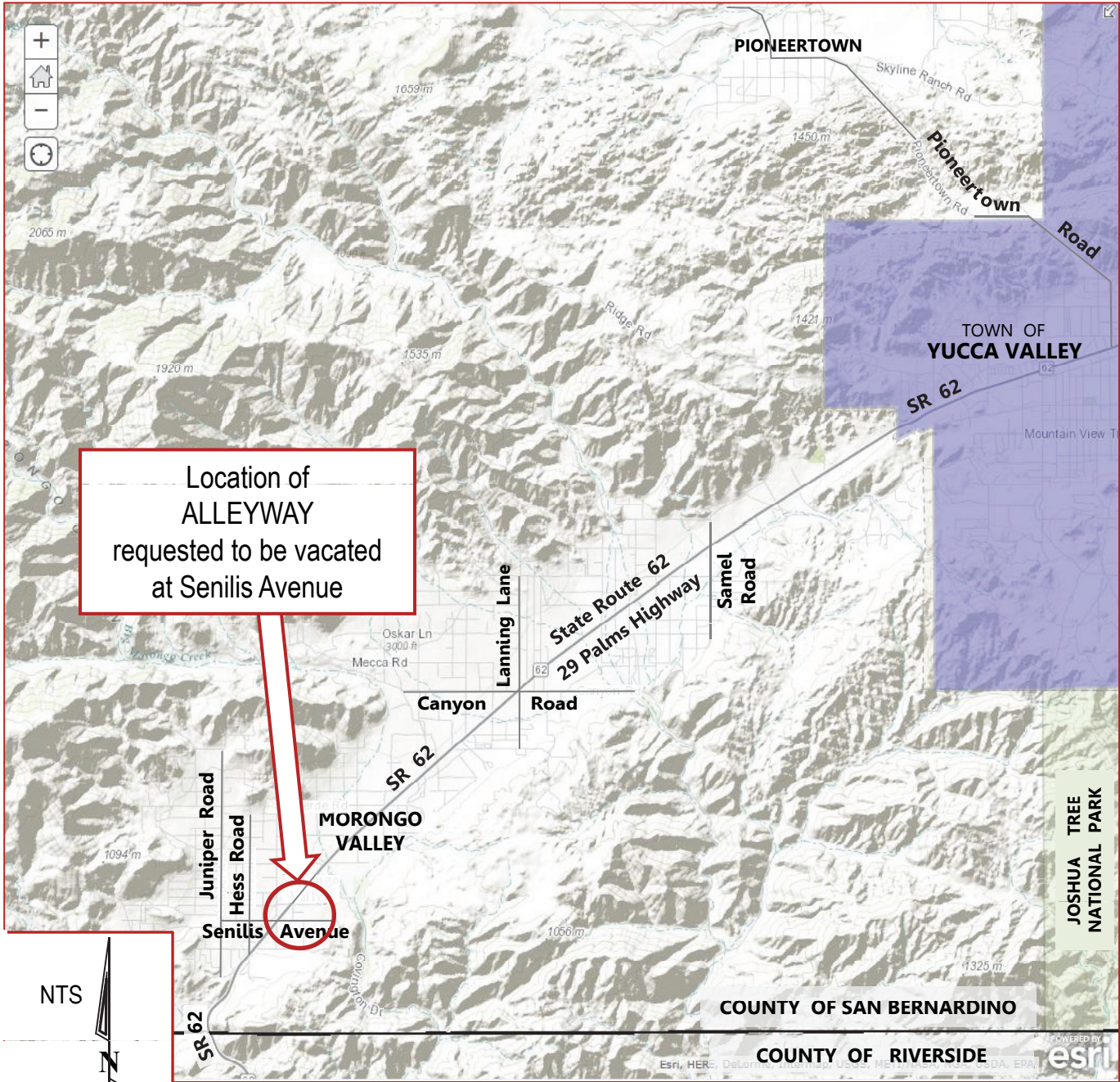


Section 28, T. 1 S., R. 4 E., S.B.M.



