foot contour interval
- ◆ Drainage facilities
- ◆ Existing and proposed easements, property lines, rights-of-way
- ◆ Overall cut and fill cubic yards (quantity to be called out on the plan)
- ◆ Vicinity map, bar and graphic scale
- ◆ Existing and proposed improvements within and 50' beyond the site boundaries (label those proposed to remain or to be removed)
- ◆ Shade pavement areas and fill slopes 3:1 or steeper
- ◆ Streets; typical cross-sections to show existing and proposed improvements, utilities, right-of-way, etc.
- ◆ Limits of FEMA floodplain and floodway
- ◆ Delineate open space areas
- ◆ Delineation of special hazard zones (i.e., earthquake faults, liquefaction zones, etc.)

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.

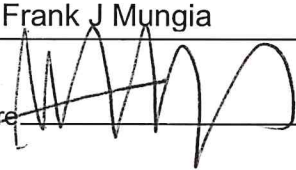
Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the 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: \$ 2910.00

Applicants Name Frank J Mungia

Applicant's Signature 

Date: 12/12/21

(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: 7311 Hopi Trail

Cross street: Yucca Trail

Date this Disclosure Statement is completed: 12/12/21

Name of Applicant: Frank J Mungia

The Applicant 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 Frank J Mungia Phone 559-909-2331 Fax _____

Mailing Address 1065 N College Avenue Email theaugustco@aol.com

City Fresno State CA Zip 93728

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 Hopi Building LLC Phone 760-203-1733 Fax 760-203-0170
Mailing Address 7311 Hopi Trail Email info@crownccontracting.com
City Yucca Valley State CA Zip 92284
State of Registration CA

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

Name Rex A Maughan Phone 760-203-1733 Fax 760-203-0170
Mailing Address 7311 Hopi Trail Email rex@crownccontracting.com
City Yucca Valley State CA Zip 92284

Attach additional sheets if necessary

Agent for Service of Process

Name Same as 'Managing Member' 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: _____

Title: _____

Date of signing: _____

Location: _____

Hazardous Waste and Substance Sites
--

Government Code Section 65962.5 requires each applicant for any development project to consult the State List of Hazardous Waste and Substance Sites. Based upon the list, the applicant/representative is required to submit a signed statement to the Town of Yucca Valley indicating whether the project is located on a site which is included on the list before the Town accepts the application as complete. If the project is listed by the State as a hazardous waste or substance site, the applicant must fully describe on the "Environmental Information Form" the nature of the hazard and the potential environmental impact. Attached is a standard statement for the applicant to sign.

The State list of Hazardous Waste and Substance Sites (which is annually updated) may be reviewed at the following web site address:

http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Attachment: Hazardous Waste Site Statement



