

EASEMENTS

1 AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, IN DEED RECORDED JANUARY 30, 1986, INSTRUMENT NO. 86-029693, OFFICIAL RECORDS, LOCATED WITHIN THE WESTERLY 5 FEET OF SAID LAND, (APN 586-062-49).

2 SAID EASEMENT WAS CONVEYED TO SOUTHERN CALIFORNIA EDISON COMPANY BY SUCH DOCUMENT.

AN EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 4, 1986, INSTRUMENT NO. 86-029753, OFFICIAL RECORDS, LOCATED WITHIN THE SOUTHERLY 5 FEET OF SAID LAND, (APN 586-062-49).

SAID DOCUMENT WAS CONVEYED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA BY SUCH DOCUMENT.

IN THE TOWN OF YUCCA VALLEY

JOSHUA SPRINGS CALVARY CHAPEL

CONDITIONAL USE PERMIT SITE PLAN

REVISED FEBRUARY 5, 2025

PREPARED FOR (APPLICANT, OWNER):
JOSHUA SPRINGS CALVARY CHAPEL
 57353 JOSHUA LANE
 YUCCA VALLEY, CA 92284
 (760) 365-0769
 EMAIL: jere@joshuasprings.org

PROJECT DESCRIPTION

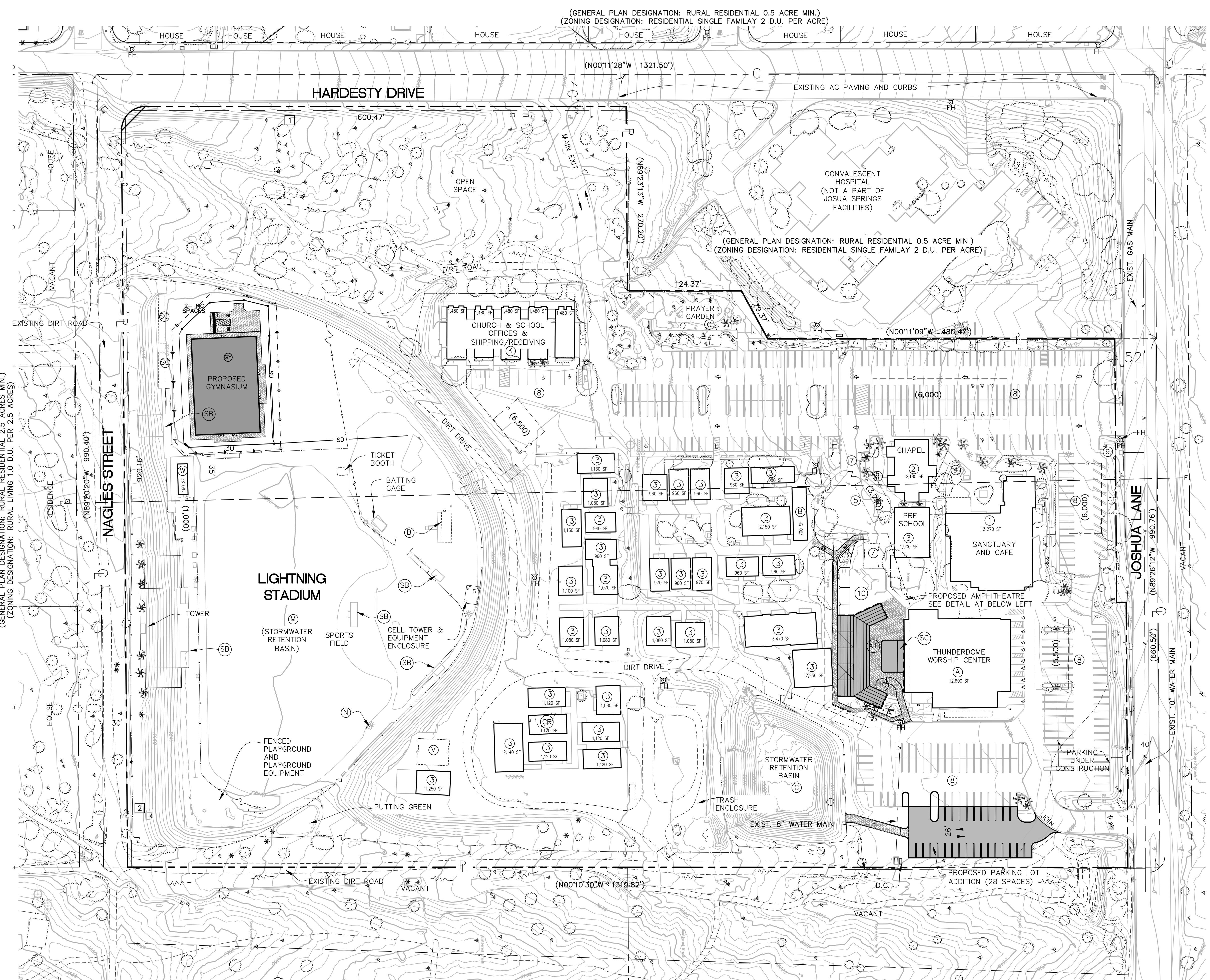
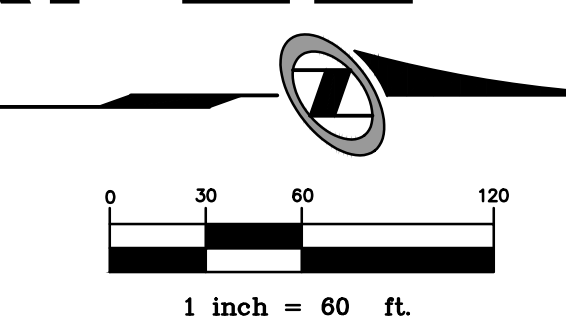
JOSHUA SPRINGS CALVARY CHAPEL (JSCC) CURRENTLY OCCUPIES A PORTION OF THE 23± ACRE SITE AND OPERATES A CHURCH, CAFE (FOR PRIVATE USE), ADMINISTRATIVE OFFICES, A K-12 SCHOOL, RELATED PARKING AND OTHER FACILITIES. JSCC PROPOSES TO CONSTRUCT AN AMPHITHEATRE, A CLASSROOM AND FOR A CONCESSION STAND AND ADDITIONAL PARKING SPACES.

