TOWN OF YUCCA VALLEY

PLANNING COMMISSION MEETING

The Mission of the Town of Yucca Valley is to provide a government that is responsive to its citizens and to ensure a safe and secure environment while maintaining the highest quality of life

TUESDAY
OCTOBER 09, 2012
6:00 p.m.

YUCCA VALLEY COMMUNITY CENTER, YUCCA ROOM
57090 - 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

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PLANNING COMMISSION MEMBERS

Tim Humphreville, Chairman
Mike Alberg, Vice Chairman
Vickie Bridenstine, Commissioner
Jeff Drozd, Commissioner
Michael Hildebrand, Commissioner

AGENDA

MEETING OF THE
TOWN OF YUCCA VALLEY PLANNING COMMISSION
6:00 P.M., TUESDAY, OCTOBER 09, 2012

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's office at (760) 369-7209 at least 48 hours prior to the meeting.

If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Planning Commission secretary. The Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.

CALL TO ORDER:

ROLL CALL:
Mike Alberg, Vice Chairman
Vickie Bridenstine, Commissioner
Jeff Drozd, Commissioner
Michael Hildebrand, Commissioner
Tim Humphreville, Chairman

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Action:. Moved by _____ 2nd by_____ Voice Vote _____

PUBLIC COMMENTS

In order to assist in the orderly and timely conduct of the meeting, the Planning Commission takes this time to consider your comments on items of concern, which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three minutes or less. Inappropriate behavior, which disrupts or otherwise impedes the orderly conduct of the meeting, will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not included on the printed agenda.

PUBLIC HEARING:

1. CONDITIONAL USE PERMIT, CUP 02-12 PCS METRO

A proposal to construct a wireless communication antenna disguised as a 9' tall boulder. A 308 square foot, 8' tall block enclosure will also be constructed to house the necessary equipment cabinets.

RECOMMENDATION:

ENVIRONMENTAL ASSESSMENT, EA-03-12: That the Planning Commission finds the project to be exempt from CEQA under Secion 15332, Class 32 Infill Development and;

CONDITIONAL USE PERMIT 02-12: That the Planning Commission approves the construction of a 9' tall wireless communications tower disguised as a rock and a 308 square foot, 8' tall block enclosure will also be constructed to house the necessary equipment cabinets based on the findings in the staff report, and the Conditions of Approval.

Action: Moved by_____ 2nd by _____ Voice Vote _____

DEPARTMENT REPORTS:

1. APPOINTMENT TO GENERAL PLAN ADVISORY COMMITTEE (GPAC)

A request for the Planning Commission to select one member to represent the Commission on the General Plan Advisory Committee.

RECOMMENDATION: That the Planning Commission discusses and assigns one Commissioner to participate in the future General Plan Advisory Committee (GPAC).

CONSENT AGENDA:

All items listed on the consent agenda are considered to be routine matters and may be enacted by one motion and a second. There will be no separate discussion of the consent agenda items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the discussion. Public requests to comment on consent calendar items should be filed with the Deputy Town Clerk before the consent agenda is called.

STAFF REPORTS AND COMMENTS:

FUTURE AGENDA ITEMS:

COMMISSIONER REPORTS AND REQUESTS:

Commissioner Bridenstine
Commissioner Drozd
Commissioner Hildebrand
Vice Chairman Alberg
Chairman Humphreville

ANNOUNCEMENTS:

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, October 23, 2012 at 6:00 p.m.

ADJOURN

Planning Commission: October 9, 2012

TOWN OF YUCCA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION STAFF REPORT
METRO PCS-ROCKAWAY

Case: CONDITIONAL USE PERMIT, CUP 02-12 METRO PCS-ROCKAWAY CATEGORICAL EXEMPTION FROM CEQA, SECTION 15332, CLASS 32, IN-FILL DEVELOPMENT

Request: A PROPOSAL TO CONSTRUCT A WIRELESS COMMUNICATION FACILITY DISGUISED AS A 9' TALL BOULDER. A 308 SQUARE FOOT, 8' TALL BLOCK ENCLOSURE WILL ALSO BE CONSTRUCTED TO HOUSE THE NECESSARY EQUIPMENT CABINETS.

Applicant: METRO PCS
350 COMMERCE #200
IRVINE, CA 92602

Property Owner:
MATTHEW AND ROSETTA SMITH
899 TAMARISK
PALM SPRINGS, CA 92262

Representative:
VERONICA ARVIZU
29910 MURRIETA HOT SPRINGS ROAD #G-510
MURRIETTA, CA 92563

Location: APPROXIMATELY 400 +/- WEST OF ROCKAWAY AVENUE, NORTH OF THE EXISTING HI DESERT WATER DISTRICT TANK AND IDENTIFIED AS APNS: 585-301-32, 585-401-06.

Existing General Plan Land Use Designation:
THE SITE IS DESIGNATED RURAL LIVING, 1 SINGLE FAMILY RESIDENCE PER ACRE (RL-1).

Existing Zoning Designation:
THE SITE IS DESIGNATED RURAL LIVING, 1 SINGLE FAMILY RESIDENCE PER ACRE (RL-1).

Division Approvals:
Engineering _____ Building & Safety _____ Public Works_____

Surrounding General Plan Land Use Designations:

NORTH: RURAL LIVING, 2.5 ACRE MINIMUM (RL 2.5)
SOUTH: MORONGO VALLEY, RURAL LIVING 5 ACRE MINIMUM (MV/RL-5)
WEST: RURAL LIVING, 1 ACRE MINIMUM (RL-1)
EAST: SINGLE FAMILY RESIDENTIAL 2 UNITS PER ACRE (RS-2)

Surrounding Zoning Designations:

NORTH: RURAL LIVING, 2.5 ACRE MINIMUM (RL-2.5)
SOUTH: MORONGO VALLEY, RURAL LIVING 5 ACRE MINIMUM (MV/RL-5)
WEST: RURAL LIVING, 1 ACRE MINIMUM (RL-1)
EAST: SINGLE FAMILY RESIDENTIAL 2 UNITS PER ACRE (RS-2)

Surrounding Land Use:

NORTH: SINGLE FAMILY RESIDENTIAL
SOUTH: HI DESERT WATER DISTRICT WATER TANK, SEVERAL WHIP ANTENNAS, EQUIPMENT AREAS FOR WIRELESS COMMUNICATION FACILITIES LOCATED ON THE WATER TANK VACANT LAND
WEST: CELL TOWER / VACANT LAND
EAST: SINGLE FAMILY RESIDENCES

Public Notification:

PURSUANT TO SECTION 83.030115, LEGAL NOTICE IS REQUIRED TO BE GIVEN TO ALL PROPERTY OWNERS WITHIN A THREE (300) HUNDRED FOOT RADIUS OF THE EXTERIOR BOUNDARIES OF THE SUBJECT SITE. THIS PROJECT WAS POSTED ON **FRIDAY SEPTEMBER 28, 2010 AND PUBLISHED ON SATURDAY SEPTEMBER 29, 2010**. THERE HAVE BEEN NO WRITTEN RESPONSES RECIEVED AS OF THE WRITING OF THIS STAFF REPORT.

RECOMMENDATIONS:

ENVIRONMENTAL ASSESSMENT, EA-01-12: That the Planning Commission finds the project to be exempt from CEQA under Section 15332, class 32 Infill Development and;

CONDITIONAL USE PERMIT, CUP 02-12 That the Planning Commission approves the construction of a 9' tall wireless communications tower disguised as a rock and a 308 square foot, 8' tall block enclosure will also be constructed to house the necessary equipment cabinets based on the findings in the staff report, and the Conditions of Approval.

PROJECT PLANNER: ROBERT KIRSCHMANN

REVIEWED BY: SHANE STUECKLE

Appeal Information:

Actions by the Planning Commission, including any finding that a negative declaration be adopted, may be appealed to the Town Council within 10 calendar days. Appeal filing and processing information may be obtained from the Planning Division of the Community Development Department. Per Section 83.030145 of the Development Code, minor modifications may be approved by the Planning Division if it is determined that the changes would not affect the findings prescribed in Section 83.030140 of the Development Code, Required Findings, and that the subject of the proposed changes were not items of public controversy during the review and approval of the original permit, including modifications to phasing schedules for the project.

I. GENERAL INFORMATION

PROJECT DESCRIPTION: A request to construct a wireless communication antenna disguised as a 9' tall boulder. A 308 square foot, 8' tall block enclosure will also be constructed to house the necessary equipment cabinets.

LOCATION: The project is located approximately 400 +/- west of Rockaway Avenue, north of the existing Hi Desert Water District tank and identified as APNs: 585-301-32, 585-401-06.

