



**TOWN OF YUCCA VALLEY  
DEVELOPMENT REVIEW COMMITTEE  
MEETING APPLICATION**

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*The Development Review Committee (DRC) meets at 1:30 PM – 2:30 PM., each Thursday at the Town’s office located at 58928 Business Center Drive. Upon your arrival, please check-in at the front counter.*

Meeting date you are requesting: September 19, 2024

The deadline for application submittal is a minimum of one week in advance of the meeting date. Each application is granted a meeting not exceeding 20 minutes with the Development Review Committee. A maximum of three applications can be scheduled for one meeting date.

Has this project been considered previously by the Development Review Committee? No

Assessor’s Parcel Number: 0595361080000 and 0595361110000

Contact person: Kaitlyn Vu Phone: (657) 213-8978

Email: kaitlyn.vu@kimley-horn.com Fax: \_\_\_\_\_

Description of project: Redesign of existing fuel station and convenience store on the west side of the intersection of Old Woman Springs Rd & Encelia Dr.

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***To assist staff members with the project, it is recommended to provide basic conceptual site plans and project description/narrative.***

***Development Review Committee Contact List:***

Planning	760-369-6579; ext. 317
Building & Safety	760-369-6579; ext. 302
Engineering & Public Works	760-369-6579; ext. 307

***Please be aware that, although the Town will make every effort to have all DRC members present at each meeting, at times this is not possible. A property owner or developer considering building in the Town of Yucca Valley is responsible to contact all other applicable agencies to obtain their standards and requirements for construction.***

***Return this completed application to the Planning Division via email at [ewilloughby@yucca-valley.org](mailto:ewilloughby@yucca-valley.org)***

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DATE:	DESCRIPTION:
06.04.2024	CSP 1.0
06.20.2024	CSP 2.0
07.02.2024	CSP 3.0
08.16.2024	CSP 4.0

PROFESSIONAL SEAL:

**NOT FOR CONSTRUCTION**

PROFESSIONAL IN CHARGE:  
AHMED ZUWAWA, PE  
PROJECT MANAGER:  
ALFONSE VU  
QUALITY CONTROL:  
CELESTE CHAN  
DRAWN BY:  
ANDRES FERNANDEZ  
DATE ISSUED:  
9/9/2024

PROJECT NAME:  
**OLD WOMAN SPRINGS & ENCELIA**  
YUCCA VALLEY, CA



ONPOINT DEVELOPMENT  
7514 GIRARD AVENUE, STE 1515  
LA JOLLA, CA 92037  
PHONE: (310) 469-8696  
CONTACT: STEVEN POLLOCK



CIRCLE K STORES INC.  
255 E. RINGON STREET, SUITE 100  
CORONA, CA 92879

PROJECT NUMBER:  
**194420071**

SHEET TITLE:  
**CK YUCCA VALLEY (OLD WOMAN SPRINGS & ENCELIA)**

SHEET NUMBER:  
**CSP4.0W**

**SITE LEGEND:**

- — — — — PROPERTY SETBACK LINE
- — — — — GREEN SPACE SETBACK
- - - - - EXISTING PROPERTY LINE
- (#) NUMBER OF PARKING SPACES

**SITE DATA:**

**ZONING:** COMMERCIAL  
**CURRENT LAND USE:** VACANT  
**TOTAL LOT AREA:** ±2.88 ACRES  
**AREA OF COMMERCIAL PARCEL:** ±2.88 AC  
**GROSS FLOOR AREA OF BUILDING:** 5200 S.F. (STORE)  
**SETBACKS: (PER CITY OF YUCCA VALLEY)**  
40' STREET  
10' BUILDING  
**GREENSPACE SETBACKS: (PER CITY OF YUCCA VALLEY)**  
5' FRONT  
5' SIDE  
5' REAR