HAZARDOUS WASTE SITE STATEMENT

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

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

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

Dated: 12/20/21

FRANK MUNGIA
Applicant/Representative printed name

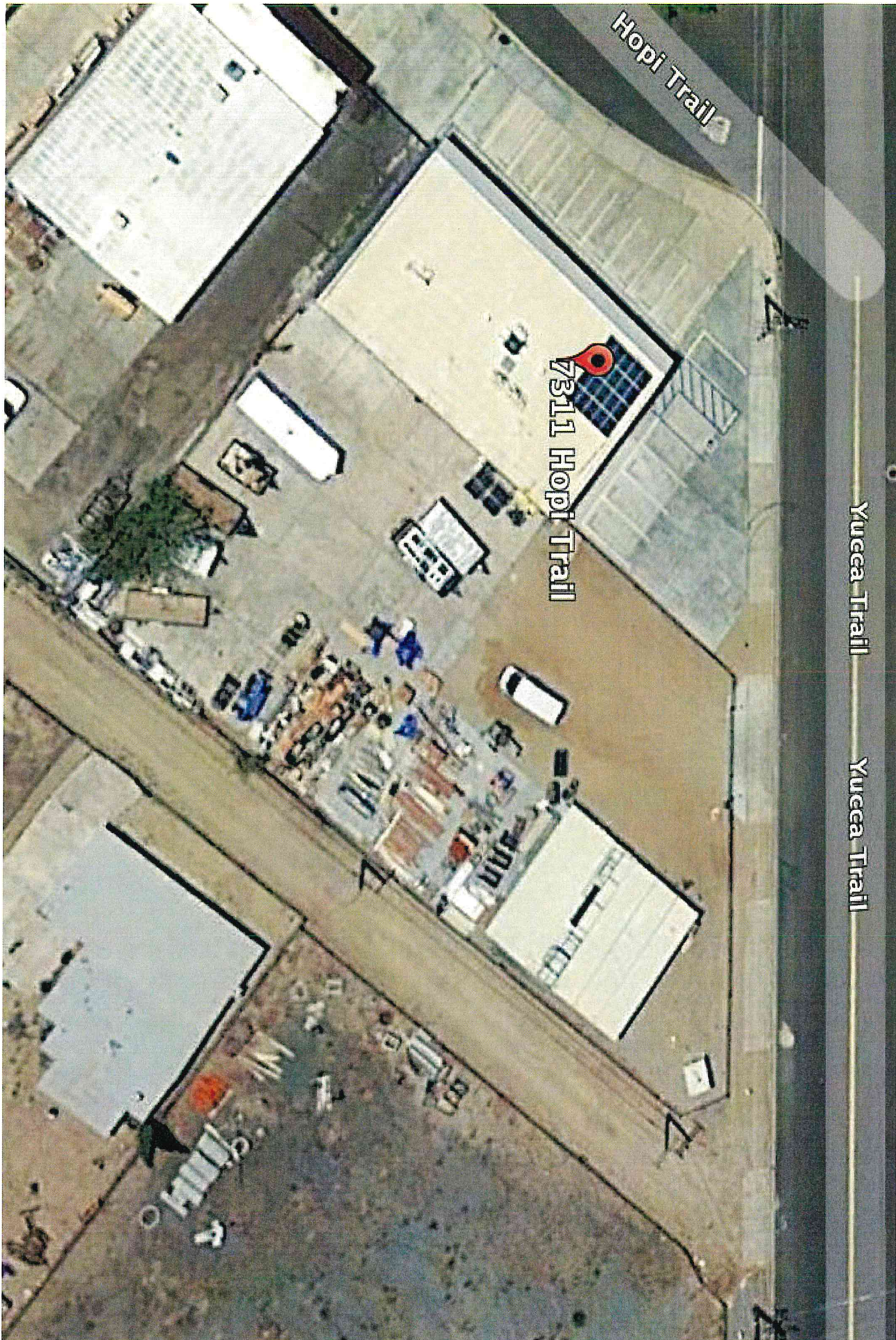
[Handwritten Signature]
Applicant/Representative signature

Hopi Trail

7311 Hopi Trail

Yucca Trail

Yucca Trail



THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

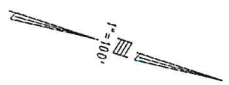
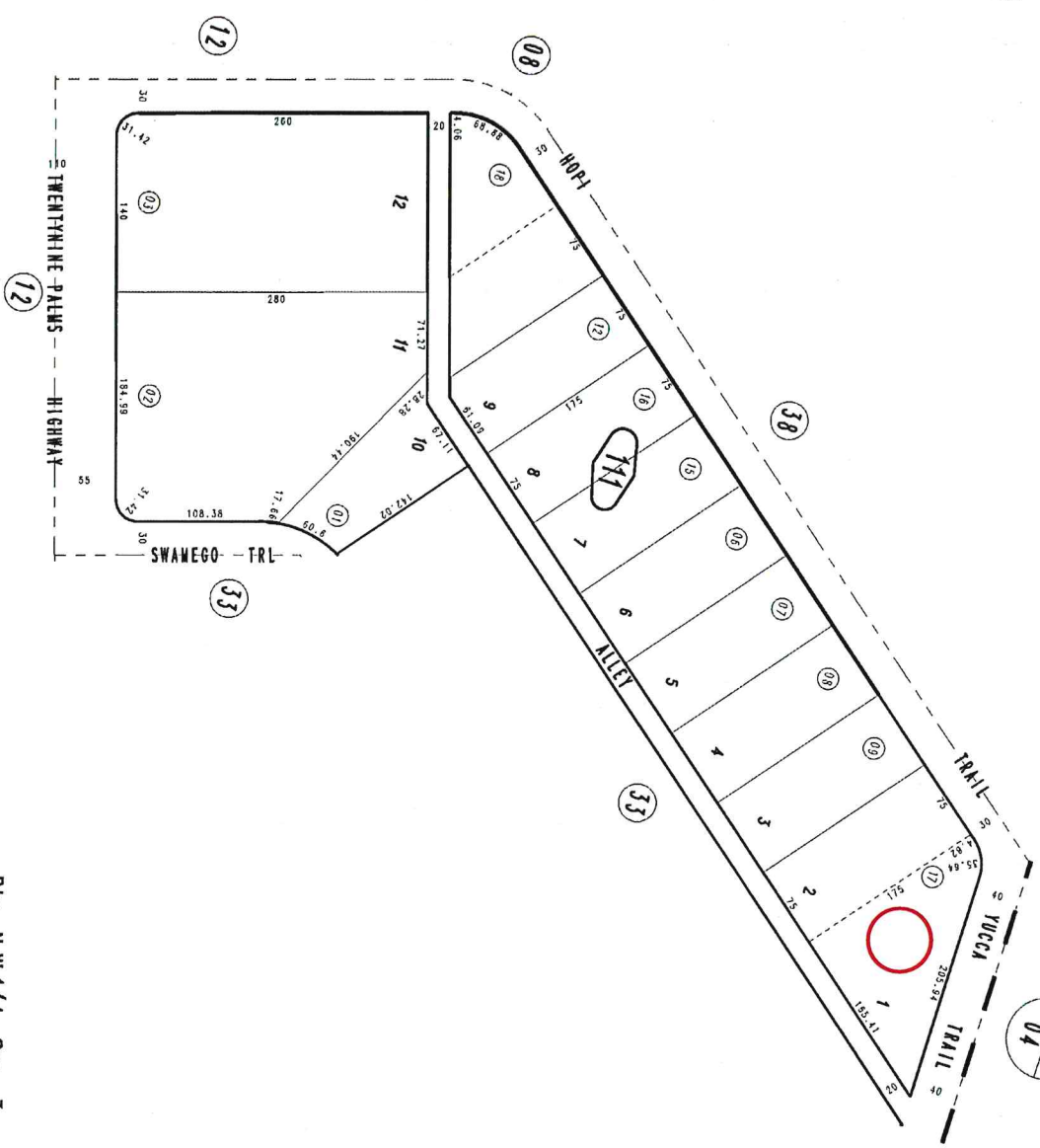


