

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 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 AUGUST, 15 2017

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 USE 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 FINESTOWN ROAD
YUCCA VALLEY, CALIFORNIA 92284
ATTENTION: DARRYL WHITLEY
PHONE: (760)228-0909
- CABLE** TIME WARNER CABLE
83-473 AVENUE 45
INDIO, CALIFORNIA 92201
ATTENTION: LEE HOBSON
PHONE: (760)874-6007
- SEWAGE DISPOSAL** SEPTIC TANKS AND SEEPAGE PITS

ASSESSOR'S PARCEL NO.'S
585-062-65

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE INCORPORATED TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN IN GRANT DEED RECORDED AUGUST 26, 1999 AS DOCUMENT NO. 1999062697.

TOGETHER WITH PARCELS 1 AND 3 OF PARCEL MAP 5375 BOOK 55 OF PARCEL MAPS AT PAGES 95 THROUGH 96, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, PURSUANT TO NOTICE OF MERGER RECORDED AUGUST 11, 1999 AS INSTRUMENT NO. 99-340403, OFFICIAL RECORDS OF SAID COUNTY.

ALSO TOGETHER WITH A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, AS SHOWN IN GRANT DEED RECORDED APRIL 12, 1991 AS DOCUMENT NO. 91-123180, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER:

THENCE SOUTH 89°43'36" WEST ALONG THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 60.00 FEET;

THENCE NORTH 00°16'24" WEST A DISTANCE OF 124.37 FEET;

THENCE NORTH 50°05'49" EAST A DISTANCE OF 79.37 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