**PARKING REQUIRED: (9'x19' PER CITY OF YUCCA VALLEY)**

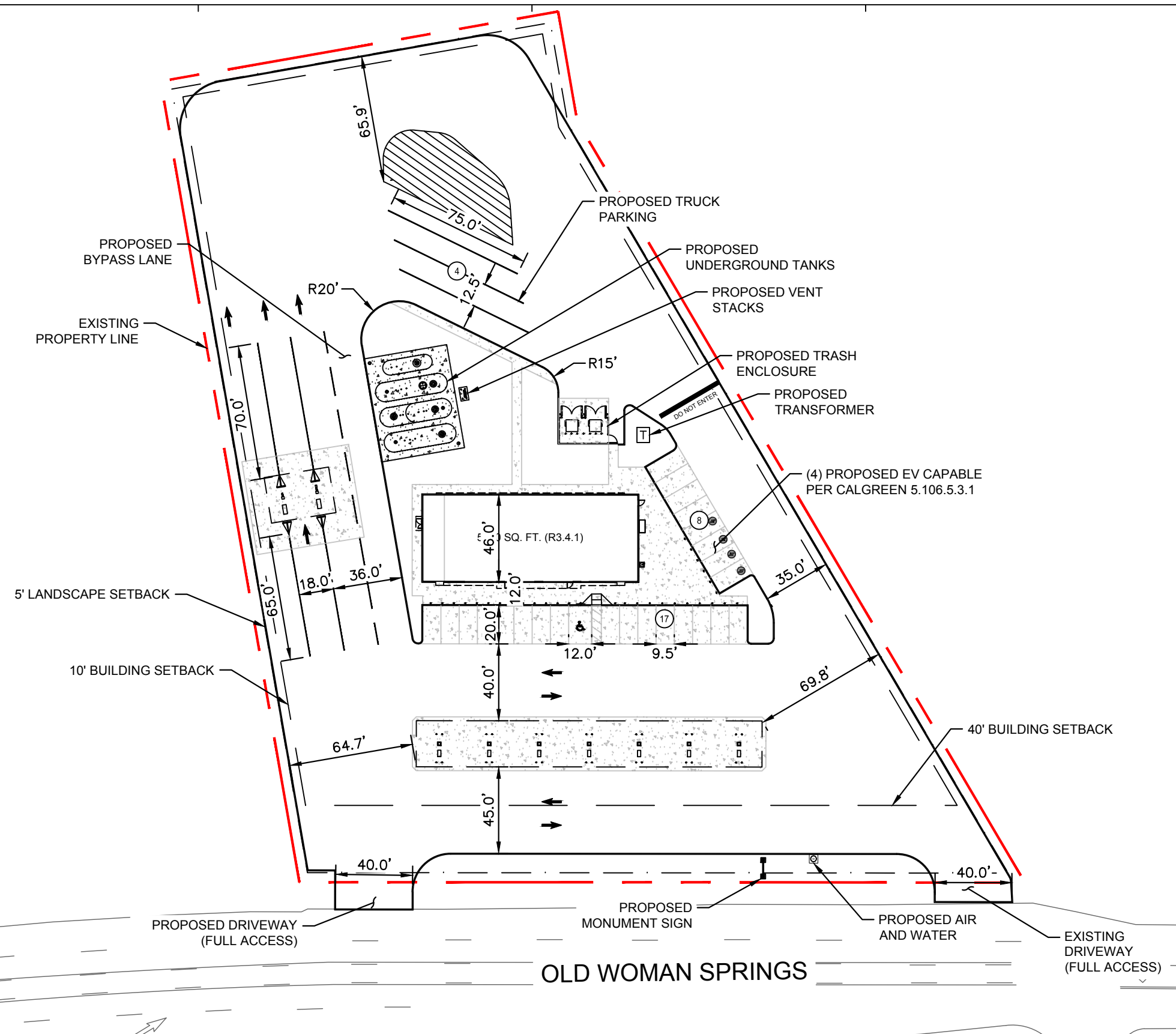
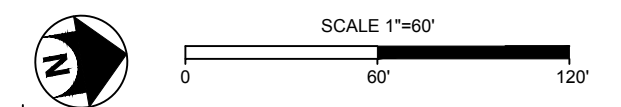
CIRCLE K STORE: (5200 S.F./250 S.F.) = 21 SPACES  
TOTAL OF 21 PARKING SPACES REQUIRED  
CIRCLE K EV ASSESSMENT: NONE