Ptn. Yucca Village No. 3, Tract No. 3081
M.B. 42/57-58

0594
04

Town of Yucca Valley
Tax Rate Area
23019

0586-11



January 2005

Ptn. N.W. 1/4, Sec. 3
T.15., R.5E.

Assessor's Map
Book 0586 Page 11
San Bernardino County

REVISED
04/01/15 KC

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

222

SHEET 1 OF 2 SHEETS.

County Auditor
Apr 25, 1947
11:22 A.
42
57-58 Maps

TRACT 3081 YUCCA VILLAGE NO. 3.

A SUBDIVISION OF A PORTION OF THE W 1/2 OF SEC. 3
T1S. R5E., SBB&M.
SAN BERNARDINO COUNTY, CALIF.

WILLIAM B. HATCH, JR. TWENTYNINE PALMS, CALIF. SURVEYOR.

L. Atwood
\$5.00

OWNER'S CERTIFICATE:

We hereby certify that we are the owners of, or have some right title or interest in and to the real property included within the subdivision shown upon the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said property and we consent to the making of said map and subdivision as shown within the colored border lines, and hereby dedicate to public use all the streets and alleys shown upon said map within said subdivision.

Al. Anderson
John F. Vogel

NOTARY: State of California
County of San Bernardino } S.S.

On this 19th day of April 1947 before me a Notary Public in and for the County of San Bernardino, State of California residing therein duly commissioned and sworn, personally appeared

Al. Anderson

known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.
In witness whereof, I have hereunto subscribed my name and affixed my official seal the day and year in the certificate first above written.

John F. Vogel

Notary Public in and for the County of San Bernardino,
State of California, My commission expires

ACCEPTANCE:

The County of San Bernardino, State of California by and through its duly authorized officers hereby accepts the foregoing dedication.

Date April 21, 1947

County of San Bernardino
State of California

Affix
HARRY L. ALLISON,
County Clerk and Ex. Officio,
Clerk of Board of Supervisors,

by *W. J. Dorman* deputy.

Round Stone monument marked "A"
354.60' to NW 1/4 Cor. Sec. 3 T1S. R5E.

AUDITOR'S CERTIFICATE:

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown upon the annexed map for the unpaid State, County, Municipal, or local taxes or special assessments collected as taxes (except taxes or special assessments not yet payable which are estimated at \$_____)

Dated this 18th day of April 1947.

R. W. Nichols
R. W. NICHOLS Auditor, County of San Bernardino,
State of California.

COUNTY SURVEYOR'S CERTIFICATE:

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map and any approved alterations thereto; that all provisions of the Subdivision Map Act of the State of California, and San Bernardino County Ordinance No. 329 as amended have been complied with and I am satisfied that this map is technically correct.

Date April 21, 1947

H. L. WAY, County Surveyor,
San Bernardino County.

by *F. M. Mason* deputy.

SURVEYOR'S CERTIFICATE:

I, William B. Hatch, Jr. do hereby certify that I am a licensed Surveyor of the State of California and that this map consisting of 6 sheets correctly represents a survey made under my supervision in April 1947 and that all the monuments shown hereon actually exist and their positions are correctly shown.