PROJECT SYNOPSIS:	SITE COVERAGE
PROJECT AREA	Entire site = 10 acres Project Area = ~600 square feet
BUILDING AREA	No enclosed buildings are proposed. The project includes a 308 square foot block wall enclosure where equipment cabinets will be located. The cell tower (boulder) will be located approximately 130' northwest of the enclosure.
PHASED CONSTRUCTION:	No
FLOOD ZONE	Map 8855 Zone X (areas determined to be outside the 0.2% annual chance floodplain).
ALQUIST PRIOLO ZONE	No
OFF-SITE IMPROVEMENTS REQ.	Off-site improvements are not required with this project
ASSESSMENT DISTRICTS REQ.	No
RIGHT-OF-WAY DEDICATION REQ.	No

UTILITY UNDERGROUNDING:	All new service lines shall be underground in conformance to Ordinance 233
AIRPORT INFLUENCE AREA:	Outside the Airport Influence Area
TRAILS & BIKE LANE MASTER PLAN	There are no trails or bike lanes on or adjacent to the project site
PUBLIC FACILITY MASTER PLAN	No facilities on or adjacent to the project
PARKS AND RECREATION MASTER PLAN	There are no park and recreation facilities on or adjacent to the project site.
MASTER PLAN OF DRAINAGE:	There are no facilities on or adjacent to the project site
STREET LIGHTS:	Not applicable
SPECIFIC PLAN/PLANNED DEVELOPMENT:	No
GATEWAY REIMBURSEMENT DISTRICT:	No
WALMART REIMBURSEMENT DISTRICT:	No
AVALON SIGNAL REIMBURSEMENT DISTRICT:	No
FUTURE PLANNING COMMISSION ACTION REQURIED	No
FUTURE TOWN COUNCIL ACTION REQURIED	No

II. PROJECT ANALYSIS

GENERAL PLAN CONSIDERATION: The proposed boulder and equipment cabinets are proposed to be located on a parcel designated as Rural Living, 1 acre minimum (RL-1). The access road is proposed across a property that is designated as Single Family Residential, 2 units per acre (RS-2).

The project is also located within 5,000 feet of a scenic highway (29 Palms Highway) as designated in the General Plan. Special consideration must be given to these locations, according to the criteria set forth in the Development Code. The project has been designed to meet these criteria.

The purpose of Ordinance 114 (Wireless Communications Facilities) is to "provide site selection and general standards applicable to wireless communications facilities, as well as special design standards for Town entry points, scenic corridors, and buffer areas in order to protect and enhance aesthetic and scenic values reflecting the community's image and character consistent with the goals and policies of the General Plan". The project proposes to conceal the antenna as a boulder. The concealment will allow the facilities to blend into the existing surroundings and will be consistent with the General Plan. The use, therefore, is consistent with the General Plan, and the land use is compatible with surrounding development.

ENVIRONMENTAL CONSIDERATIONS: The project is exempt from the California Environmental Quality Act under Section 15332, class 32, Infill Development.

ADJACENT LAND USES: The project site is located approximately 400 +/- west of Rockaway Ave. Uses to the north and east include single family residences and vacant lots. Directly south of the site is the existing Hi Desert Water District tank (with wireless antennas attached), several equipment enclosures, whip antennas and a narrow paved access road. To the west of the site is a wireless facility located within a building designed to look like a residence and vacant land.

SITE CHARACTERISTICS: The site is vacant land with some areas of vehicle disturbance. The area where the enclosure is proposed has been partial disturbed by off road vehicles. The antennas (disguised as boulder) are proposed approximately 130' northwest of the enclosure. There is a trail that has been disturbed in the area. Vegetation includes some grasses and creosote bushes.

BUILDING ELEVATIONS: No enclosed buildings are proposed. The antennas are proposed to be 9' tall and will be disguised as a boulder. The overall diameter of the boulder is approximately 8'. The project will also be installing an 8' tall block wall to

enclose approximately 308 square feet that will contain the required equipment cabinets.

ROADWAY IMPROVEMENTS: No public roadway improvements are required as part of this project.

BENEFIT ASSESSMENT DISTRICTS: No Assessment Districts are required as part of this project.

DISCUSSION: Per Section 84.0410 (c) (5), wireless facilities are permitted in any land use district subject to the review and approval of a Conditional Use Permit. Per Section 84.0410 (c) (6) (A) of the Development Code, wireless facilities within Special Design areas are subject to Planning Commission Review Per Section 84.0410 (c) (6) (B) of the Development Code wireless facilities greater than 30' in height shall be referred to the Town Council for review and approval. The height of the facility is only 9' and therefore, is not required to be forwarded to the Town Council.

Ordinance 114 provides specific criteria for the location, size and type of antennas, and the procedures required for their approval. In this case, the applicant proposes a 9' foot high antenna, whose "working parts" will be located under the rock. The ground-based equipment for the antenna will be located in new cabinets, completely surrounded by an 8' tall block wall, approximately 308 square foot in area. The overall dimensions of the structure are 14' by 22' by 8' in height.

Ordinance 136 establishes structure heights in any Single Family Residential land use district at 35 feet. The proposal does not exceed this height.

The site is located in a "Special Design Area," as defined by Ordinance 114 (Development Code Title 8, Division 4, Chapter 4, Section 84.0410 (c) (8) A through E), insofar as it is within 5,000 feet of a scenic highway (29 Palms Highway). As a Special Design Area, the antenna must meet five standards. Each standard, and how the project meets those standards, is summarized below:

A) *Antennas to be located on existing structures, or on natural topography, or disguised to be compatible with Town's character.*
The proposed antenna will appear to most observers to be a part of the surrounding hillside. The color will match surrounding soil and blend into the desert.

B) *Antenna should not extend beyond buildings in the area.*
The boulder will be located on the side of the hill. The hill will continue upwards to the north and extend above the height of the facility. Additionally the facility has been designed in a way to be compatible with the surroundings.

C) *Free-standing antenna should be disguised to look like a tree, building or other structure.*
The proposed antenna is fully disguised as a boulder

D) *Disguised free-standing antennas must be 275 feet from residential property zoned for units of one acre or more.*
The tower (boulder) is proposed approximately 400' from the eastern property line but only approximately 180 feet from the Western property line. These properties to east are zoned RS-2, single family residence ½ acre minimum. The property to the west is designated Rural Living, 1 acre minimum. Therefore, a condition of approval has been included requiring the facility to be setback a minimum of 275' from property lines, as required by the ordinance. This condition will ensure the project complies with the Code.

E) *The location shall be landscaped to screen equipment.*
The project is proposed to include landscaping to help screen and soften the appearance of the block wall.

The proposal includes a new access road to the site. However just to the south of the proposed access is a paved access road shared by Hi Desert Water District and the various existing cell phone carriers. The project has been conditioned to make every effort possible to utilize this existing easement to limit the amount of disturbance required to construct the access road.

In summary, the applicant has designed a wireless facility that's meets the Town's criteria with the condition of approval, requiring that the facility be setback a minimum of 275' from the property lines, as required by the ordinance. The height of the tower (boulder) is 9' feet tall and should blend into the surroundings.

CONDITIONAL USE PERMIT FINDINGS:

(a) The location, size, design, density and intensity of the proposed development is consistent with the General Plan, the purpose of the land use district in which the site is located, and the development policies and standards of the Town;
The proposed wireless facility will be disguised as a boulder to blend with the surrounding landscape. The facility is consistent with the General Plan.

(b) The location, size, design and architectural design features of the proposed structures and improvements are compatible with the site's natural landform, surrounding sites, structures and streetscapes;
The proposed wireless facility is proposed at 9' over all height. The diameter is 8'. The facility is disguised as a boulder and blend into the surroundings.

The equipment cabinets will be screened by a solid block wall and screened with landscaping.

(c) The proposed development produces compatible transitions in the scale, bulk, coverage, density and character of the development between adjacent land uses;
The proposed wireless facility is less than the height of the nearby water tank and antennas, and surrounding hill. The height, along with the proposed concealment of the tower will provide compatible transitions.

(d) The building site and architectural design is accomplished in an energy efficient manner;
No enclosed buildings are proposed as part of this request. The facility and all equipment shall be required to meet all standards specified in the Building Code.

(e) The materials, textures and details of the proposed construction, to the extent feasible, are compatible and consistent with the adjacent and neighboring structures;
The proposed wireless facility is disguised to look like a boulder. The equipment will be screened by a block wall. These features will make the project compatible and consistent with neighboring structures.

(f) The development proposal does not unnecessarily block views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;
The applicant has provided visual simulations from various points of view. The facility will be disguised as a boulder, blending in with the surroundings.

(g) That the amount, location, and design of open space and landscaping conforms to the requirements of the Development Code, enhances the visual appeal and is compatible with the design and functions of the structure(s), site and surrounding area;
The proposal includes landscaping to help screen the block enclosure. Drought tolerant materials will be selected and utilized to implement the intent of the Development Code.

(h) The quality in architectural design is maintained in order to enhance the visual desert environment of the Town and to protect the economic value of existing structures;
The proposed wireless facility is disguised to look like a boulder. The equipment will be screened by a block wall colored to blend into the surroundings.

(i) There are existing public facilities, services, and utilities available at the appropriate levels and/or that new or expanded facilities, services and utilities shall be required to be installed at the appropriate time to serve the project as they are needed;

Services required to facilitate this development such as water and electric are currently on or adjacent the site and accessible to the proposed development. All new utilities are required to be placed underground in accordance with Ordinance 233.

(j) That access to the site and circulation on and off-site is required to be safe and convenient for pedestrians, bicyclists, equestrians and motorists;

The proposal includes a new access road to the site. However, just to the south of the proposed access is a paved access shared by Hi Desert Water District and the various existing cell phone carriers. The project has been conditioned to make every effort possible to utilize this existing easement to limit the amount of disturbance required to construct the access road.

(k) That traffic generated from the proposed project has been sufficiently addressed and mitigated and will not adversely impact the capacity and physical character of surrounding streets;

The tower and equipment cabinets are unmanned and require infrequent visitation and maintenance. The project will have no traffic impact or change the capacity/ physical character of the surrounding streets.