Location of  
ALLEYWAY  
requested to be vacated  
at Senilis Avenue

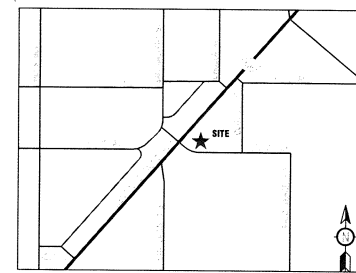
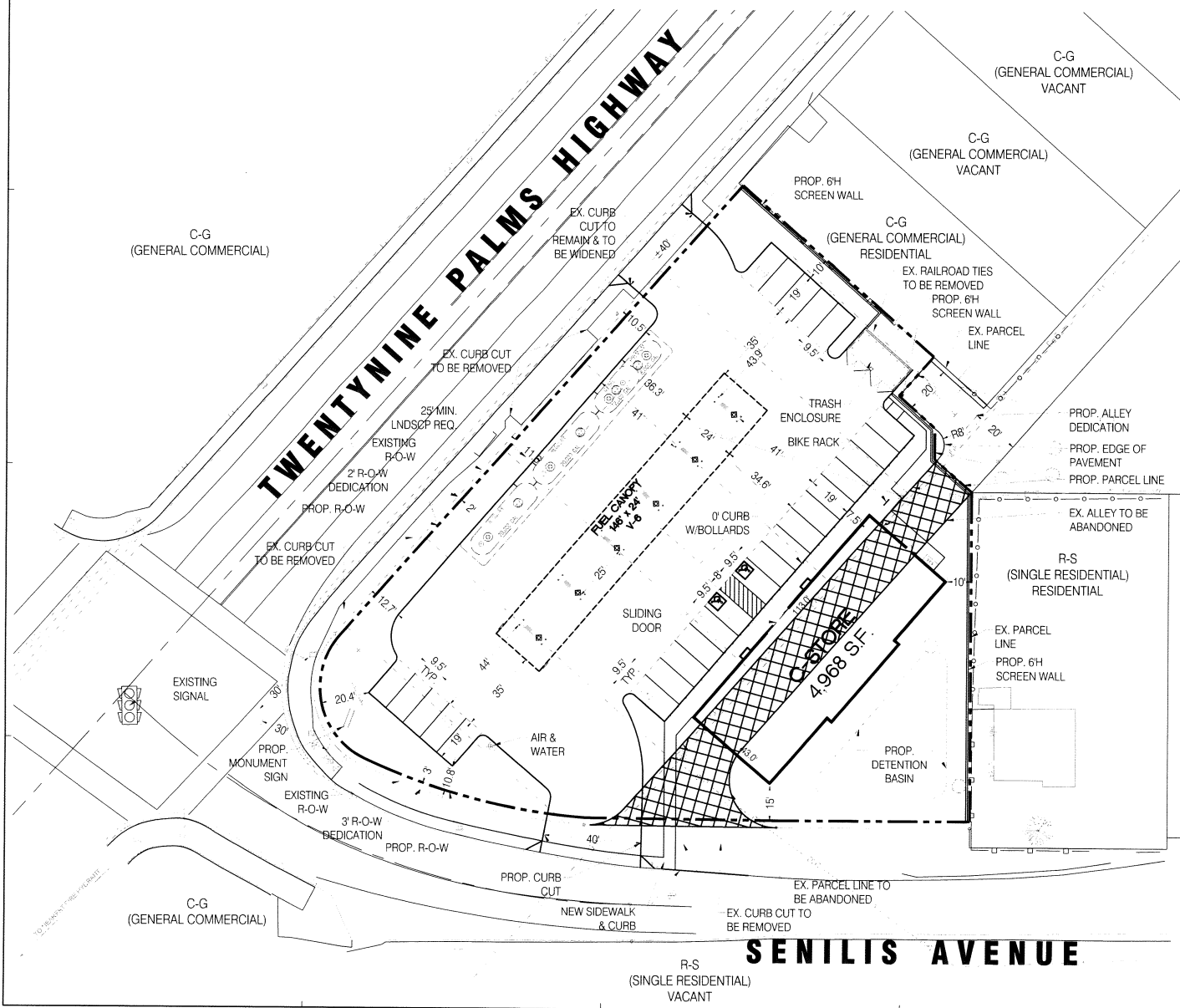
- Affected property -  
Address : 49727 and 49733 29 Palms Highway,  
Morongo Valley, CA  
Owner : Circle K Stores, Inc.