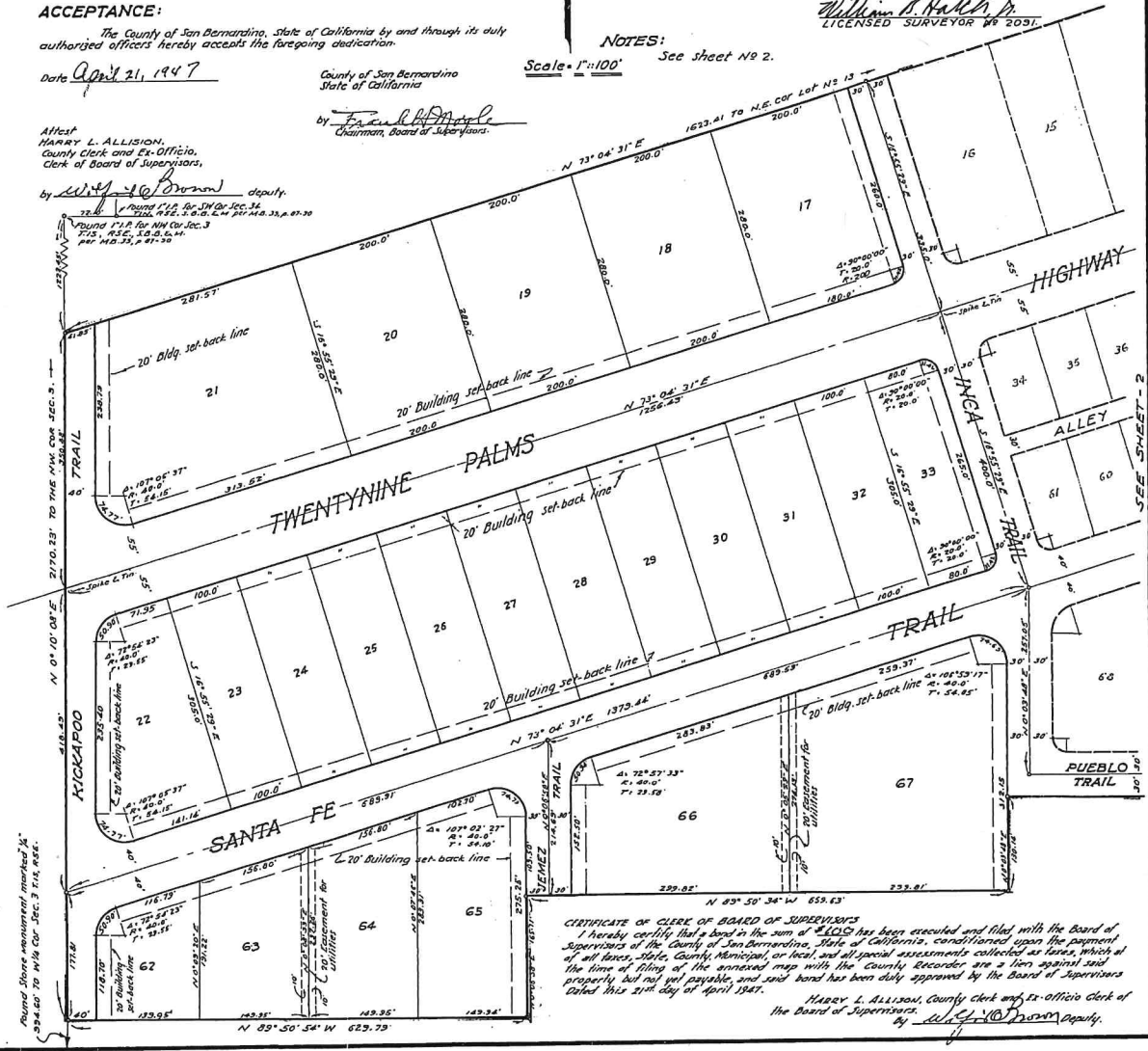
Dated this 19th day of April 1947.

William B. Hatch, Jr.
LICENSED SURVEYOR No. 2031.

NOTES:

See sheet No. 2.

Scale = 1" = 100'



CERTIFICATE OF CLERK OF BOARD OF SUPERVISORS
I hereby certify that a bond in the sum of \$2000 has been executed and filed with the Board of Supervisors of the County of San Bernardino, State of California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments collected as taxes, which at the time of filing of the annexed map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by the Board of Supervisors dated this 21st day of April 1947.
HARRY L. ALLISON, County Clerk and Ex. Officio Clerk of the Board of Supervisors.
by *W. J. Dorman* Deputy.