(l) That traffic improvements and/or mitigation measures have been applied or required in a manner adequate to maintain a Level of Service C or better on arterial roads, where applicable, and are consistent with the Circulation Element of the Town General Plan;

The tower and equipment cabinets are unmanned and require infrequent visitation and maintenance. No traffic improvements or mitigation measures are required for this project.

(m) There will not be significant harmful effects upon environmental quality and natural resources including endangered, threatened, rare species, their habitat, including but not limited to plants, fish, insects, animals, birds or reptiles;

The facility will be constructed in an area already disturbed by off road use. An existing water tank with wireless communications installed on the sides and their equipment occur directly south of the site. An existing single family residential neighborhood occurs to the north and east of the site. The addition of this facility will not have harmful effects on environmental quality or natural resources.

(n) There are no other relevant or anticipated negative impacts of the proposed use that cannot be mitigated and reduced to a level of non-significance in conformance with CEQA, the California Environmental Quality Act;

The proposal is exempt from the California Environmental Quality Act (CEQA) Section, 15332, Class 32 In-fill Development. There are no anticipated effects to the environment

(o) The impacts which could result from the proposed development, and the proposed location, size, design and operating characteristics of the proposed development, and the conditions under which it would be operated or maintained will not be considered to be detrimental to the public health, safety and welfare of the community or be materially injurious to properties and/or improvements within the immediate vicinity or be contrary to the General Plan; and

There are no anticipated issues resulting form the approval of this project that would be detrimental to the public health, safety and welfare of the community.

(p) The proposed development will comply with each of the applicable provisions of the Development Code, and applicable Town policies, except approved variances.

The project, as conditioned, will comply with applicable provisions of the Development Code and Town Policies. No variances are proposed.

Attachments:

1. Standard Exhibits
2. Application materials
3. Site Plans & Elevations
4. Photo Sims
5. Notice of Hearing
6. Notice of Exemption
7. Ordinance 114, Wireless Communications

TOWN OF YUCCA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS OF APPROVAL
PCS METRO-ROCKAWAY

This approval is for Conditional Use Permit, CUP 02-12 PCS Metro-Rockaway, a request to construct a wireless communication antenna disguised as a 9' tall boulder. A 308 square foot, 8' tall block enclosure will also be constructed to house the necessary equipment cabinets. The project is located approximately 400 +/- west of Rockaway Avenue, north of the existing Hi Desert Water District tank and identified as APNs: 585-301-32, 585-401-06.

GENERAL CONDITIONS

G1. The applicant shall agree to defend, indemnify and hold harmless the Town of Yucca Valley, its agents, officers and employees, at his sole expense, against any action, claim or proceedings brought against the Town or its agents, officers or employees, to attack, set aside, void, or annul this approval or because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the Town of Yucca Valley Development Code. The applicant shall reimburse the Town, its agents, officers, or employees for any court costs, and attorney's fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition. The Town shall promptly notify the applicant of any claim, action or proceedings arising from the Town's approval of this project, and the Town shall cooperate in the defense.

G2. This Conditional Use Permit shall become null and void if construction has not commenced within three (3) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission and/or Town Council, in conformance with the Town of Yucca Valley Development Code. The applicant is responsible for the initiation of an extension request.

Approval Date: October 9, 2012
Expiration Date: October 9, 2015

G3. The applicant shall ascertain and comply with requirements of all State, County, Town and local agencies as are applicable to the project area. These include, but are not limited to, Environmental Health Services, Transportation/Flood Control, Fire Warden, Building and Safety, State Fire Marshal, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, the Federal Emergency Management Agency, MDAQMD-

Mojave Desert Air Quality Management District, Community Development, Engineering, and all other Town Departments.

G4. All conditions are continuing conditions. Failure of the applicant to comply with any or all of said conditions at any time shall result in the revocation of the approval on the property.

G5. No on-site or off-site work shall commence without obtaining the appropriate permits for the work required by the Town and the appropriate utilities. The approved permits shall be readily available on the job site for inspection by Town personnel.

G6. The applicant shall pay all fees charged by the Town as required for application processing, plan checking, construction and/or electrical inspection. The fee amounts shall be those which are applicable and in effect at the time work is undertaken and accomplished. Fees for entitlement prior to construction permits are based on estimated costs for similar projects. Additional fees may be incurred, depending upon the specific project. If additional fees for services are incurred, they must be paid prior to any further processing, consideration, or approval(s).

G7. All improvements shall be inspected by the Town as appropriate. Any work completed without proper inspection may be subject to removal and replacement under proper inspection.

G8. All refuse shall be removed from the premises in conformance with Yucca Valley Town Code 33.083.

G9. During construction, the applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town staff to eliminate any site related dirt and debris within the roadways. During business activities, the applicant shall keep the public right-of-way adjacent to the property in a clean and sanitary condition.

G10. No staging of construction equipment or parking of worker's vehicles shall be allowed within the public right-of-way.

G11. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a qualified licensed land surveyor or civil engineer to reset those monuments per Town Standards and file the necessary information with the County Recorder's office as required by law (AB 1414).

PLANNING CONDITIONS

P1. The development of the property shall be in conformance with FEMA and the Town's Floodplain Management Ordinance requirements. Adequate provision shall be made to intercept and conduct the existing tributary drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed.

P2. All utilities shall be undergrounded in accordance with Ordinance 233.

P3. All exterior lighting shall comply with the Ordinance 90, Outdoor Lighting and shall be illustrated on all construction plans.

P4. All parts of the facility, including but not limited to the boulder and block wall shall be maintained in good repair at all times.

P5. Should the wireless communication facility become abandoned, the facility shall be removed from the property no later than 90 days after the discontinuance of use. A wireless communication facility is considered abandoned if it no longer provides wireless communication service. Such removal shall be in accordance with proper health and safety requirements.

P6. All visible portions of the block wall shall consist of split face block, colored to blend in with the surroundings.

P7. The construction plans shall clearly demonstrate that the wireless facility shall be setback a minimum of 275' from properties zoned for minimum lot sizes of 1 acre or smaller.

P8. The Applicant shall demonstrate that every effort was made to utilize the existing paved easement directly to the south of the project site.

ENGINEERING CONDITIONS

E1. Prior to any work being performed within the public right-of-way, the applicant shall pay the required fees and obtain an encroachment permit from the Department of Community Development. The applicant shall apply for an encroachment permit from the Town for utility trenching, utility connection, or any other encroachment onto public right-of-way. The applicant shall be responsible for the associated costs and arrangements with each public utility.

E2. Prior to any work being performed within the public right-of-way, the applicant shall provide the name, address, telephone, facsimile number, and e-mail

address of the contractor to perform the work. A description of the location, purpose, method of construction, and surface and subsurface area of the proposed work shall be supplied. A plat showing the proposed location and dimensions of the excavation and the facilities to be installed, maintained, or repaired in connection with the excavation, and such other details as may be required by the Town Engineer shall be provided.

E4. The applicant shall restore any pavement cuts required for installation or extension of utilities for the project within the public right-of-way. In all cases where cuts are allowed, the applicant is required to patch the cuts to City standards and the approval of the Town Engineer. The patching shall include a grinding of the pavement to a width 5 feet beyond the edge of the trench on each side, or as determined by the Town Engineer, and replacement with a full-depth asphalt concrete recommended by the Soils Engineer.

E5. The applicant shall observe the construction of this project to make certain that no damage or potential for damage occurs to adjacent roadway, existing improvements, adjacent property, and other infrastructure. The applicant shall be responsible for the repair of any damage occurring to offsite infrastructure as determined by the Town Engineer. The applicant shall repair any such damage prior to certificate of occupancy. If the damage is such that it cannot be repaired within a reasonable amount of time as determined by the Town Engineer, the applicant may petition the Town Engineer for additional conditions that may allow the time, amount of surety, or other requirements to repair the damage.

BUILDING AND SAFETY CONDITIONS

B1. Prior to the issuance of any permits, applicant shall submit certification from an engineer qualified in radiofrequency radiation that the proposed facility complies with the Federal Communications Commission (FCC) Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation and complies with the standards for maximum emissions of radiofrequency radiation of the American National Standards Institute (ANSI) /Institute of Electronics and Electrical Engineers (IEEE) C95.1-1992 and the National Council on Radiation Protection and Measurement (NCRP)

B2. Prior to the delivery of combustible materials, the following items shall be accepted as complete:

a. The water system is functional from the source of water past the lots on which permits are being requested (i.e. All services are installed, valves are functional and accessible, etc.); and

b. Fire hydrants are accepted by the Fire Marshal and the Hi Desert Water District. The fire hydrants associated with each phase shall be functioning prior to issuance of building permits.

B3. The applicant shall submit three sets of plans to the Building and Safety Dept. for plan check and approval prior to the installation of any equipment.

B4. At the time of building plan check submittal, the applicant shall provide approval from the San Bernardino County Fire Dept.

B5. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents.

B6. Prior to final inspection, all required improvements shall be constructed and finalized and accepted by the appropriate agency prior to the issuance of a Certificate of Occupancy.

