Conditional Use Permit Application

Date Received 01/28/16
By D OLSEN
Fee $1500
Case # CUP-05-95 AMEND #2
EA # EA-01-16

General Information

APPLICANT Joshua Springs Calvary Chapel c/o Jerel Hagerman Phone 760.365.0769 Fax

Mailing Address 57373 Joshua Lane Email jerel@joshuasprings.org

City Yucca Valley State CA Zip 92284

REPRESENTATIVE NV5, Inc., c/o Bill Warner Phone 760.341.3101 Fax 760.469.4086

Mailing Address 42-829 Cook St., Suite 104 Email bill.warner@nv5.com

City Palm Desert State CA ZIP 92211

PROPERTY OWNER same as applicant Phone Fax

Mailing Address Email

City State Zip

Project Information

Project Address 57373 Joshua Lane, Yucca Valley Assessor Parcel Number(s) 0585-062-65

Project Location Northeast corner of Joshua Lane & Hardesty Dr.

Project Description: See attached sheet labeled "Project Description"

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

Project Description

Joshua Springs Calvary Chapel (JSCC) currently occupies a portion of the 23± acre site and operates a church, café (for private use), administrative offices, a K-12 school, related parking and other facilities. JSCC proposes to construct an amphitheater, a classroom and for a concession stand and additional parking spaces.

The turfed playfield located near the southerly end of the site accommodates various activates 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.

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
   1320' x 920' (irregular) (Site plan attached)

2. Existing site zoning: RL-1 & RL-2.5 3. Existing General Plan designation: RR-1 & RR-2.5

4. Precisely describe the existing use and condition of the site: Existing church, K-12 school and sports facilities

5. Existing Zoning of adjacent parcels:

   North RL-1 South RL-2.5 East RM-4 West RS-3.5

6. Existing General Plan designation of adjacent parcels:

   North RR-1 South RR-2.5 East LDR West RR-2.5

7. Precisely describe existing uses adjacent to the site: West: Convalescent hospital & single-family residences; North & East: Vacant; South: Vacant and single-family residences

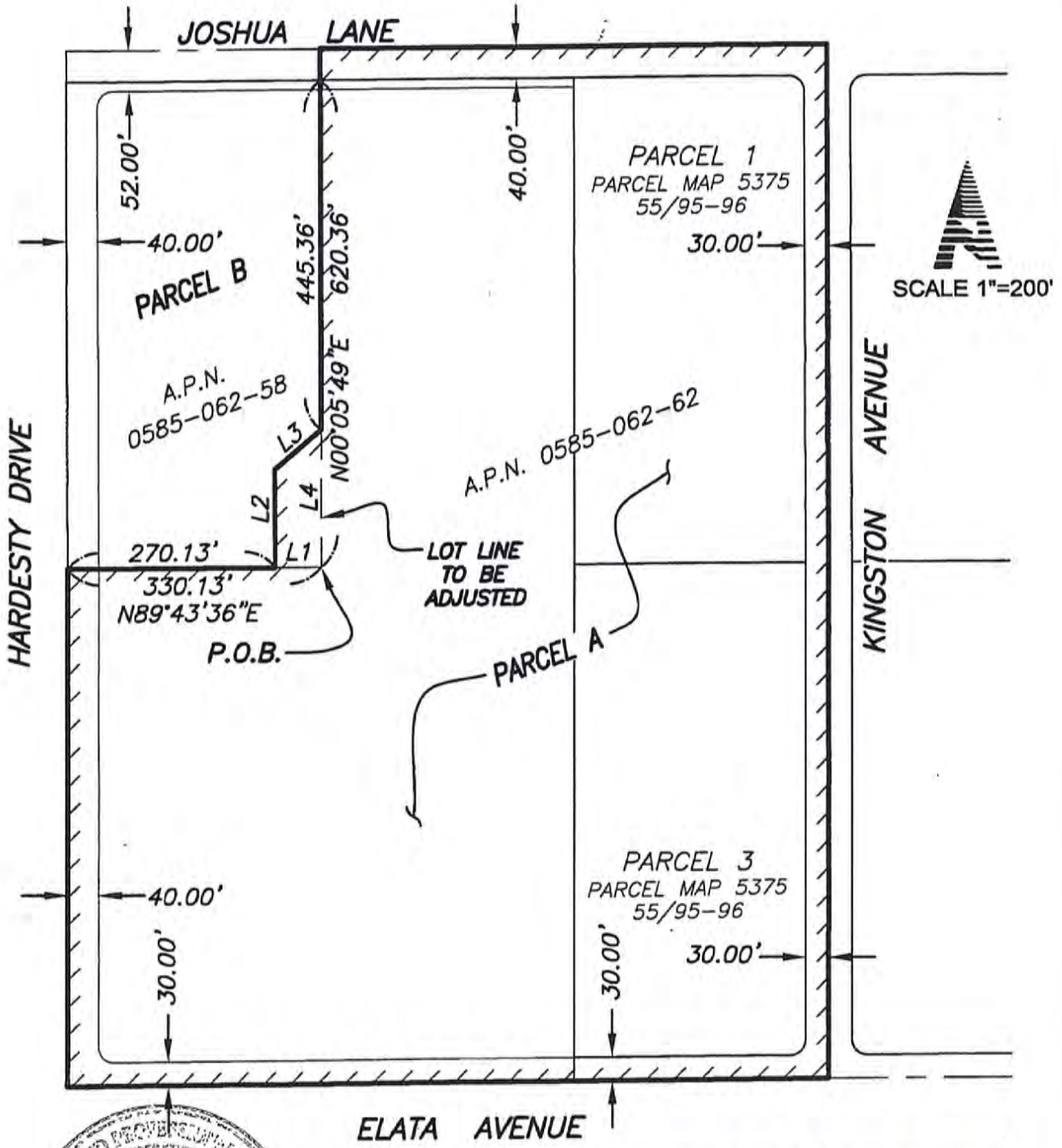
8. Describe the plant cover found on the site, including the number and type of all protected plants: Virtually the entire site has been disturbed and has been developed. No protected plans will be disturbed.