1129

1129 42-57


TRACT 3081

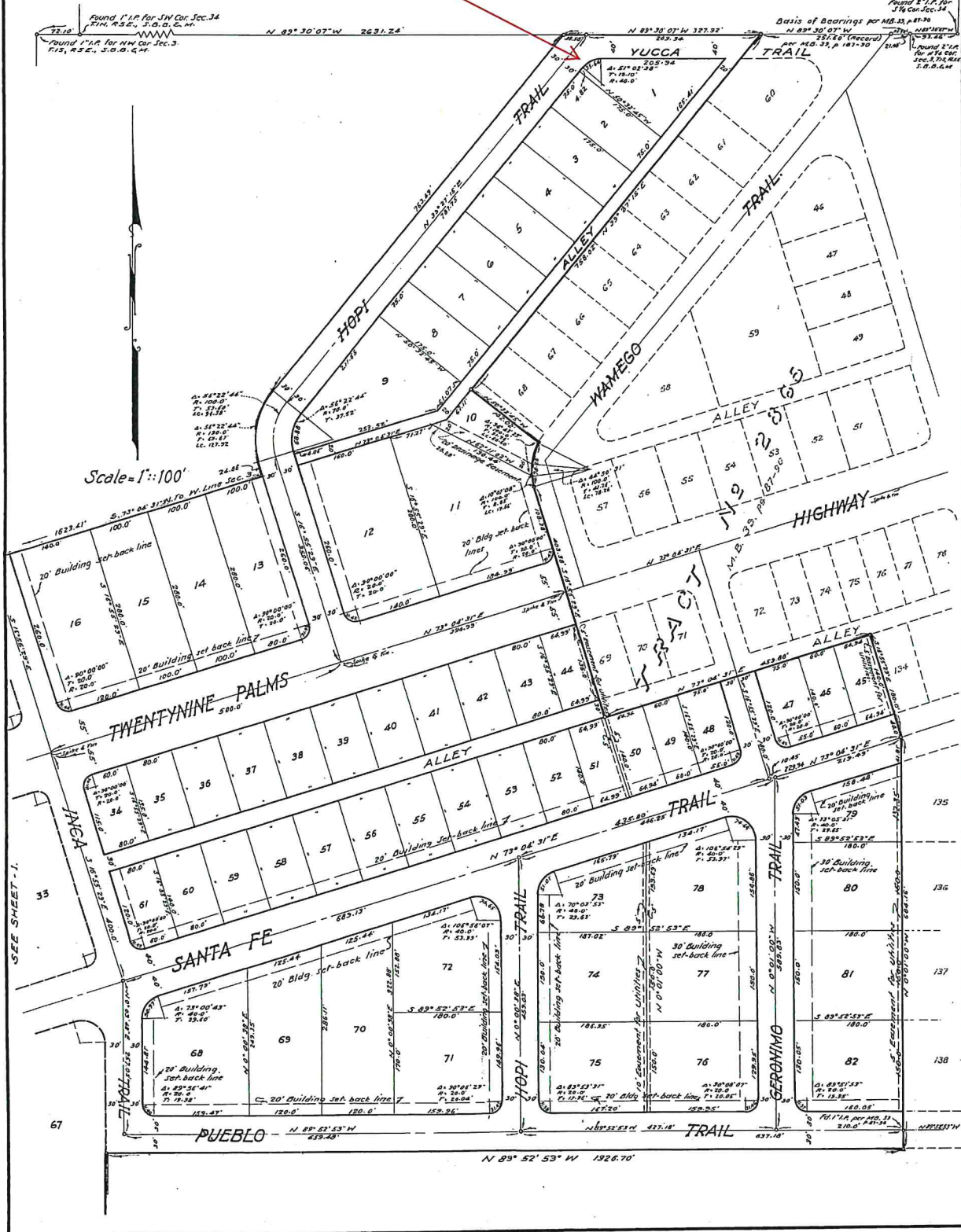
YUCCA VILLAGE No. 3.
A SUBDIVISION OF A PORTION OF THE W $\frac{1}{2}$ OF SEC. 3,
T15, R5E., S.B.D. & M.
WILLIAM B. HATCH, JR., TWENTYNINE PALMS, CALIF. SURVEYOR.

SHEET 2 OF 2 SHEETS.

1129

NOTES:

The bearing of N 89° 30' 07" W of the North line of Sec. 3, T15, R5E., S.B.D. & M., per TRACT 2865 M.D. 33, pg. 47-50, was taken as a basis of bearings.
A 2"x2" Redwood stake is set at each lot corner and curve point.
A 1" iron pipe is set at each point shown by an open circle thus:  unless otherwise noted.



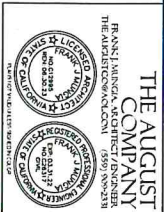
Scale = 1" = 100'

SEE SHEET - 1.