Mojave Desert Air Quality Management District

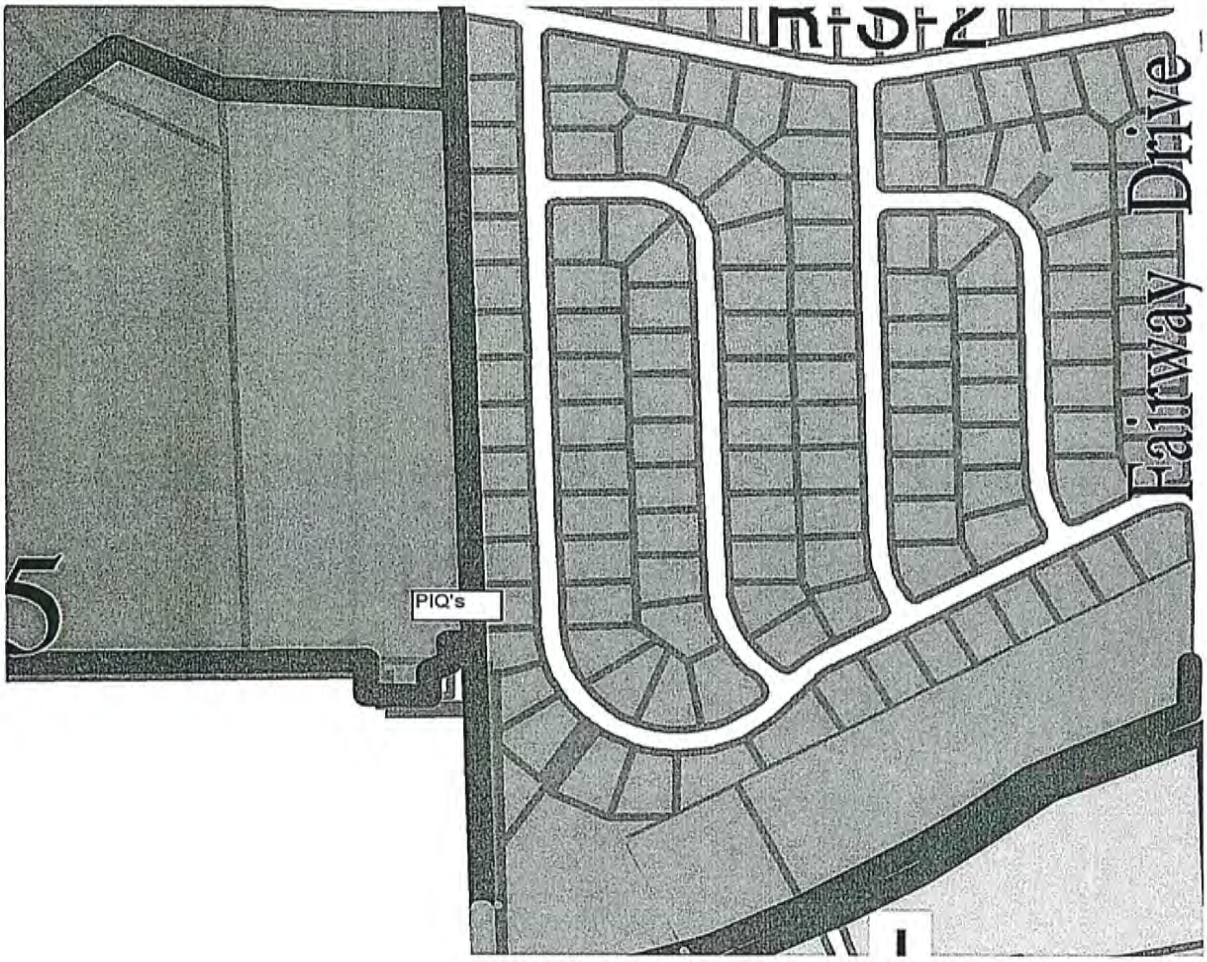
M1. Should the project include a back-up generator, the applicant shall consult with the District to determine the proper applications, permits, and fees that may be required.

I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I UNDERSTAND THAT FAILURE TO SATISFY ANY ONE OF THESE CONDITIONS WILL PROHIBIT THE ISSUANCE OF ANY PERMIT OR ANY FINAL MAP APPROVAL.

Applicant's Signature _____ Date _____

TOWN OF YUCCA VALLEY

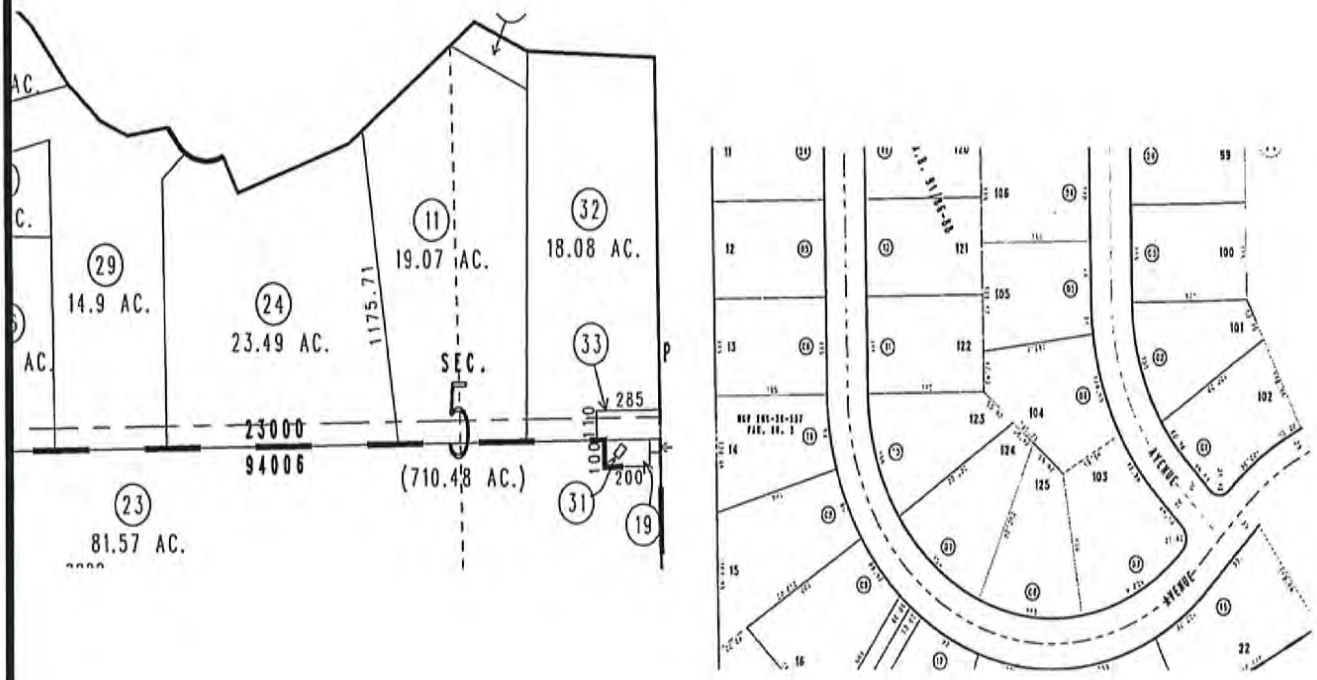
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-12 PCS METRO-ROCKAWAY



ZONING AND GENERAL PLAN LAND USE MAP

TOWN OF YUCCA VALLEY

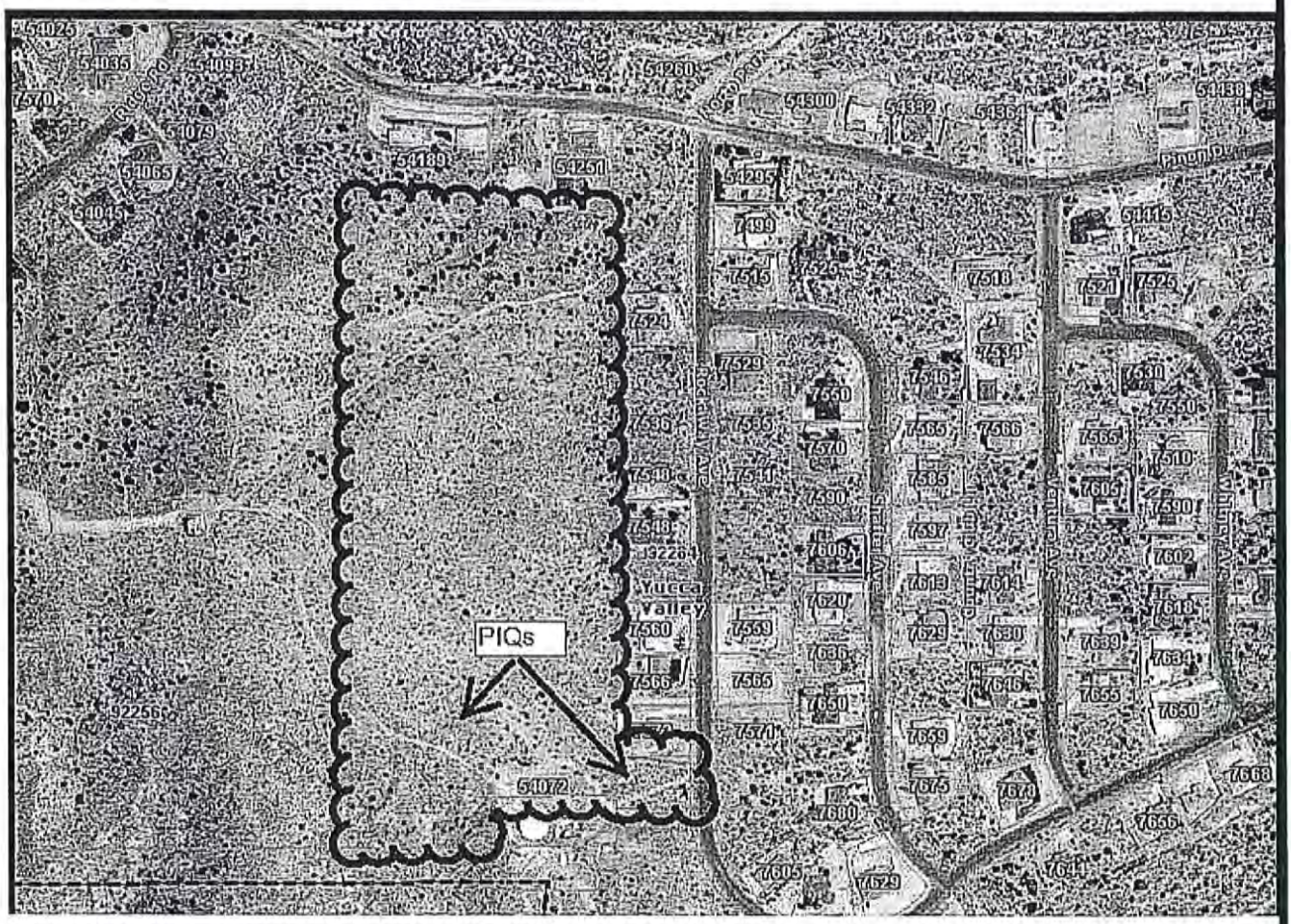
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-12 PCS METRO-ROCKAWAY