REQUIRED ADA: 1 SPACE  
REQUIRED FUTURE EV READY: 4 SPACES  
REQUIRED EV CHARGERS: 0 SPACES

**PARKING PROVIDED:**  
20 STANDARD + 1 ADA + 4 EV CAPABLE  
= 25 PARKING SPACES  
7 PUMP SPACES  
PARKING SPACES DIMENSION = 9.5' X 20'  
4 TRUCK PARKING SPACES  
TRUCK PARKING SPACES DIMENSION = 12' X 75'

**TRUCK USED:** WB - 67      **OVERALL LENGTH 68 FT**  
**TRAILER LENGTH 53 FT**

**PLAN REVIEW NOTES**  
1. LANDSCAPE ISLANDS AREN'T DEPICTED. FINAL CONSTRUCTION DRAWINGS MAY REQUIRE ISLANDS AND THIS WOULD IMPACT THE LAYOUT AND PARKING COUNT.  
2. THIS CONCEPT SITE PLAN DOES NOT GUARANTEE ALL REQUIREMENTS FROM ZONING ISSUES, NOR SIGNAGE, STORM DRAINAGE, GRADING, UTILITIES, EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THE TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE SITE LAYOUT. ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENTATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE CLIENT, ARCHITECT, JOINT DEVELOPER, OR ANY OF THE GOVERNMENTAL PERMITTING AGENCIES.