<b>County of San Bernardino</b> Department of Public Works Transportation – Design Division	
<b>Location Map</b> <b>ALLEYWAY</b> <i>at Senilis Avenue</i> Morongo Valley Area	Latitude 34.0475 °
	Longitude -116.5797 °
	Affects APN (s) 0583-212-01,02,03, 04,05,06,21

# EXHIBIT A

## CIRCLE K STORE SITE PLAN

NEC TWENTYNINE PALMS HIGHWAY & SENILIS AVENUE, MORONGO VALLEY, SAN BERNARDINO COUNTY, CA



**OWNER:**  
CIRCLE K STORES INC.  
255 E. RINCON STREET, SUITE 100  
CORONA, CA 92879

**OWNER REPRESENTATIVE:**  
LAND DEVELOPMENT CONSULTANTS, LLC  
11811 N. TATUM BLVD. #1001  
PHOENIX, ARIZONA 85028  
PHONE: (602) 850-8101  
FAX: (602) 857-8907  
CONTACT: DAVE CISEWSKI

**ARCHITECT:**  
GREENBERG FARROW  
19000 MACARTHUR BLVD., SUITE 250  
IRVINE, CA 92612  
PHONE: (949) 296-0450  
FAX: (949) 296-0479  
CONTACT: DOUG COOPER

**PROJECT INFORMATION**

PROJECT NAME: CIRCLE K CONVENIENCE STORE  
PROJECT ADDRESS: NEC TWENTYNINE PALMS HWY & SENILIS AVE, SAN BERNARDINO COUNTY, CA  
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 4,968 S.F. CONVENIENCE STORE AND A FUEL CANOPY WITH FUEL PUMPS.

**ZONING INFORMATION**

JURISDICTION: SAN BERNARDINO COUNTY, CA  
EXISTING ZONING: C-G (GENERAL COMMERCIAL)  
PROPOSED ZONING: R-S (SINGLE RESIDENTIAL)  
MORONGO VALLEY COMMUNITY PLAN  
C-G (GENERAL COMMERCIAL)

SETBACKS:  
MAX. BLDG HEIGHT ALLOWED: 35'  
BLDG HEIGHT PROVIDED: TBV

FRONT: 25'  
SIDE: 10'  
REAR: 10'  
CORNER: 25'

**SITE DATA**

PARCELS: APN 0563-212-21-0000; 0563-212-01-0000; 0563-212-02-0000; 0563-212-03-0000; 0563-212-04-0000; 0563-212-05-0000; 0563-212-06-0000

CIRCLE K NET PARCELS: 11,029 AC  
VACATED ALLEY: 10,096 AC  
CIRCLE K NET AREA: 11,125 AC  
ALLEY DEDICATIONS @ TERMINATION: 10,016 AC  
R-O-W DEDICATIONS: 10,034 AC  
TOTAL CIRCLE K GROSS AREA: 11,175 AC

**BUILDING AREA**

CONVENIENCE STORE BLDG AREA: 4,968 SF  
FUEL CANOPY AREA: 3,504 SF  
CIRCLE K SITE COVERAGE (BASED ON 4,968 SF OF CONVENIENCE STORE BLDG AREA AND 11,175 AC OF SITE AREA): 110.14% (4,416 SF/AC)

**PARKING REQUIREMENTS**

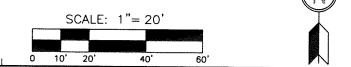
PARKING REQUIRED: CONVENIENCE STORE @ 1000 SF: 26 SPACES

PARKING PROVIDED:  
STANDARD PARKING SPACES: 26 SF  
ACCESSIBLE PARKING SPACES: 2 SF  
TOTAL PARKING PROVIDED: 28 SF

BICYCLE PARKING PROVIDED: 2 SF

**GENERAL NOTES**

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A HARD COPY OF THE ASSESSOR'S PARCEL MAP AND AN AERIAL.