Assessor's Parcel Map

TOWN OF YUCCA VALLEY

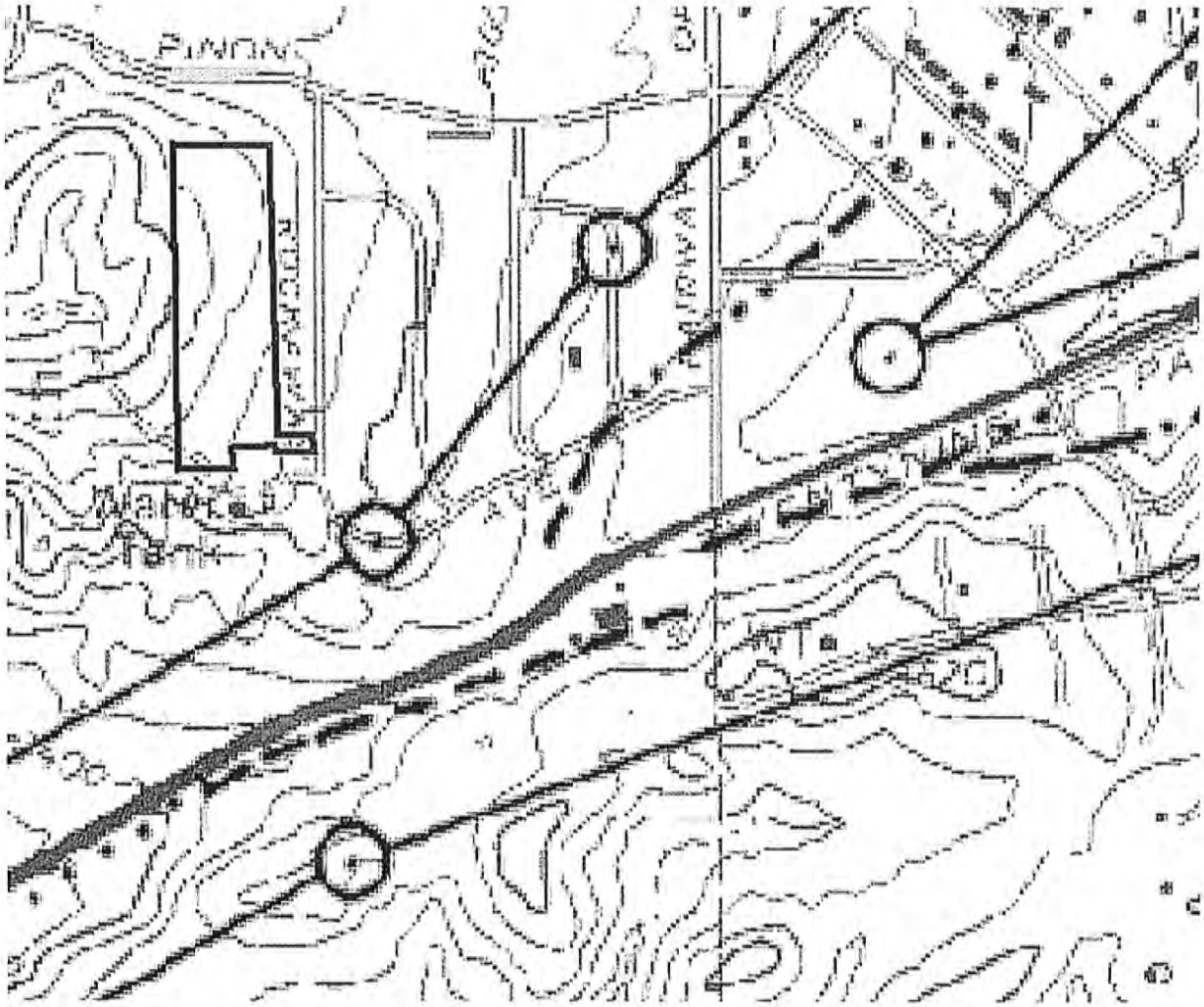
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-12 PCS METRO-ROCKAWAY