1129
42-58

STORAGE BUILDINGS (2) for HOPI BUILDING, LLC

7311 HOPI TRAIL, YUCCA VALLEY CA



Y U C C A T R A I L

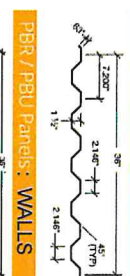


SITE PLAN
SCALE 1/8"=1'-0"

LEGEND

MATERIAL / COLOR

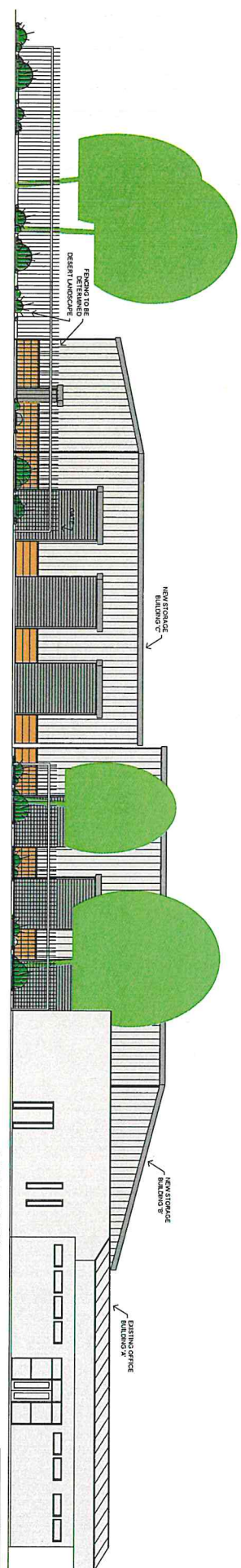
METAL PANELS:
72 Panel : ROOF



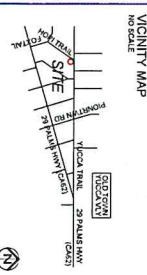
PBR / PBU Panels : WALLS



COLORS:



SITE VIEW: YUCCA TRAIL
(VIEW SOUTH)
SCALE 1/8"=1'-0"



APPLICANT
THE AUGUST COMPANY
1825 W. COLLEGE AVENUE
SANTA ANA, CA 92704
(949) 992-2311

OWNER
HOPI BUILDING, LLC
7311 HOPI TRAIL
YUCCA VALLEY, CA 92084
(760) 204-1732

SCOPE OF WORK
CONSTRUCT TWO NEW UNIT STORAGE BUILDINGS WITH 1,000 SF STORAGE OFFICE BUILDING AND 7,000 SF STORAGE OFFICE BUILDING ON THE SITE.

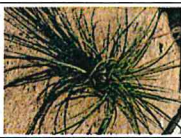




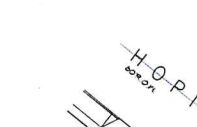
PROJECT DATA
PROJECT ADDRESS: 7311 HOPI TRAIL, YUCCA VALLEY CA
ZONING: OLD TOWN SPECIFIC PLAN
OCCUPANCY: STORAGE LIGHT INDUSTRIAL
TYPE OF CONSTRUCTION: TYPE I-A, SPRINKLERED
LEGAL DESCRIPTION: LOT 11, 11-0000
LOT 1 AND 2 TRACT 2831 YUCCA VALLEY TRACT 2, 45, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PROJECT DATA: SITE PLAN:	
FRONT VIEW: SAMPLES	
DATE: 10/27/21	BY: ECT
SCALE: AS SHOWN	SHEET: 1
OF 3	