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	
☐	☐	☑	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.)
☐	☐	☑	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.)
☐	☐	☑	11. Is the site within a resource area as identified in the archaeological and historical resource element?
☐	☐	☑	12. Does the site contain any unique natural, ecological, or scenic resources?
☐	☑	☐	13. Do any drainage swales or channels border or cross the site? Abandoned natural drainage course near sw portion of site.
☐	☐	☑	14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)
☐	☐	☑	15. Is the site in a flood plain? (See appropriate FIRM)

EXHIBIT "B"

SHEET 1 OF 1



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°43'36"E	60.00'
L2	N00°16'24"W	124.37'
L3	N50°05'49"E	79.37'
L4	N00°05'49"E	175.00'

REGISTERED PROFESSIONAL ENGINEER
WILLIAM H. WAGNER
No. 23256
Exp. 12/31/07
STATE OF CALIFORNIA

7/6/07

0000-8331 LA

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, K-12 school and related sports facilities

   B. Gross square footage by each type of use: Church facilities: 25,000 ± s.f.; School facilities: 38,000 ± s.f.; Sports facilities: 5 ac ±

   C. Gross square footage and number of floors of each building: All buildings are single story. Church: 25,000 ± s.f.; School: 38,000 ± s.f.

   D. Estimate of employment by shift: 60

   E. Planned outdoor activities: Outdoor sports and playgrounds; prayer garden

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

   17 % Paving, 8 % Building, 45 % Landscaping, 17 % Parking

3. **Maximum height of structures** 35 ft. 0 in.

4. **Amount and type of off street parking proposed:** 394 paved spaces

5. **How will drainage be accommodated?** Onsite surface flows and storm drains to existing detention and retention basins; overflow to Joshua Lane

6. **Off-site construction (public or private) required to support this project:** None proposed

7. **Preliminary grading plans estimate** 400 **cubic yards of cut and** 400 **cubic yards of fill**

8. **Description of project phasing if applicable:** The four proposed new facilities will be constructed in no particular order

9. **Permits or public agency approvals required for this project:** Town of Yucca Valley Building Department

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)** Yes, Town of Yucca Valley CUP, Cirea 2004

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: Jerel Hagerman

Signature: Jerel J Hagerman

Date: 1-19-2016

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

NV5, Inc.

to act as my agent and is further authorized to sign any and all documents on my behalf.

Name: Jerel Hagerman

Signature: Jerel J Hagerman

Dated: 1-19-2016

Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: $ 1,500.

Applicants Name Jerel Hagerman

Applicant's Signature Jerel Hagerman

Date: 1-27-2016

(Please print)

Developer Disclosure Statement

This portion of the application must be fully completed and signed by the applicant. If not fully completed and signed, the application will be deemed incomplete.

Address of subject property: 57373 Joshua Lane, Yucca Valley

Cross street: Hardesty Dr.