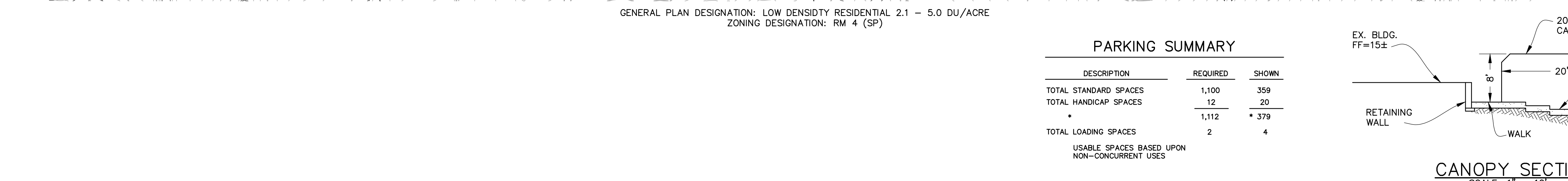
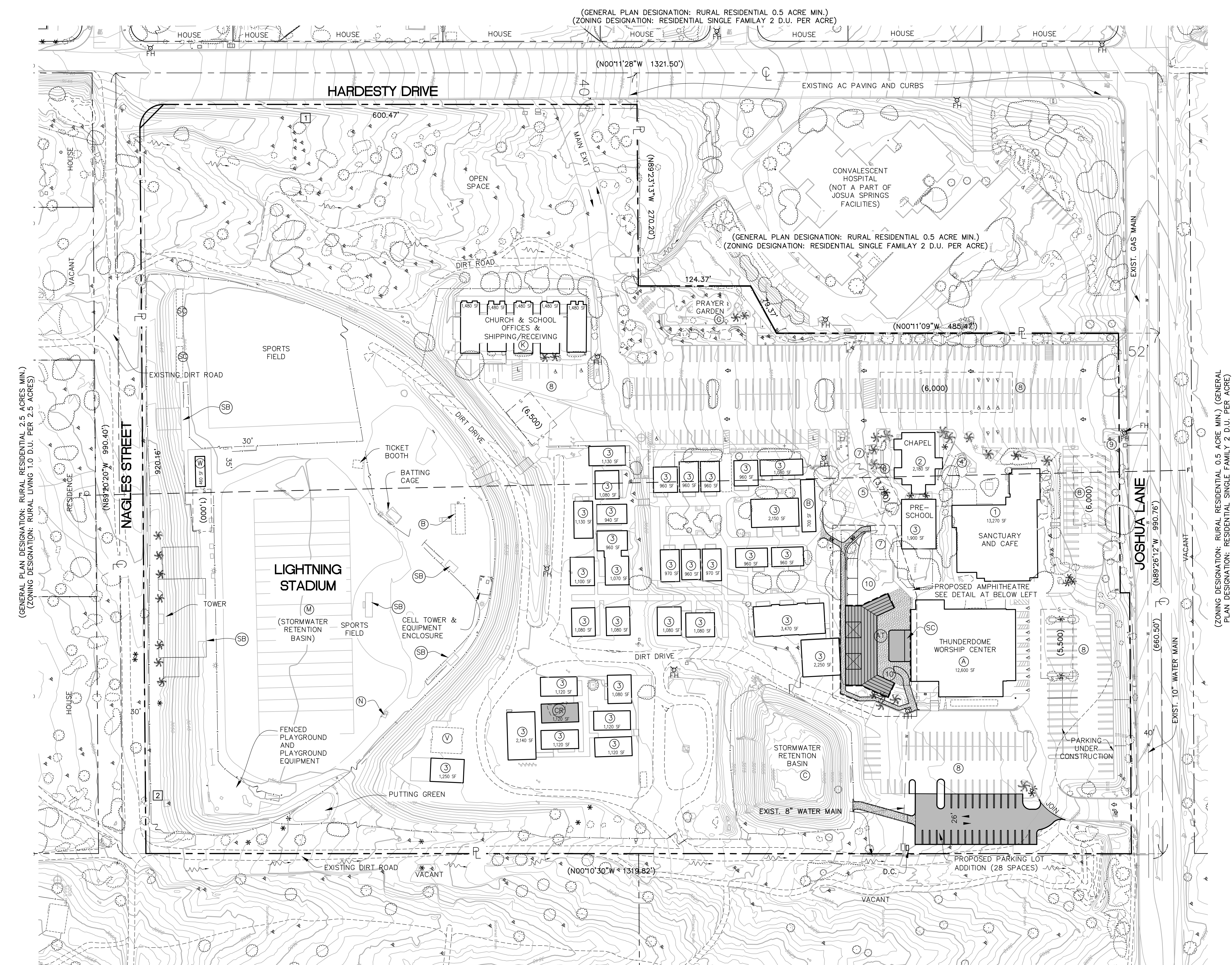
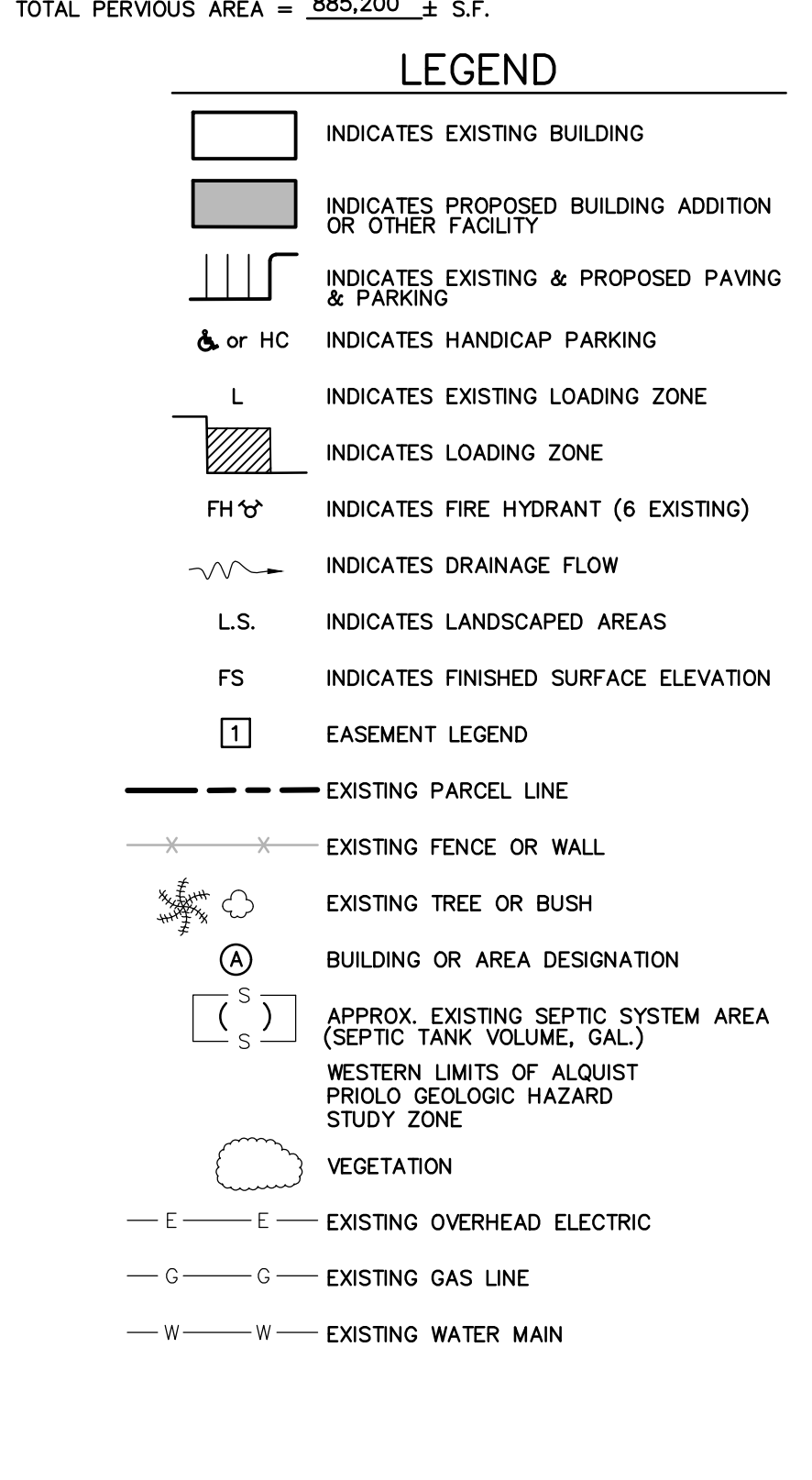
THENCE SOUTH 00°05'49" WEST ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