THE TURFED PLAYFIELD LOCATED NEAR THE SOUTHERLY END OF THE SITE ACCOMMODATES VARIOUS ACTIVITIES AND IS LIGHTED WITH LIGHTS ON EXISTING POLES.

KINDERGARTEN THROUGH 12TH GRADE STUDENTS UTILIZE THE EXISTING CLASSROOMS.

THE VARIOUS ACTIVITIES ARE EXPECTED TO CONTINUE TO OCCUR NON-CURRENTLY. PARKING IS PROVIDED ON THE SITE FOR EACH USE, AND TOTAL NUMBER OF PARKING SPACES HAVE BEEN FOUND TO ACCOMMODATE ALL ACTIVITIES OR USES WHEN IF OCCURRING NON-CONCURRENTLY.

TABLES ON THE CUP SITE PLAN SHOW THE EXISTING AND PROPOSED LAND USES ALONG WITH REQUIRED AND PROPOSED PARKING TO ACCOMMODATE THOSE USES.



- UTILITY COMPANIES**
- WATER:** HI-DESERT WATER DISTRICT, 55439 29 PALMS HWY, YUCCA VALLEY, CALIFORNIA 92284. ATTENTION: MARK BAN. PHONE: (760)365-8333.
 - TELEPHONE:** VERIZON, 295 N. SUNRISE WAY, PALM SPRINGS, CALIFORNIA 92262. ATTENTION: LARRY MOORE. PHONE: (760)778-3603.
 - POWER:** SOUTHERN CALIFORNIA EDISON, 6999 OLD WOMAN SPRINGS ROAD, YUCCA VALLEY, CALIFORNIA 92284. ATTENTION: JOHN O'NEILL. PHONE: (760)369-5449.
 - GAS:** THE GAS COMPANY, 7320 FROSTOWN ROAD, YUCCA VALLEY, CALIFORNIA 92284. ATTENTION: DARRYL WHITLEY. PHONE: (760)228-0968.
 - CABLE:** TIME WARNER CABLE, 63-473 AVENUE 45, INDIO, CALIFORNIA 92201. ATTENTION: LEE HOBSON. PHONE: (760)874-6007.
 - SEWAGE DISPOSAL:** SEPTIC TANKS AND SEEPAGE PITS.