Date this Disclosure Statement is completed: _____

Name of Applicant: Joshua Springs Calvary Chapel

The Applicant is a:

- ☐ Limited Liability Company (LLC)
- ☐ Partnership
- ☒ Corporation
- ☐ None of the above

Information for LLC, Partnership, Corporation

Name JEREL J HAGERMAN Phone 760-365-0769 Fax 760-369-0315

Mailing Address 57373 JOSHUA LANE Email jerel@joshuasprings.org

City YUCCA VALLEY State CAL Zip 92284

State of Registration CAL

Managing member(s), General Partner(s) officer(s)

Name SAME Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name SAME Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name N/A Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

The Owner is a:

- ☐ Limited Liability Company (LLC)
- ☐ Partnership
- ☒ Corporation
- ☐ None of the above

Information for LLC, Partnership, Corporation

Name Same Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

State of Registration _____

Managing member(s), General Partner(s) officer(s)

Name Same Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name Same Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name N/A Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

The Party in escrow is a (if property is in escrow): N/A

- ☐ Limited Liability Company (LLC)
- ☐ Partnership
- ☐ Corporation
- ☐ None of the above

Information for LLC, Partnership, Corporation

Name_____ Phone _____ Fax _____

Mailing Address _____ Email_____

City _____ State _____ Zip _____

State of Registration _____

Managing member(s), General Partner(s) officer(s)

Name_____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name_____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name_____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For any deeds of trust or other liens on the property (other than real property tax liens) please state the following:

A. Name of beneficiary of the deed of trust or lien _____

B. Date of the deed of trust or lien. _____

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on the date and location set forth below

Signature

Print Name: JEREL J HAGERMAN

Title: PRESIDENT

Date of signing: 1/19/2016

Location: Joshua Springs, Yucca Valley

HAZARDOUS WASTE SITE STATEMENT

I have been informed by the Town of Yucca Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 1/25/16

Jacki Burton

Applicant/Representative printed name

Jacki Burton

Applicant/Representative signature

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

ENVIROSTOR

YUCCA VALLEY COMMUNITY DAY SCHOOL (60000605)

SIGN UP FOR EMAIL ALERTS

INDIO AVENUE/BUSINESS CENTER DRIVE
YUCCA VALLEY, CA 92284
SAN BERNARDINO COUNTY
SITE TYPE: SCHOOL

PROJECT MANAGER: ASLAM SHAREEF
SUPERVISOR: SHAHIR HADDAD
OFFICE: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
SCHOOL DISTRICT: SAN BERNARDINO COUNTY OFF OF EDUCATION SCHOOL DISTRICT

Site Information

CLEANUP STATUS

NO ACTION REQUIRED AS OF 5/15/2007

SITE TYPE: SCHOOL
NATIONAL PRIORITIES LIST: NO
ACRES: 5.35 ACRES
APN: NONE SPECIFIED
CLEANUP OVERSIGHT AGENCIES:
DTSC - SITE CLEANUP PROGRAM - LEAD

SCHOOL DISTRICT: SAN BERNARDINO COUNTY OFF OF EDUCATION SCHOOL DISTRICT
ENVIROSTOR ID: 60000605
SITE CODE: 404743
SPECIAL PROGRAM:
FUNDING: SCHOOL DISTRICT
ASSEMBLY DISTRICT: 42
SENATE DISTRICT: 16