AERIAL PHOTO

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-12 PCS METRO-ROCKAWAY



Alquist-Priolo Map

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-12 PCS METRO-ROCKAWAY

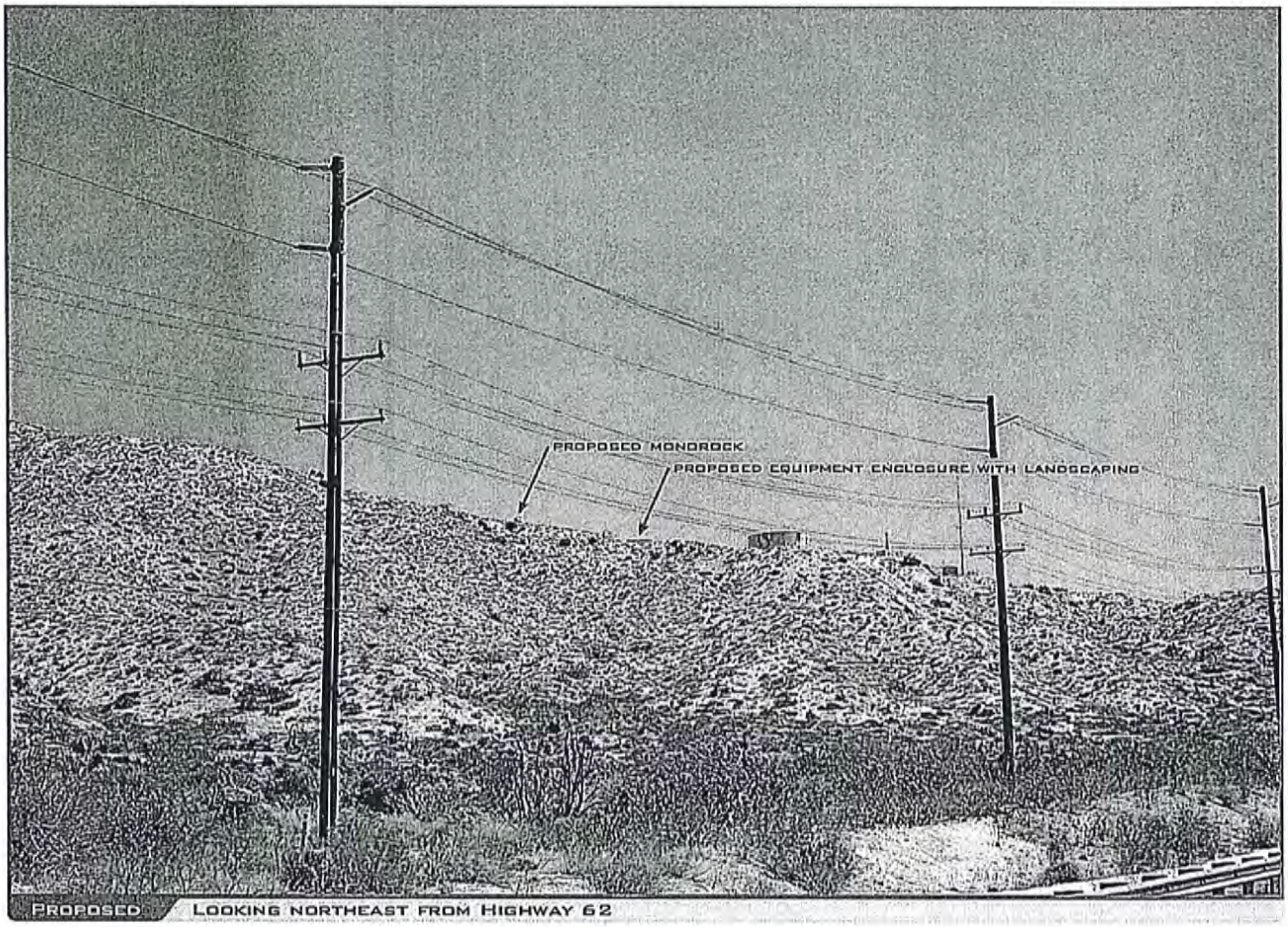


Photo Sim

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-12 PCS METRO-ROCKAWAY

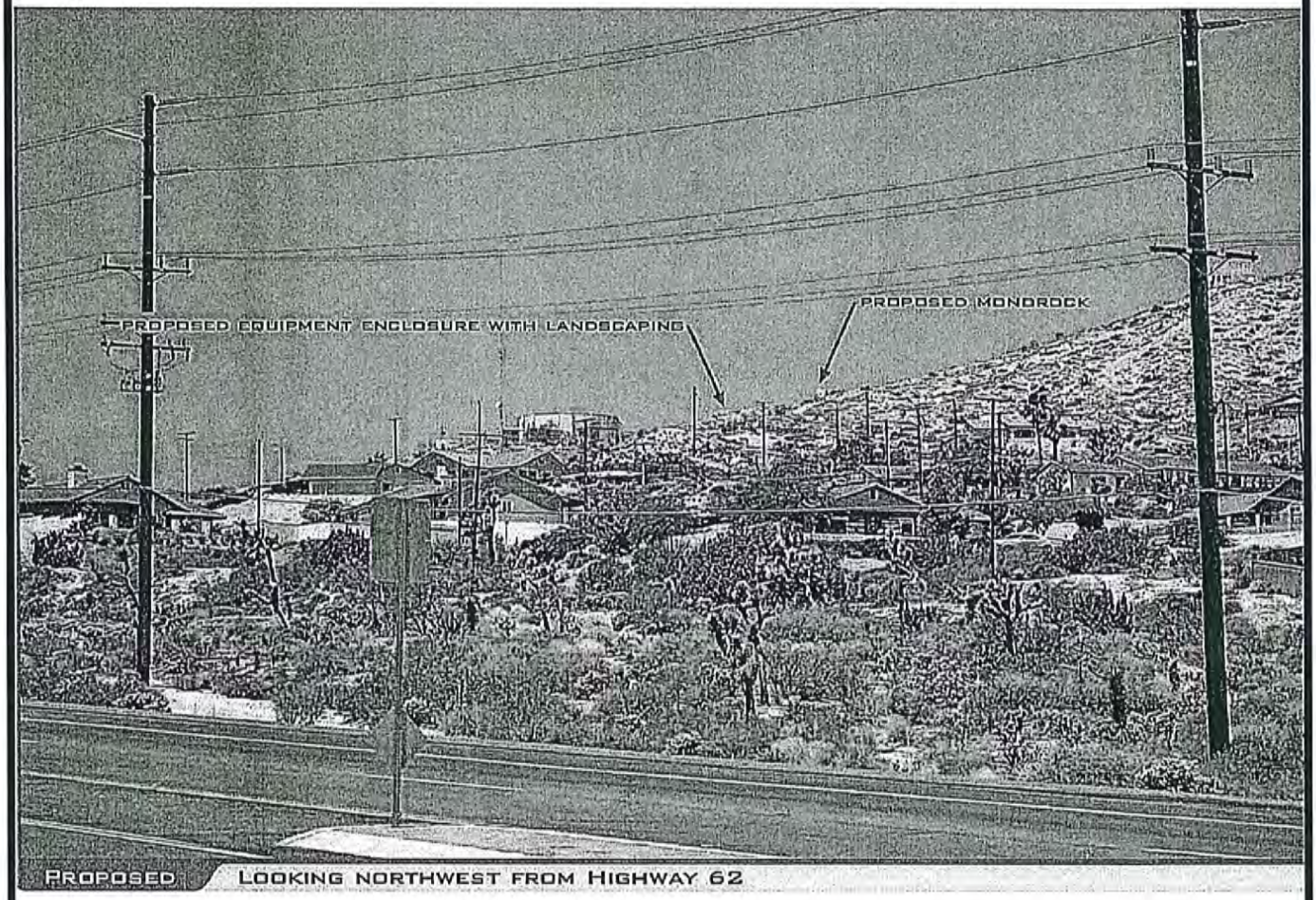


Photo Sim

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-12 PCS METRO-ROCKAWAY

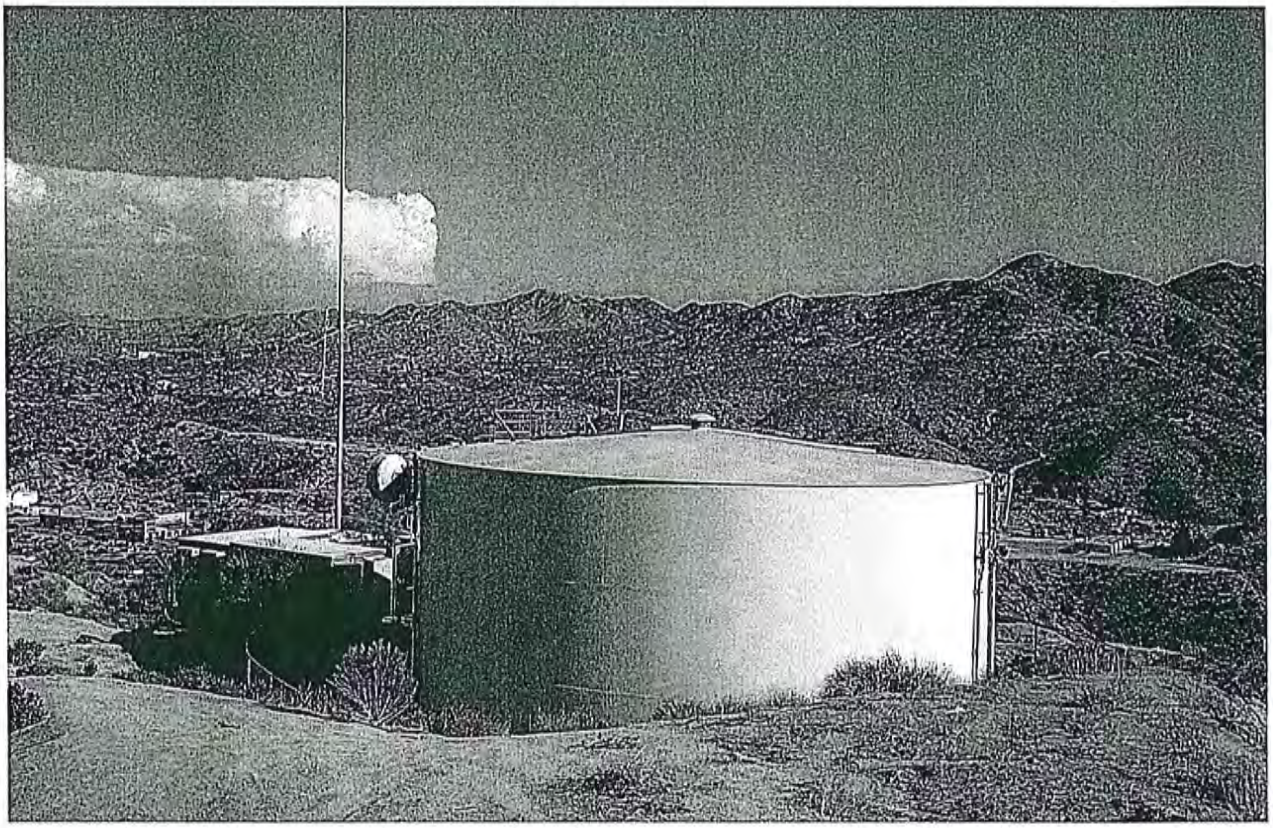
Existing Conditions

CURACY OF PHOTO SIMULATION BASED UPON INFORMATION P

Photo Sim

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-12 PCS METRO-ROCKAWAY



Site Photo

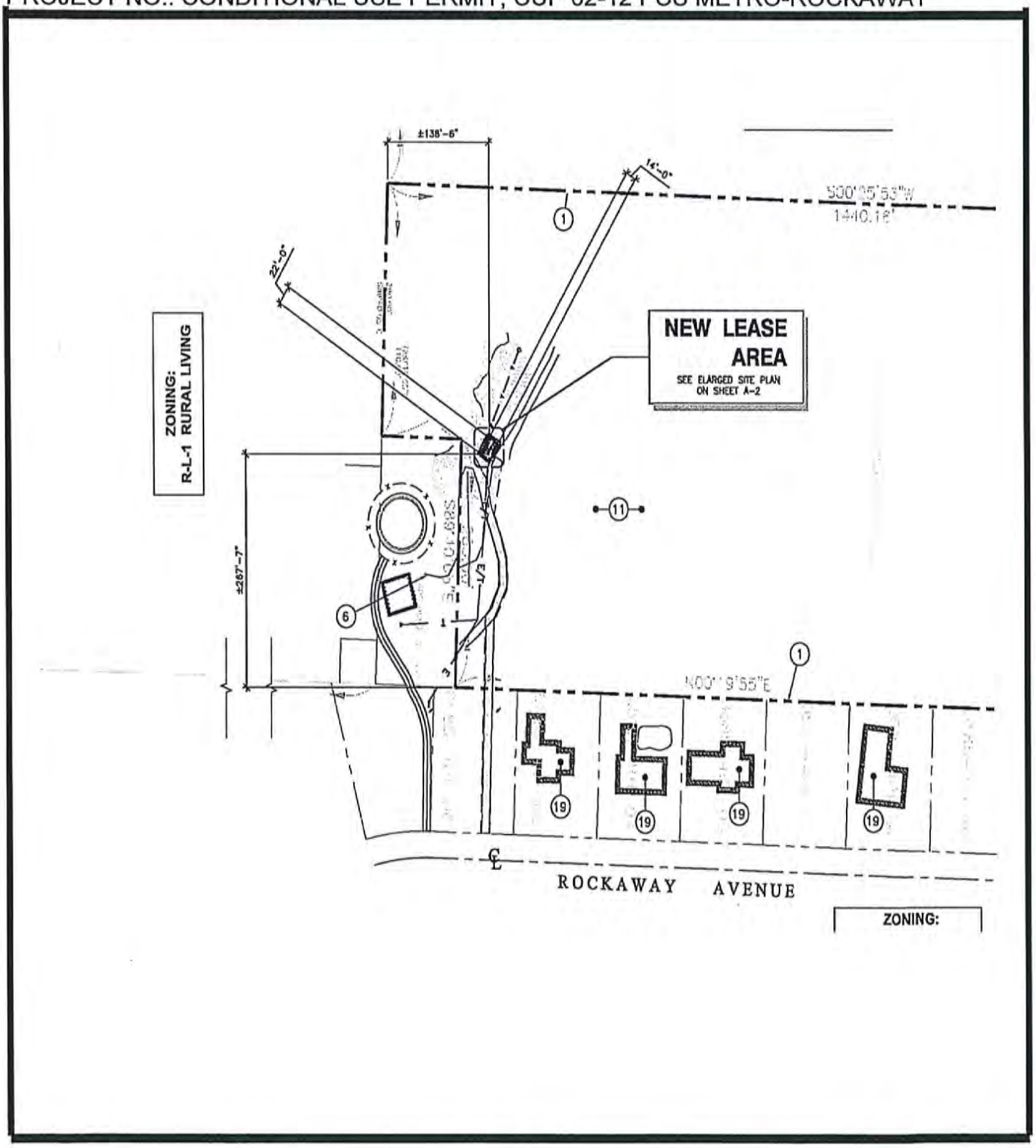
TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-12 PCS METRO-ROCKAWAY