- NOTES:**
- EXISTING AND PROPOSED LAND USE: CHURCH, SCHOOL AND VACANT.
 - EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION: RURAL RESIDENTIAL 1 ACRE MIN. (RR-1) AND RURAL RESIDENTIAL 2.5 ACRE MINIMUM (RR-2.5).
 - LANDSCAPING CONSISTS OF DROUGHT TOLERANT LANDSCAPING PER LOCAL WATER DISTRICT ORDINANCE AND INCLUDES A DRIP IRRIGATION SYSTEM.
 - NO HILLY TERRAIN EXISTS ON-SITE.
 - DRAINAGE COURSES WILL BE MAINTAINED AS OPEN SPACE ON-SITE. STORMWATER DETENTION OR RETENTION BASINS EXIST.
 - DATE OF AERIAL TOPOGRAPHIC SURVEY: SEPTEMBER 4, 2015.
 - EXISTING AND PROPOSED ZONING DESIGNATIONS: RURAL LIVING 1 ACRE MINIMUM (RL-1) AND RURAL LIVING 2.5 ACRE MINIMUM (FL 2.5).
 - THIS SITE DOES NOT LIE WITHIN A FEMA FLOOD ZONE.

AREA TABULATION

TOTAL NET C.U.P. SITE AREA =	1,013,786± S.F. (23± ACRES)
TOTAL BUILDING AREA =	87,640 ± S.F.
TOTAL IMPERVIOUS AREA =	256,800 ± S.F.
TOTAL PAVEMENT AREA =	885,200 ± S.F.

- LEGEND**
- INDICATES EXISTING BUILDING
 - INDICATES PROPOSED BUILDING ADDITION OR OTHER FACILITY
 - INDICATES EXISTING & PROPOSED PAVING & PARKING
 - INDICATES HANDICAP PARKING
 - INDICATES EXISTING LOADING ZONE
 - INDICATES LOADING ZONE
 - INDICATES FIRE HYDRANT (6 EXISTING)
 - INDICATES DRAINAGE FLOW
 - INDICATES LANDSCAPED AREAS
 - INDICATES FINISHED SURFACE ELEVATION
 - EASEMENT LEGEND
 - EXISTING PARCEL LINE
 - EXISTING FENCE OR WALL
 - EXISTING TREE OR BUSH
 - BUILDING OR AREA DESIGNATION
 - APPROX. EXISTING SEPTIC SYSTEM AREA (SEPTIC TANK VOLUME TO CAL.)
 - WESTERN LIMITS OF ALQUIST PRIOLO GEOLOGIC HAZARD STUDY ZONE
 - VEGETATION
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING GAS LINE
 - EXISTING WATER MAIN

LAND USES

SYMBOL	DESCRIPTION	PARKING FORMULA	SIZE	PARKING RECD
1	SANCTUARY INCLUDING WELCOME CENTER & CAFE	1 SPACE/30 SF	3750 SF	125
2	CHAPEL	1 SPACE/30 SF	2,180 SF	91
3	CLASSROOMS (K-12 & SUNDAY SCHOOL)	1 SPACE STAFF/CLASSROOM SPACE, 6 STUDENTS		108
4	GAZEBO			-
5	BASKETBALL COURT		30x55	-
6	RESERVED			-
7	CANOPY		20X30	-
8	PAVED PARKING LOT			-
9	MONUMENT SIGN			-
10	PLAYGROUND			-
11	RESERVED			-
A	GYMNASIUM/THUNDERDOME	1 SPACE/30 SF	90' x 120' (10,800 SF)	360
B	RESTROOMS		11.67' x 60.17'	0
C	STORMWATER RETENTION BASIN		15,700 SF	0
D	PRAYER GARDEN		60' x 155'	-
E	RESERVED			-
F	CHURCH AND SCHOOL OFFICES, SHIPPING AND RECEIVING	1 SP/250SF	7,400 SF	31
G	RESERVED			-
M	SPORT FIELDS (BASEBALL, FOOTBALL, OTHER)		REGULATION	-
N	SPORT FIELD LIGHT TOWERS (12)		(35 FT. MAX)	0
V	STORAGE CONTAINERS	1 SP/1000 SF	1,000 SF	1
W	CONCESSION STAND/EQUIPMENT BUILDING	1 SP/1000 SF	12' x 38'	1
SB	SPORTS BLEACHERS	1 SP/24" SEATING	1800 LF SEATING	225
SC	STORAGE CONTAINER	1 SP/1000 SF	2000 SF	2
TE	TRASH BINS (3)		3' x 5'x8'	0
AT	AMPHITHEATRE (OUTDOOR) 400 SEATS	1 SP/24" SEATING	1250 LF SEATING	156
CC	INDICATES PROPOSED CLASSROOM BUILDING (REPLACES FORMER BUILDING DESTROYED IN 2007 FIRE.)			-
GY	GYMNASIUM			-
				TOTAL: 1,100

