



Conditional Use Permit Application

Date Received	9.11.2024
By	[Signature]
Fee	CUP \$4,958 EA \$1,375
Case #	CUP 05-95-And #3
EA #	EA 26-24

General Information

APPLICANT	Joshua Springs Calvary Chapel	Phone	(760) 365-0769		
Mailing Address	57373 Joshua Lane	Email	fontiveros@joshuasprings.com		
City	Yucca Valley, CA	State	CA	Zip	92284
REPRESENTATIVE	David Ekenroth	Phone	(760) 221-0616		
Mailing Address	57373 Joshua Lane	Email	davidekenroth@verizon.net		
City	Yucca Valley	State	CA	Zip	92284
PROPERTY OWNER	Joshua Springs Calvary Chapel	Phone	(760) 365-0769		
Mailing Address	57373 Joshua Lane	Email	fontiveros@joshuasprings.com		
City	Yucca Valley	State	CA	Zip	92284

Project Information

Project Address 57373 Joshua Lane, Yucca Valley, CA Assessor Parcel Number(s) 585-062-65

Project Location South side of Joshua Lane between Hardesty and Warren Vista

Project Description: Revision to approved CUP adding a gymnasium south of the existing retention basin.
The proposed gymnasium will allow the Thunderdome to function as a worship center only.
This project will not intensify the use of the property, just relocate existing activities.

Please attach any additional information that is pertinent to the application.

Town of Yucca Valley
Community Development Department
58928 Business Center Drive
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
970' x 1320' Irregular Approx. 23 acres See site plan
2. Existing site zoning: RL-1 and RL-2.5
3. Existing General Plan designation: RR-1 and 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:
North Vacant
South Vacant and single family residences
East Vacant
West Convalesent Hospital and single family residences
8. Describe the plant cover found on the site, including the number and type of all protected plants: Virtually all of the site has been disturbed and developed. No protected plants will be disturbed by the proposed revisions to this plan.

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?
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)

Project Description

Complete the items below as they pertain to your project. Attach 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, school and related sports facilities
- B. Gross square footage by each type of use: Church facilities: 25,000+/-
School: 47,700+/-; Sport fields 5 ac+/-
- C. Gross square footage and number of floors of each building: All buildings are single story
Church: 25,000 s.f. ; School Existing 38,000 s.f.+/-; Proposed Gym: 9,720 s.f.
- D. Estimate of employment by shift: 60
- E. Planned outdoor activities: Outdoor sports and playground, prayer garden

2. Percentage of project site covered by:

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

3. Maximum height of structures 35

4. Amount and type of off street parking proposed: 381

5. How will drainage be accommodated? Onsite surface flow to existing retention basin.

6. Off-site construction (public or private) required to support this project:

Non proposed

7. Preliminary grading plan estimate of cut and fill < 100 CY

8. Description of project phasing if applicable: construction of new gymnasium

9. 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 , Approved CUP by Town of Yucca Valley, first approved around 2004, latest revision in 2017.

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?

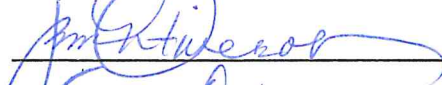
G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?

H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.

I. Displace any residential occupants?

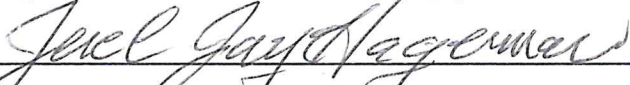
Owner/Applicant Authorization

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.

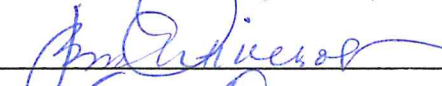
Signature: 
Name: FEM ONTIVEROS
Date: 9/11/2024

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

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

Signature: 
Name: JEREL JAY HAGERMAN
Date: 10/2/2024

The Town of Yucca Valley is hereby granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application including phone numbers, addresses and e-mail addresses, for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act (CPRA). If any of these statements cannot be affirmatively acknowledged, please inform the planner before submitting a development application.

Signature: 
Name: FEM ONTIVEROS
Date: 9/11/2024

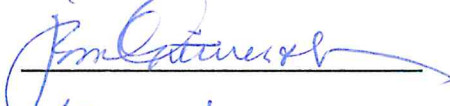
Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 24-07 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: _____
Applicants Name: FEM ONTIVEROS FOR JOSHUA SPRINGS CALVARY CHAPEL
Applicant's Signature: 
Date: 9/11/2024

(Please print)



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: 9/12/2024

FEM ONTIVEROS
Applicant/Representative printed name


Applicant/Representative signature