**OLD WOMAN SPRINGS**

**ENCELIA**

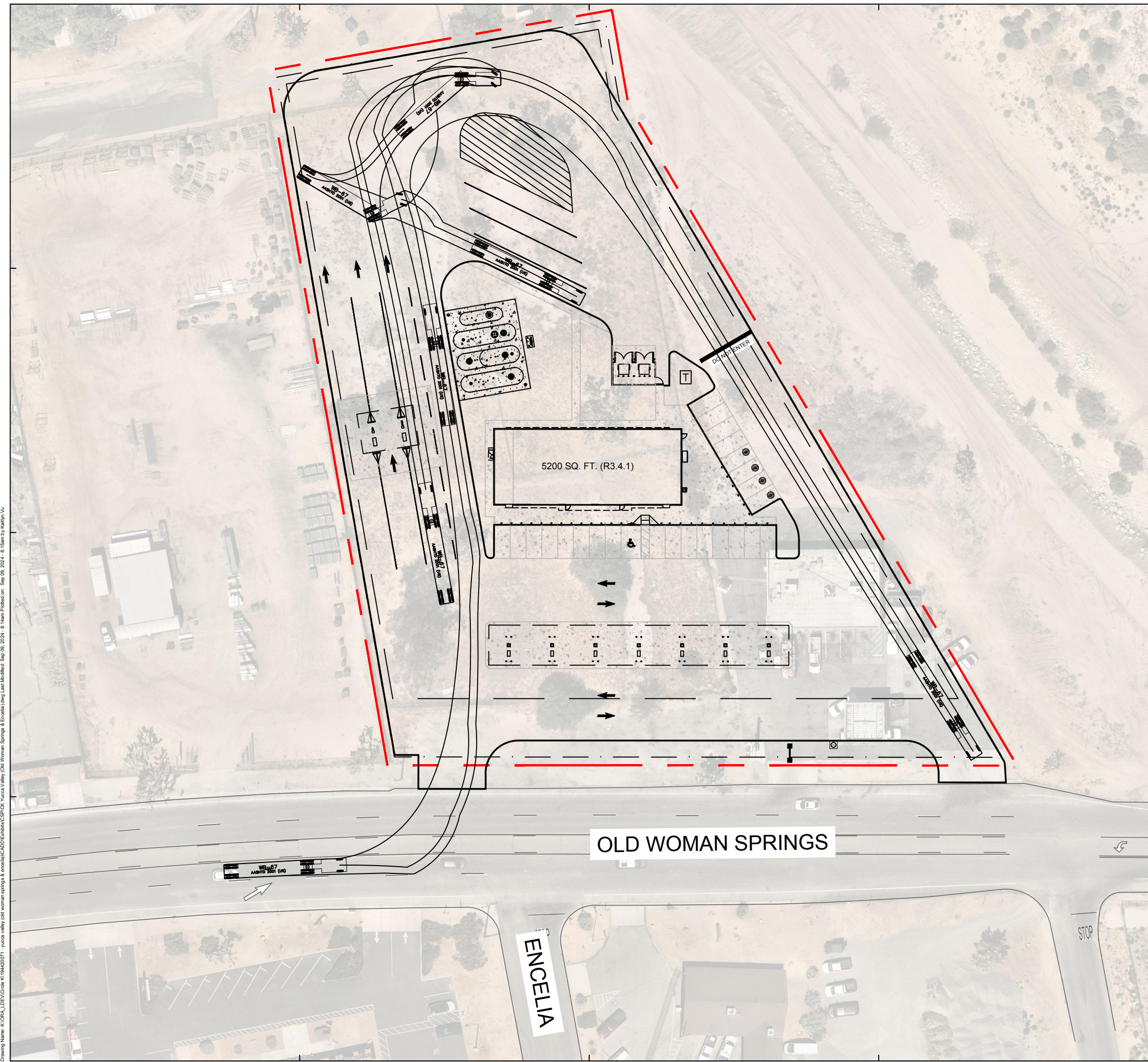
STOP

Drawing Name: K:\00A\_LDE\Code\194420071 - yucca valley (old woman springs & encelia)\CADD\Enhanced\CSP4 - Yucca Valley (Old Woman Springs & Encelia) (Jing Lan Modified: Sep 09, 2024 - 8:15am) Plotted on: Sep 09, 2024 - 8:15am by Kimley-Horn









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- - - - - GREEN SPACE SETBACK
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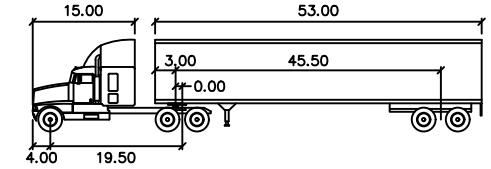
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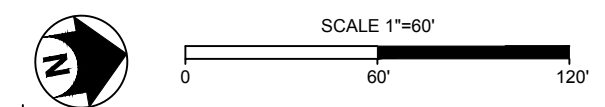
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 PARKING SPACES DIMENSION = 9.5' X 20'  
 4 TRUCK PARKING SPACES  
 TRUCK PARKING SPACES DIMENSION = 12' X 75'

TRUCK USED: WB - 67 OVERALL LENGTH 68 FT  
 TRAILER LENGTH 53 FT



WB-67		feet	
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 25.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

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 PROJECT MANAGER:  
 ALFONSE VU  
 QUALITY CONTROL:  
 CELESTE CHAN  
 DRAWN BY:  
 ANDRES FERNANDEZ  
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Drawing Name: K:\ORDA\_LED\CAD\K194420071 - yucca valley (old woman springs & encelia)\CADD\Technical\CSP4 - Yucca Valley (Old Woman Springs & Encelia) (Jing Lan) Modified: Sep 09, 2024 - 8:14am Plotted on: Sep 09, 2024 - 8:15am by Kalvin Vu



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CELESTE CHAN  
**DRAWN BY:**  
ANDRES FERNANDEZ  
**DATE ISSUED:**  
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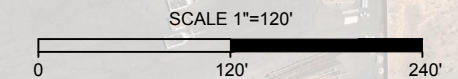
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**PROPOSED SITE**

**OLD WOMAN SPRINGS**

**ENCELIA**



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