GENERAL PLAN DESIGNATION: RURAL RESIDENTIAL 2.5 ACRES MIN. (ZONING DESIGNATION: RURAL LIVING 1.0 D.U. PER 2.5 ACRES)

GENERAL PLAN DESIGNATION: RURAL RESIDENTIAL 0.5 ACRE MIN. (ZONING DESIGNATION: RESIDENTIAL SINGLE FAMILY 2 D.U. PER ACRE)

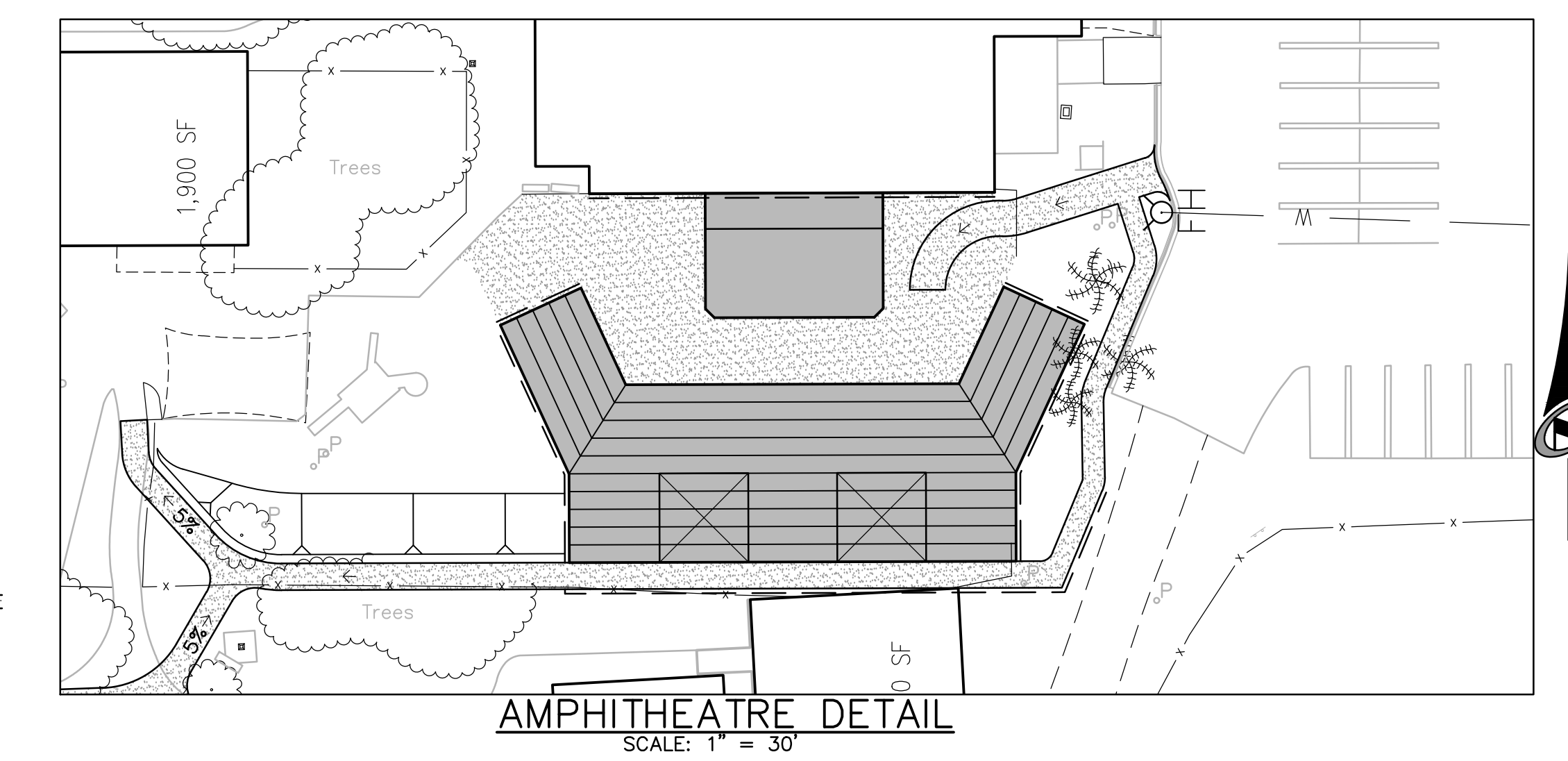
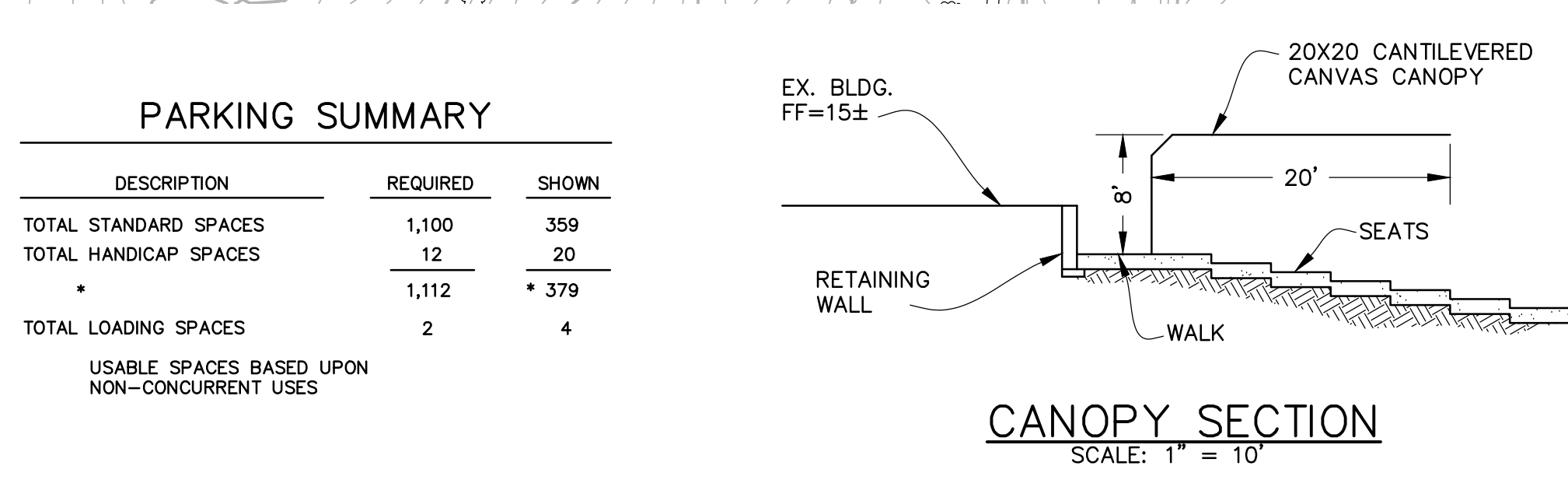
GENERAL PLAN DESIGNATION: RURAL RESIDENTIAL 0.5 ACRE MIN. (ZONING DESIGNATION: RESIDENTIAL SINGLE FAMILY 2 D.U. PER ACRE)

GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 2.1 - 5.0 DU/ACRE (ZONING DESIGNATION: RM 4 (SP))

PARKING SUMMARY

DESCRIPTION	REQUIRED	SHOWN
TOTAL STANDARD SPACES	1,100	359
TOTAL HANDICAP SPACES	12	20
TOTAL LOADING SPACES	2	4

USABLE SPACES BASED UPON NON-CONCURRENT USES

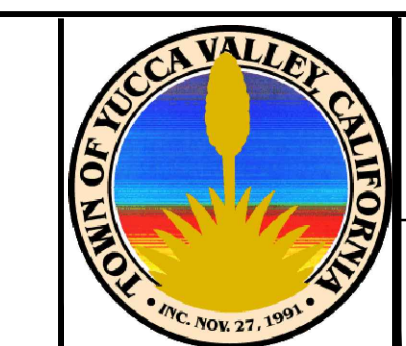


BENCH MARK NO.
 TOP OF 1" PIPE AT CENTERLINE INTERSECTION OF JOSHUA LANE AND HARDESTY DRIVE. ELEVATION:

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY
NV5
 42-829 COOK STREET, SUITE 104
 (760) 341-3101 FAX (760) 341-5999, EMAIL: VICKIE.BRIDENSTINE@NV5.COM
 PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
 571A2 12/31/17
 -RCE- DATE



APPROVED BY:
 ALEX QISHA, PUBLIC WORKS DIRECTOR
 R.C.E. 86702 EXP. DATE 09/30/18
 RECOMMENDED BY:

TOWN OF YUCCA VALLEY
JOSHUA SPRINGS CALVARY CHAPEL
CONDITIONAL USE PERMIT SITE PLAN
 REVISED AUGUST 15, 2017
 SW 1/4, SEC. 35, T.51 N.R.5 E.S.B.B.8M.

SHEET 1
 OF 1 SHEETS
 DRAWING NO. PDB030600