- 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 = 77,920 ± S.F.
TOTAL IMPERVIOUS AREA = 250,000 ± S.F.
TOTAL PERVIOUS AREA = 885,200 ± S.F.

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/CLASSROOM	36 @ 10 STUDENTS/CLASSROOM	108
4	GAZEBO	N/A		-
5	BASKETBALL COURT	N/A	30x55	-
6	RESERVED	N/A		-
7	CANOPY	N/A	20X30	-
8	PAVED PARKING LOT	N/A		-
9	MONUMENT SIGN	N/A		-
10	PLAYGROUND	N/A		-
11	RESERVED	N/A		-
A	GYMNASIUM/THUNDERDOME	1 SPACE/30 SF	90' X 120' (10,800 SF)	360
B	RESTROOMS	N/A	11.67' X 60.17'	0
C	STORMWATER RETENTION BASIN	N/A	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	-	-	-
H	SPORT FIELDS (BASEBALL, FOOTBALL, OTHER)	REGULATION		0
I	SPORT FIELD LIGHT TOWERS (12)	(35 FT. MAX)		0
J	STORAGE CONTAINERS	1 SP/1000 SF	1000 SF	1
K	CONCESSION STAND/EQUIPMENT BUILDING	1 SP/1000 SF	12' X 38'	1
L	SPORTS BLEACHERS	1 SP/24" SEATING	1800 LF SEATING	225
M	STORAGE CONTAINER	1 SP/1000 SF	2000 SF	2
N	TRASH BINS (3)	3 @ 5'X8'		0
O	AMPHITHEATRE (OUTDOOR) 400 SEATS	1 SP/24" SEATING	1250 LF SEATING	156
P	INDICATES PROPOSED CLASSROOM BUILDING (REPLACES FORMER BUILDING DESTROYED IN 2007 FIRE.)			
TOTAL:				1,100



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
57142 12/31/17
- RCE - DATE



APPROVED BY:

ALEX QISHA, PUBLIC WORKS DIRECTOR
R.C.E. 46702 EXP. DATE 09/30/16

RECOMMENDED BY:

DATE