Site Photo

TOWN OF YUCCA VALLEY

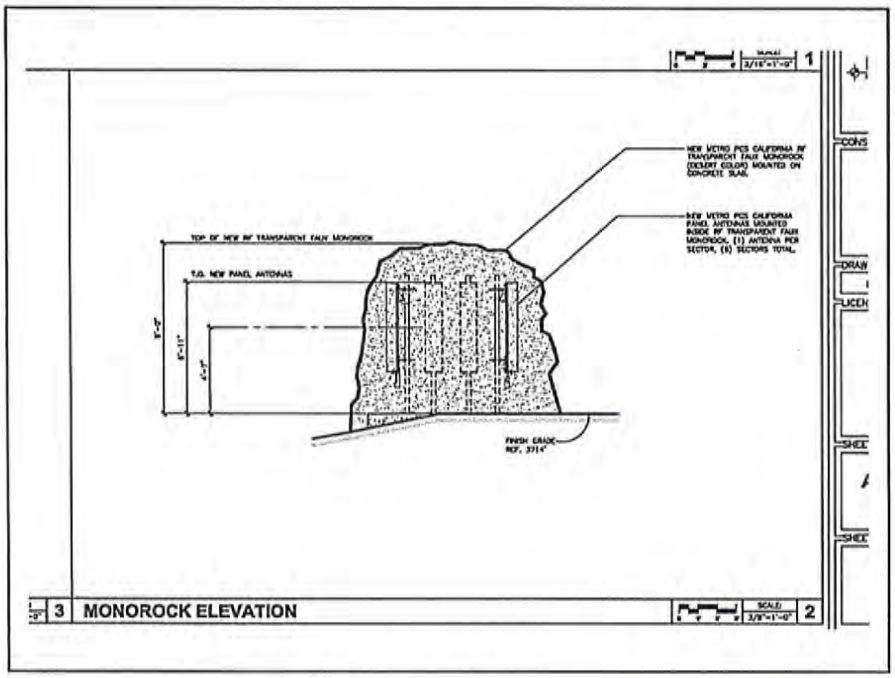
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-12 PCS METRO-ROCKAWAY