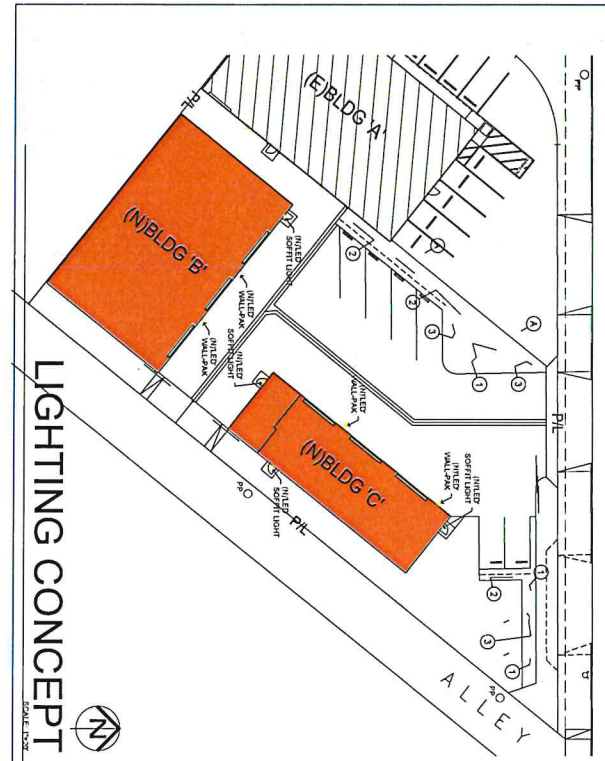


FRANK J. MUNGIA
 ARCHITECT/ENGINEER
 THE CALIFORNIA ARCHITECTS' BOARD 1989-00-218

**LEGEND
 LANDSCAPE**

PLANTS		TREE	
1	 YUCCA FILIFERA	1	 ATRIPLEX CANESCENS
2	 YUCCA SCHOTTLANDII	2	 FOQUIERIA SPLENDENS
3	 YUCCA WRIGHTII	3	 SARCOBATUS VERMICULATA

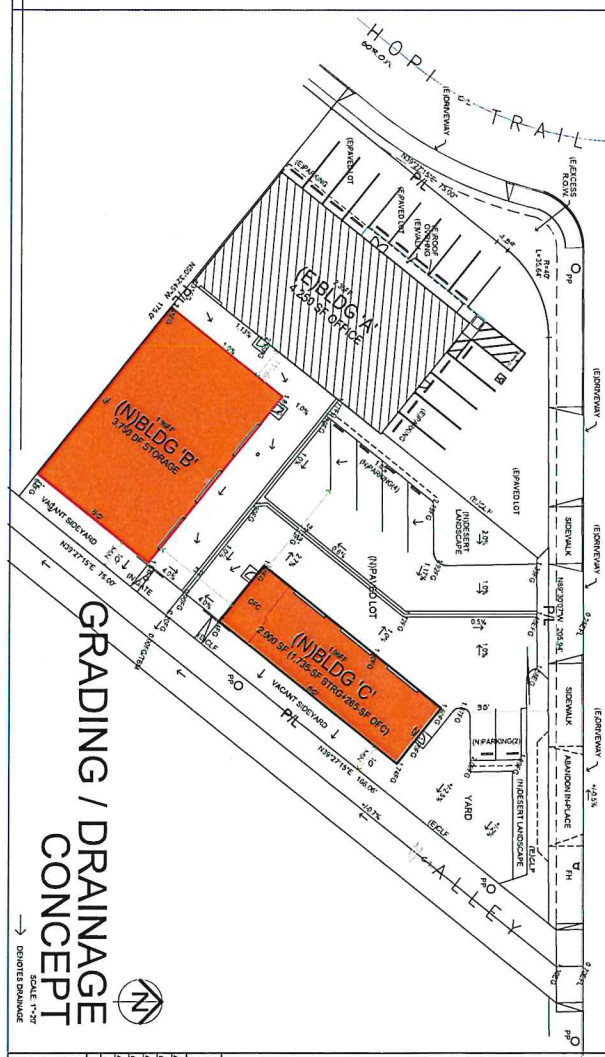
YUCCA TRAIL



LIGHTING CONCEPT
 SCALE 1/2" = 1'-0"

YUCCA TRAIL

LANDSCAPE CONCEPT
 SCALE 1/2" = 1'-0"