**GreenbergFarrow**  
CO-OP CO-OP  
19000 MacArthur Blvd., Suite 250  
Irvine, CA 92612

**PROJECT TEAM**

OWNER: CIRCLE K STORES INC.  
ARCHITECT: GREENBERG FARROW  
ENGINEER: [Blank]  
LANDSCAPE ARCHITECT: [Blank]  
PLANNING: [Blank]  
CIVIL ENGINEER: [Blank]  
ELECTRICAL ENGINEER: [Blank]  
MECHANICAL ENGINEER: [Blank]  
PLUMBING ENGINEER: [Blank]  
SOILS ENGINEER: [Blank]  
TRAFFIC ENGINEER: [Blank]  
WATER ENGINEER: [Blank]

**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
06/20/15	PREP SP-1
06/23/15	PREP SP-2
06/23/15	PREP SP-3
06/23/15	PREP SP-4
07/23/15	PREP SP-5
08/03/15	REV SP-3 DRIVE ASLES
08/03/15	REV SP-5 BASE
08/03/15	SP-5 ALLEY TERMINATION

**PROFESSIONAL SEAL**

PROFESSIONAL IN CHARGE  
DOUBLAS S. COOPER

**PROJECT MANAGER**  
DC  
QUALITY CONTROL  
DRAWN BY  
CD  
PROJECT NAME  
**CIRCLE K STORE #**

**MORONGO VALLEY,  
SAN BERNARDINO  
COUNTY, CA  
NEC TWENTYNINE PALMS HWY  
& SENILIS AVE**

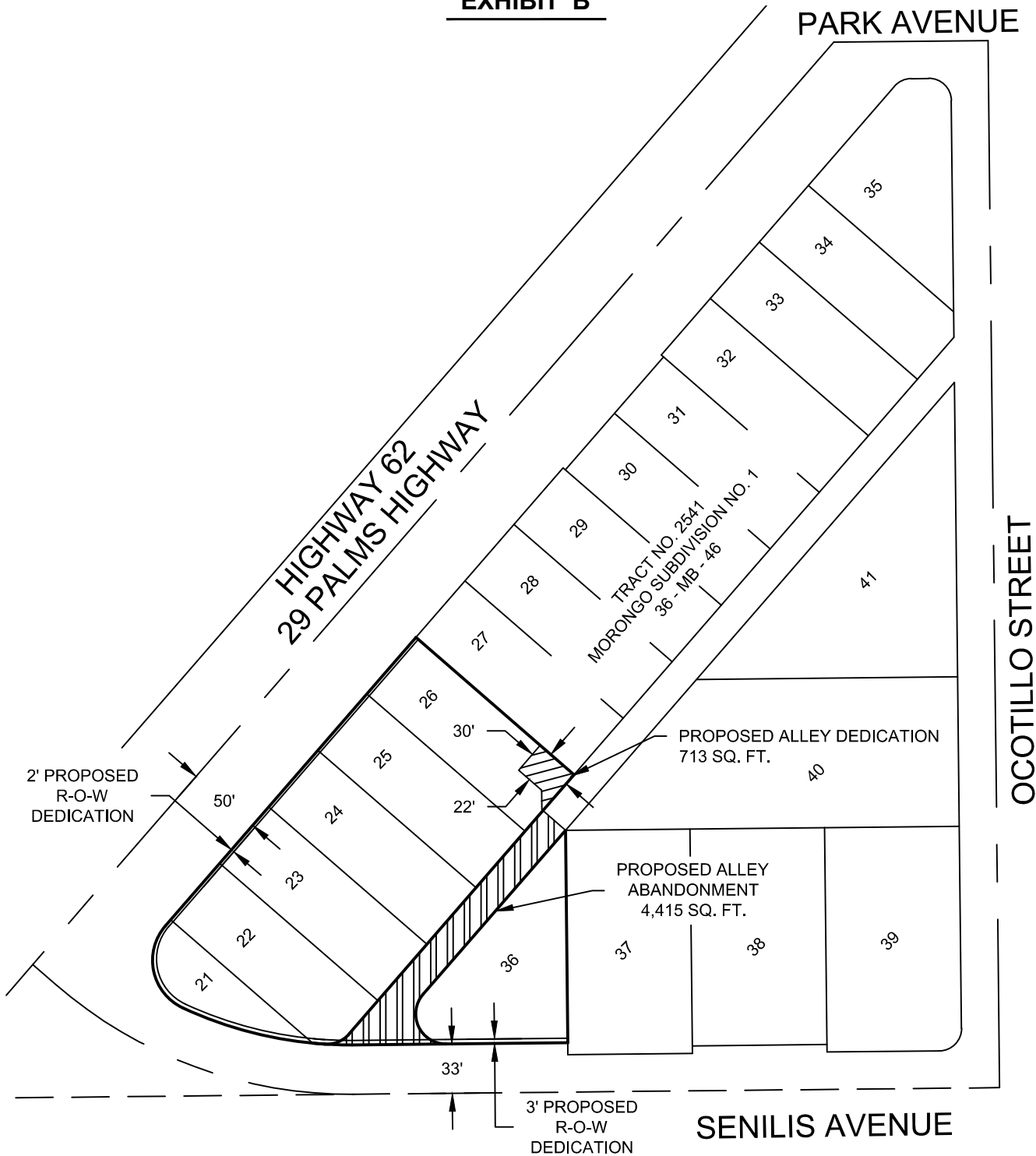
**CIRCLE K STORES INC.**  
255 E. RINCON STREET,  
SUITE 100  
CORONA, CA 92879

PROJECT NUMBER  
20150662.0

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**SP-6**

**EXHIBIT 'B'**



**LEGEND**

———— LOT LINE      - - - - CENTERLINE

PREPARED BY:



16453 E. MANNING AVE.  
 REEDLEY, CA 93654  
 PH: (559) 637-1544

**PROPOSED SITE EXHIBIT**

LOTS 21, 22, 23, 24, 25, 26 AND 36, TRACT 2541, MORONGO SUB NO. 1, AS PER PLAT RECORDED IN BOOK 36 OF MAPS, PAGE 46, IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

DATE: 09/04/2015

DRAWN BY: JDC

JOB NO.: 15062

PAGE 1 OF 1

**DAVID WALLSTEN**

**ITEM:** Request to vacate public road right-of-way along an alleyway in the Morongo Valley area

**OUTLINE REVIEW:** An application has been submitted to vacate the County held public road right-of-way along an alley in the Morongo Valley area. The application was submitted by Land Development Consultants, LLC, as representative for Circle K Stores, Inc. (Circle K), who has a contract purchase agreement with the affected property owners, Konrad and Pauline Prager (APN 0583-212-01,02,03,04,05,06 and 21; retail site and vacant lots).

Circle K is currently in the permit process (CUP P201500312) for the development of a retail convenience grocery store with motor vehicle fuel sales ("the Project") on Lots 21 through 26, and Lot 36 of Tract Map 2541, MB 36/46. The Project's convenience store is currently planned to be located on APNs 0583-212-03,04,05 and 36 (Lots 23,24,25 and 36 respectively) and roughly centered on top of the alley that lies between the properties, thereby blocking the use of the alley as a through street.

