

April 24, 2025

Brian Diebolt
Design Concepts
57445 Twentynine Palms Highway, #304
Yucca Valley, CA 92284

**RE: CONDITIONAL USE PERMIT, (CUP) 04-25,
 ENVIRONMENTAL ASSESSMENT, (EA) 06-25
 LIGHTHOUSE CHURCH AND COFFEE SHOP, APN 0595-371-15**

Mr. Diebolt:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on March 26, 2025. In accordance with Government Code Section 65943, the Town has thirty (30) days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required. The thirty (30) day review period ends on April 24, 2025.

The application is deemed incomplete due to the outstanding submittal items listed below.

1. **Materials Board with paint color samples consistent with proposed elevations and notes on existing and proposed wall treatments.**
2. **Photometric Plan showing lighting not exceeding 0.3 foot-candles at each property line.**
3. **Traffic Scoping Form (attached)**

Please note that the application materials and technical studies submitted are currently under review, pending corrections or comments, which will be provided to you under separation communication.

Additional comments are anticipated upon submittal of missing information and materials. As corrections and revisions are made in the future, please ensure consistency between plan sets. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

Best regards,


EVAN WILLOUGHBY
Assistant Planner

Planning
(760) 369-6575
Public Works
(760) 369-6579
Building and Safety
(760) 365-0099
Code Compliance
(760) 369-6575
Engineering
(760) 369-6575
Animal Control
(760) 365-1807
Animal Shelter
(760) 365-3111
FAX (760) 228-0084



The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT

58928 Business Center Dr.
Yucca Valley, California 92284



Town of Yucca Valley
Traffic Scope Approval Form

To be Completed by applicant consultant and approved by Public Works prior to start of study.

Project _____
Name: Project _____
Address: Project _____
Description: _____
Developer's Name: _____
Developer's Address: _____
Telephone No _____ Email address: _____

Trip Generation Rates from ITE Latest Edition

Land Use (1) _____
Development Sq Ft _____
ITE Land Use Code _____
Daily Trips _____
AM Peak Hour Trips
Inbound _____
Outbound _____
Total _____
PM Peak Hour Trips
Inbound _____
Outbound _____
Total _____

Land Use (2) _____
Development Sq Ft _____
ITE Land Use Code _____
Daily Trips _____
AM Peak Hour Trips
Inbound _____
Outbound _____
Total _____
PM Peak Hour Trips
Inbound _____
Outbound _____
Total _____

(Use Additional Sheet(s), if Necessary)

Pass-by Trips (%), if applicable: _____%
Land Use (1) _____
ITE Land Use Code _____
Daily Trips _____
AM Peak Hour Trips
Inbound _____
Outbound _____
Total _____
PM Peak Hour Trips
Inbound _____
Outbound _____
Total _____

Land Use (2) _____
ITE Land Use Code _____
Daily Trips _____
AM Peak Hour Trips
Inbound _____
Outbound _____
Total _____
PM Peak Hour Trips
Inbound _____
Outbound _____
Total _____

Project Opening Year: _____
Study Intersections: 1 _____
2 _____
3 _____
4 _____
5 _____

Build-out Year: _____
6 _____
7 _____
8 _____
9 _____
10 _____

(Use Additional Sheet(s) and Maps to show project Boundaries & Attach memo for project Description)



Town of Yucca Valley
Traffic Scope Approval Form

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Study Roadway Segments: 1 _____ 2 _____
3 _____ 4 _____
5 _____ 6 _____

Proposed Development Use: Residential Commercial Mixed-Use Other

Software Methodology: Synchro HCS

Additional Issues to be considered: Traffic Calming Measures Queuing Analysis

Bike/Ped Accommodations Merge Analysis Gap Analysis

Actuation/Coordination Safety Analysis Sight Distance Analysis

Is the project screened from VMT assessment? Yes No

VMT Screening Justification _____

Ambient Growth Rate: _____%

Trip Distribution: East _____% West _____% North _____% South _____%

Consultant Preparer's Name: _____

Address: _____

Telephone No. _____ PE / TE License # _____

Email Address: _____

Signature: _____ Date: _____

Approved By (Public Works Department)

Signature: _____ Date: _____

Name: _____ Title: _____