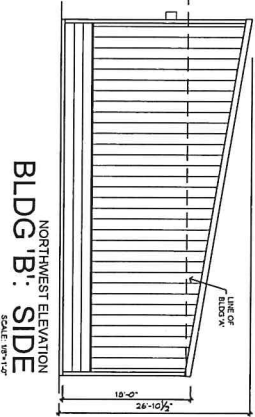
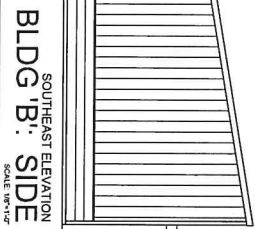
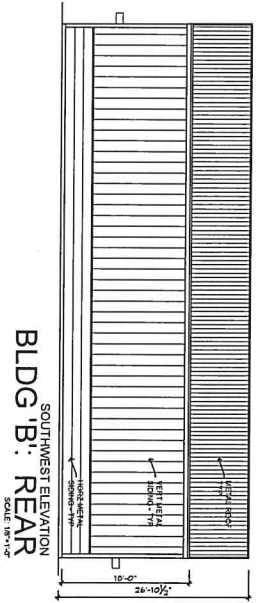
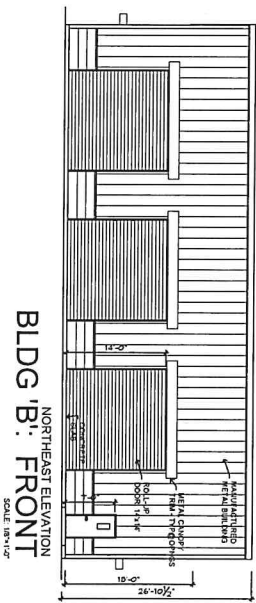
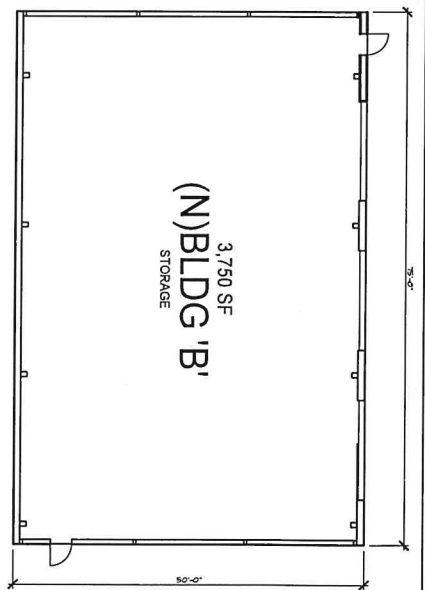
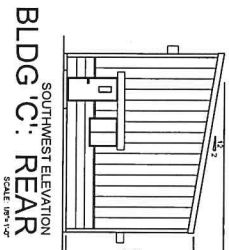
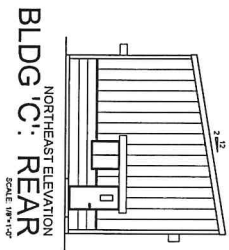
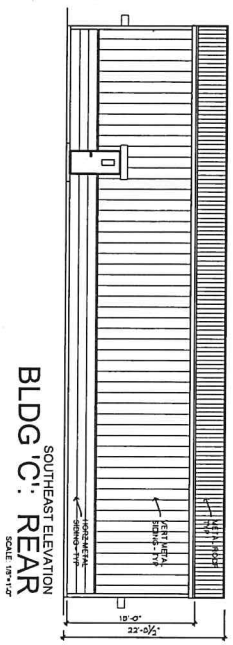
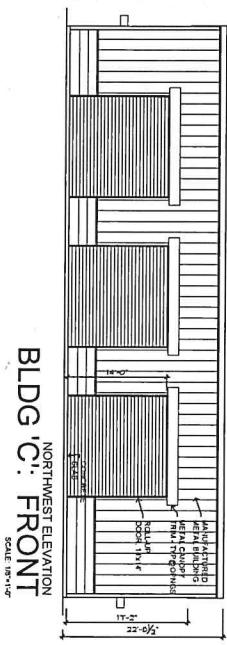
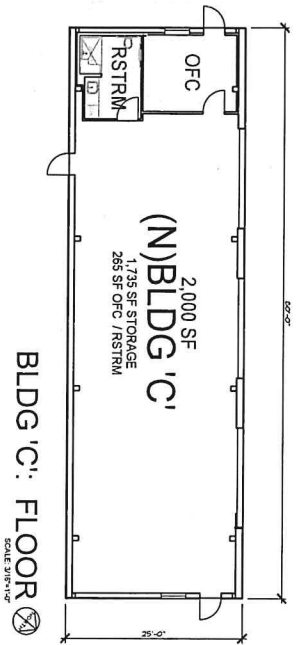
**GRADING / DRAINAGE
 CONCEPT**
 SCALE 1/2" = 1'-0"

**STORAGE BUILDINGS (2) for
 HOPI BUILDING, LLC
 7311 HOPI TRAIL, YUCCA VALLEY CA**

CONCEPT: LANDSCAPE:
 GRADING / DRAINAGE

DATE	12/21/21	BY	JFM
REVISIONS			
1	12/21/21	1	1
2			
3			
4			
5			
6			
7			
8			
9			
10			

SHEET
2
 OF 3



FRANK J MUNICIA
ARCHITECT
THE MEDIATE ARCHITECT 1557 09-138
REGISTERED ARCHITECT

STATE OF CALIFORNIA
REGISTERED ARCHITECT
No. 12345
EXPIRES 12/31/2018

STORAGE BUILDINGS (2) for
HOPI BUILDING, LLC
7311 HOPI TRAIL, YUCCA VALLEY CA

PRELIMINARY PLAN
BUILDING B

NO.	DESCRIPTION	DATE	BY	SCALE
1	PRELIMINARY PLAN	12/31/2017	BJ	1/8" = 1'-0"

DATE 12/31/2017 BY BJ SCALE 1/8" = 1'-0"

SHEET
3
OF 3