



# Site Plan Review Application

Date Received	<u>08/25/14</u>
By	<u>D OLSEN</u>
Fee	<u>\$ 2910</u>
Case #	<u>SPR-02-14</u>
EA #	_____

## General Information

**APPLICANT** At The Cross Christian Fellowship Phone 760-799-8528 Fax \_\_\_\_\_

Mailing Address 7333 Apache Trail Email aoaceves.atc@gmail.com

City Yucca Valley State CA Zip 92284

**REPRESENTATIVE** Alfredo Aceves Phone 760-799-8528 Fax \_\_\_\_\_

Mailing Address 54065 Ridge Rd. Email aoaceves.atc@gmail.com

City Yucca Valley State CA ZIP 92284

**PROPERTY OWNER** At The Cross Christian Fellowship, Inc. Phone 760-799-8528 Fax \_\_\_\_\_

Mailing Address 7333 Apache Trail Email aoaceves.atc@gmail.com

City Yucca Valley State CA Zip 92284

## Project Information

Project Address 7333 Apache Trail Assessor Parcel Number(s) 586-304-09

Project Location Northeast corner of the intersection of Apache Trail and Santa Fe Trail

Project Description: The existing building at 7333 Apache Trail is to be utilized as a church and fellowship assemblage as well as community meetings.  
Approximately 1108 Sq.Ft. of the 4200 Sq.Ft. existing building will be used as the assemblage hall and the remainder will be used for office space and storage.

As a church the primary objective is to help attend to the spiritual needs of the community both English and Spanish speaking.

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](http://www.yucca-valley.org)**

## Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):  
75' x 190' , Lot 74, Tract 3004, 0.33 Ac.
2. Existing site zoning: OTCR      3. Existing General Plan designation: OTCR
4. Precisely describe the existing use and condition of the site: Currently Vacant
5. Existing Zoning of adjacent parcels:  
North OTCR    South OTCR    East OTCR    West OTCR
6. Existing General Plan designation of adjacent parcels:  
North OTCR    South OTCR    East OTCR    West OTCR
7. Precisely describe existing uses adjacent to the site: North - Parking Lot; South - Single Family Home; West- Commercial Building; East - Commercial Building
8. Describe the plant cover found on the site, including the number and type of all protected plants: Native desert plants including one Mojave Yucca

**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

- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.)               |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.) |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Is the site within a resource area as identified in the archaeological and historical resource element?   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Does the site contain any unique natural, ecological, or scenic resources?  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Do any drainage swales or channels border or cross the site?  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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: Church/Fellowship; Offices; Storage
- B. Gross square footage by each type of use: Church/Fellowship - 1108 s.f.  
Offices - 575 s.f. Storage - 2517 s.f.
- C. Gross square footage and number of floors of each building: Existing~4200 s.f. single story
- D. Estimate of employment by shift: No Employees
- E. Planned outdoor activities: None

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

61.1 % Paving, 29.5 % Building, 9.4 % Landscaping, 17.9 % Parking

### 3. Maximum height of structures 14 ft. 7 in.

### 4. Amount and type of off street parking proposed: 14 spaces on-site

### 5. How will drainage be accommodated? Drainage patterns will continue per existing condition.

No site improvements are proposed.

### 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: Variance for parking

### 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?

## 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 ALFREDO ACEVES

Signature Alfredo Aceves

Date: 8/25/16

**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 ALFREDO ACEVES

Signature Alfredo Aceves

Date: 8/25/16