Due to the desired location of the building site, and its possible hindrance to the planned development as a whole, Circle K is requesting the vacation of the existing alley as it passes along and between their properties; Lots 22,23,24,25,26 (APNs 0583-212-02,03,04,05,06 respectively) on the northwesterly side and Lot 36 (APN 0583-212-21) on the southeasterly side. To assist with the vacation request, Circle K is offering to dedicate a 20-foot wide by 30-foot deep alley hammer head turn-around on their Lot 26 (APN 0583-212-06).

Original public rights along the alleyway were granted by Tract Map 2541, "Morongo Subdivision No. 1", MB 36/46, recorded 07-06-1937. The alleyway was granted at 20' wide lying southeasterly of, and parallel with, State Route 62 (Twentynine Palms Highway) and mid-block between Senilis Avenue and Ocotillo Street. Affected Lots 21 through 35 (commercial properties) are along the northwesterly side of the alley, these lots front onto SR 62, and Lots 36, 40 and 41 (residential) are along the southeasterly side of the alley with Lot 36 fronting onto Senilis Avenue and Lots 40 and 41 fronting onto Ocotillo Street; alley traverses northeasterly/southwesterly from Senilis Avenue to Ocotillo Street.

The area requested to be vacated is physically on the ground and has public utilities present.

**MOTION:** Committee recommends approving the vacation of the subject alley subject to the applicant completing the following conditions:

- 1) dedicating public road (alley) right-of-way for a realigned alley that allows continued through access to and from Senilis Avenue; alignment, width, and construction to be approved by Land Use Services Department - Land Development
- 2) relocation of affected public utilities

Committee also recommends approving the declaration and sale of County surplus property after the vacation process is approved by the Board of Supervisors; the disposition of the surplus property, being the underlying fee interest of portions of the alley vacated, to be approved by, and administered through, the Real Estate Services Department.

**ASSIGNMENT:**

Transportation - Abandonments  
Land Use Services Department - Land Development  
Real Estate Services Department