Regulatory Profile

PAST USE(S) THAT CAUSED CONTAMINATION
NONE

POTENTIAL CONTAMINANTS OF CONCERN
NO CONTAMINANTS FOUND

POTENTIAL MEDIA AFFECTED
NO MEDIA AFFECTED

Site History

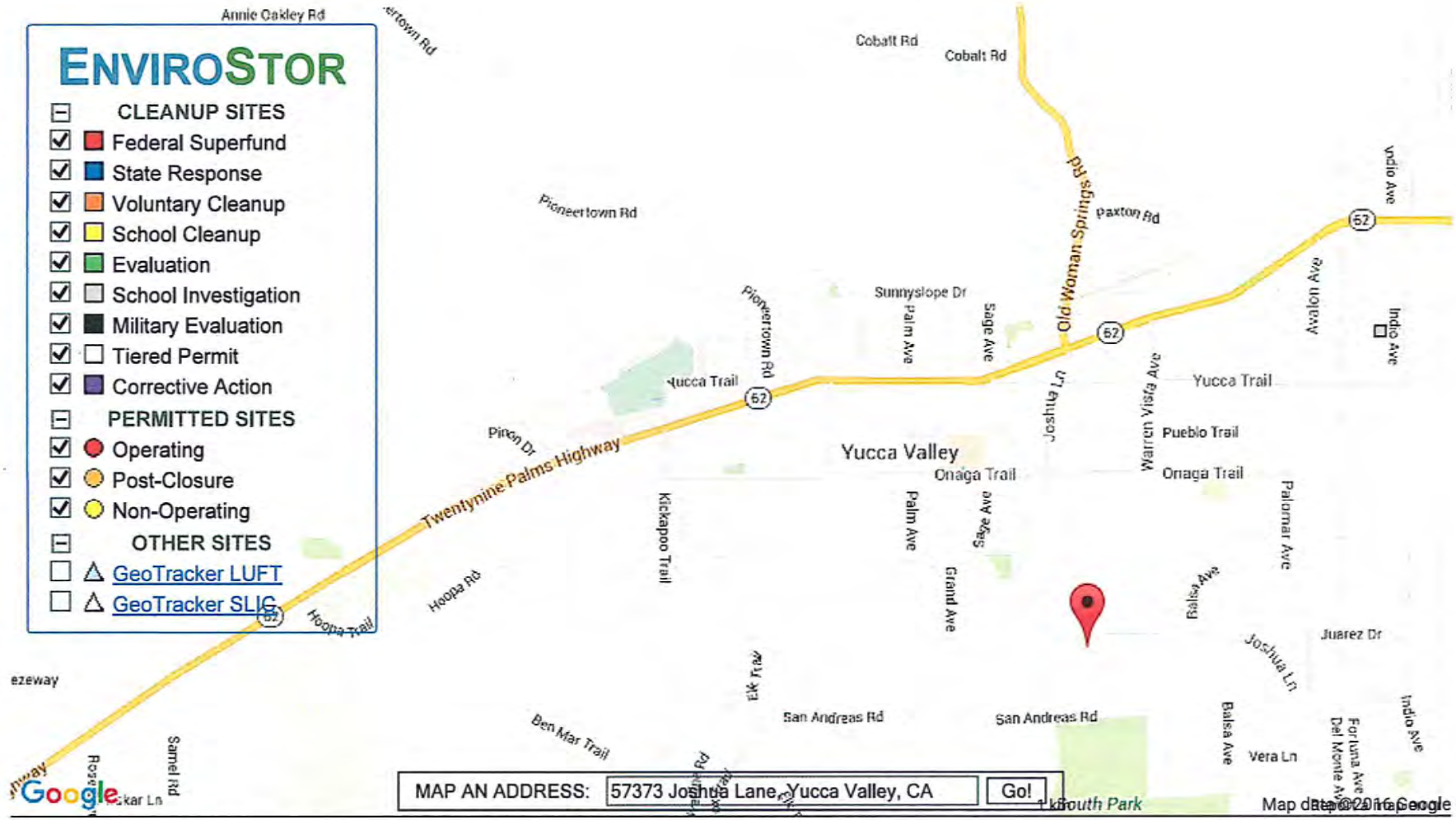
This is a 27 acre Site consists of vacant land covered with native desert vegetation located at the norhtwest corner of Indio Avenue and Business Center Drive in the town of Yucca Valley, San Bernardino County. Vacant land is located north, south and west of the site, vacant rough graded land is located east of the site, across Indio Avenue, and a business park is located southeast of the site across Indio Avenue and south of Business Center Drive.

The District is planning to acquire 5.35 acre of the 27 acre Site assessed. The as is location of the northern border of the 5.35 acre proposed site is 220 feet south of the Miramar drive. Therefor the District wanted an approval on all 27 acre assessed site so that they can move the location of the 5.35 acre of the proposed site anywhere on the 27 acre parcel. The current location of the Site is included as an attachment in the Phase I approval letter.

Conditions of Use | Privacy Policy

Copyright © 2007 Department of Toxic Substances Control

0.5 seconds



SHOW SITES WITHIN 1000 FEET OF THE FOLLOWING ADDRESS: Go

SITES CURRENTLY VISIBLE ON MAP — 1 SITES LISTED — EXPORT THIS LIST TO EXCEL

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
YUCCA VALLEY COMMUNITY DAY SCHOOL	NO ACTION REQUIRED	SCHOOL INVESTIGATION	INDIO AVENUE/BUSINESS CENTER DRIVE	YUCCA VALLEY