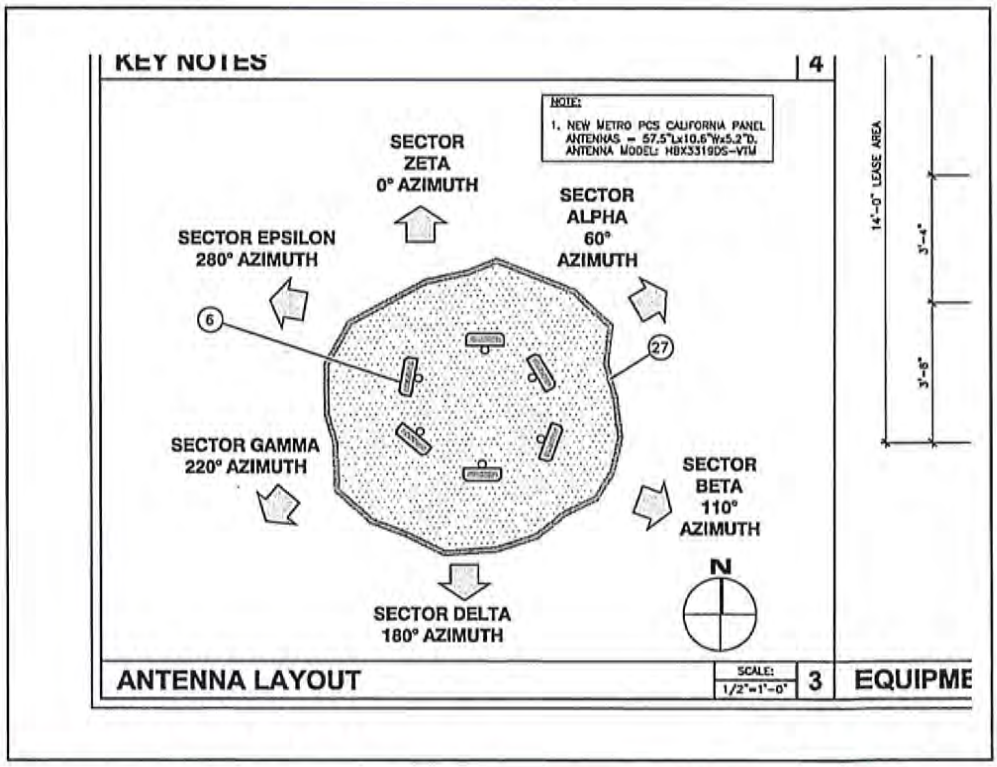


Site Plan

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-12 PCS METRO-ROCKAWAY

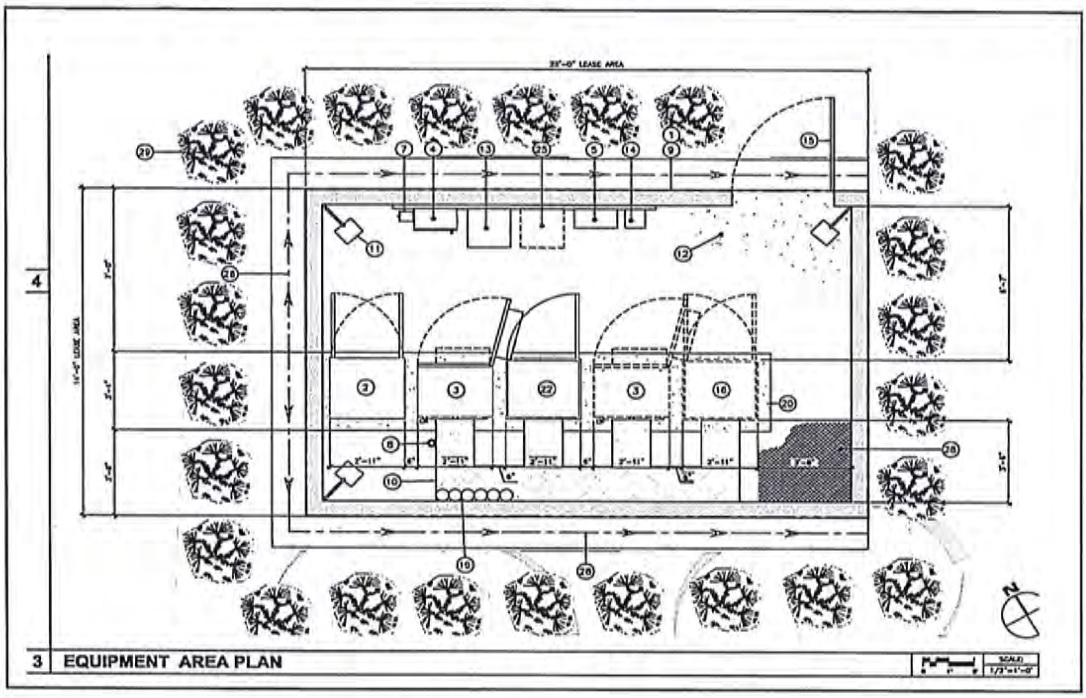


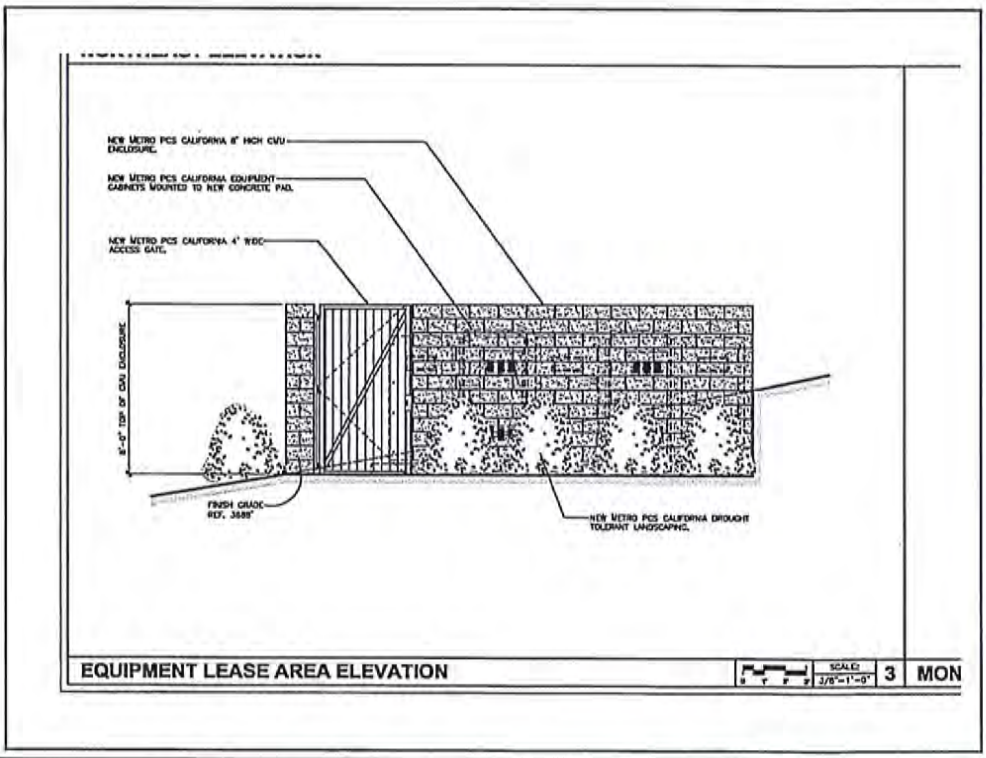


Boulder Plan

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-12 PCS METRO-ROCKAWAY





Enclosure Plan

METRO PCS CALIFORNIA, LLC

a Delaware limited liability company

LA4042B
ROCKAWAY

ROCKAWAY AVENUE
YUCCA VALLEY, CA 92284

PROJECT TEAM:

SITE ACQUISITION:

NAME: CMH CONSULTING GROUP
ADDRESS: 29910 MURRIETA HOT SPRINGS RD., SUITE C-310
CITY, STATE ZIP: MURRIETA, CA 92563
CONTACT: TOM [illegible]
PHONE: (858) 602-6253
EMAIL: [illegible]@cmhcg.com

ZONING:

NAME: CMH CONSULTING GROUP
ADDRESS: 29910 MURRIETA HOT SPRINGS RD., SUITE C-310
CITY, STATE ZIP: MURRIETA, CA 92563
CONTACT: VERONICA ARVIZU
PHONE: (858) 602-6300
EMAIL: [illegible]@cmhcg.com

RF ENGINEER:

NAME: METRO PCS
ADDRESS: 350 COMMERCE, SUITE 200
CITY, STATE ZIP: IRVINE, CA 92602
CONTACT: ALI SHAHTAHI
PHONE: (714) 730-3243

CONSTRUCTION MANAGER:

NAME: METRO PCS
ADDRESS: 350 COMMERCE, SUITE 200
CITY, STATE ZIP: IRVINE, CA 92602
CONTACT: GORDON COLES
PHONE: (714) 832-4238

SURVEYOR:

NAME: NATIONAL ENGINEERING & CONSULTING, INC.
ADDRESS: 23 ORCHARD, SUITE 200
CITY, STATE ZIP: LAKE FOREST, CA 92630
PHONE: (949) 716-9990
FAX: (949) 716-9997

ENGINEER:

NAME: NATIONAL ENGINEERING & CONSULTING, INC.
ADDRESS: 23 ORCHARD, SUITE 200
CITY, STATE ZIP: LAKE FOREST, CA 92630
PHONE: (949) 716-9990
FAX: (949) 716-9997

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR PERSONAL COMMUNICATION SERVICES WIRELESS TELECOMMUNICATIONS NETWORK. A TOTAL OF (6) PANEL ANTENNAS LOCATED INSIDE NEW MONOPOLE AND (1) GPS ANTENNA, (3) OUTDOOR EQUIPMENT CABINETS AT GRADE LEVEL ARE PROPOSED.

PROJECT INFORMATION:

APPLICANT:

NAME: METRO PCS CALIFORNIA LLC.
ADDRESS: 350 COMMERCE, SUITE 200
CITY, STATE ZIP: IRVINE, CA 92602
CONTACT: ALI CLARKE
PHONE: (714) 730-3242

UTILITY PROVIDERS:

POWER COMPANY: SCE
CONTACT: MIKE MARSHALL
PHONE: (562) 440-4858

TELCO COMPANY: VERIZON
CONTACT: JIM THOMPSON
PHONE: (928) 451-1163

PROPERTY INFORMATION:

LANDLORD: MATTHEW AND ROSETTA SMITH
ADDRESS: 899 TAMARICK
CITY, STATE ZIP: PALM SPRINGS, CA 92262
CONTACT: DOUG JONES
PHONE: (760) 272-4379

PROPERTY OWNER: MATTHEW AND ROSETTA SMITH
ADDRESS: P.O. BOX[illegible]
CITY, STATE ZIP: PIONEETOWN, CA 92268
CONTACT: DOUG JONES
PHONE: (760) 272-4379

JURISDICTION: CITY OF YUCCA VALLEY
AREA OF CONSTRUCTION: 300 SQ. FT.
CURRENT ZONING: R-L-1 RURAL LIVING
TYPE OF CONSTRUCTION: VB
OCCUPANCY: U
APN: 0583-301-32, ACCESS ACROSS 0583-401-06
COORDINATES: LATITUDE: 34° 08' 42.83"N
LONGITUDE: 116° 28' 56.75"W

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

1. 2010 CALIFORNIA ADMINISTRATIVE CODE
2. 2010 CALIFORNIA BUILDING CODE (CBC) (2009 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS)
3. 2010 CALIFORNIA ELECTRICAL CODE (CEC) (2008 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS)
4. 2010 CALIFORNIA ENERGY CODE
5. 2010 CALIFORNIA MECHANICAL CODE (CMC) (2009 INTERNATIONAL MECHANICAL CODE WITH CALIFORNIA AMENDMENTS)
6. 2010 CALIFORNIA PLUMBING CODE (CPC) (2009 INTERNATIONAL PLUMBING CODE WITH CALIFORNIA AMENDMENTS)
7. AND/OR/TIA-222-G LIFE SAFETY CODE NFPA-101
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES

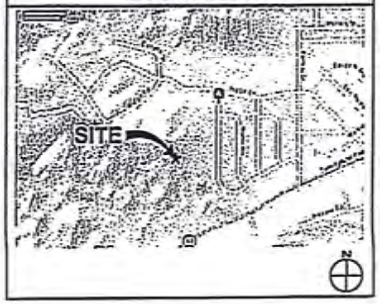
DRIVING DIRECTIONS:

DRIVING DIRECTIONS FROM METRO PCS CALIFORNIA, LLC. OFFICE:

1. HEAD NORTHEAST ON COMMERCE TOWARD EL CAMINO REAL
2. TURN RIGHT ONTO EL CAMINO REAL
3. TAKE THE 1ST LEFT ONTO EL CAMINO REAL N
4. TAKE THE 1ST RIGHT ONTO DRIVE AVE
5. TURN LEFT ONTO CULVER DR
6. TURN LEFT ONTO IRVINE BLVD
7. TURN RIGHT TO MERGE ONTO CA-261 N/TOLL RD 261. TOLL ROAD
8. MERGE ONTO CA-241 N. TOLL ROAD
9. TAKE EXIT 26A TO MERGE ONTO CA-91 E TOWARD RIVERSIDE FARM. TOLL ROAD
10. TAKE EXIT 65B FOR CA-60 E/A-215 S TOWARD SAN DIEGO/MOD
11. MERGE ONTO CA-60 E
12. MERGE ONTO I-215 S
13. SLIGHT LEFT ONTO CA-60 E/MORENO VALLEY FWY
14. TAKE THE EXIT ON THE LEFT ONTO I-10 E
15. TAKE EXIT 117 TO MERGE ONTO CA-62 E/YUCCA VALLEY TOWARD 29 PALMS/YUCCA VALLEY
16. TURN LEFT ONTO FAIRWAY DR
17. TAKE THE 1ST LEFT ONTO ROCKAWAY AVE. THE SITE IS ON THE LEFT.

THOMAS GUIDE 2006
MORONO SAN BERNARDINO COUNTY
PAGE: 4937
GRID: A-6

VICINITY MAP:



SHEET INDEX:

SHEET:	DESCRIPTION:
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	BOUNDARY DETAIL & SITE PLAN
A-2	ENLARGED SITE PLAN, EQUIPMENT PLAN & ANTENNA LAYOUT
A-3	ARCHITECTURAL ELEVATIONS

APPROVALS:

APPROVED BY:	NAME:	DATE:
OWNER:		
LEASING:		
ZONING:		
CONSTRUCTION MANAGER:		
RF ENGINEER:		
PROJECT MANAGER:		
NOC OPS:		
UTILITY COORDINATOR:		

Metro PCS California, LLC
a Delaware limited liability company
350 COMMERCE, SUITE 200
IRVINE, CA 92602

PROJECT INFORMATION:
LA4042B
ROCKAWAY
ROCKAWAY AVENUE
YUCCA VALLEY, CA 92284
SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
9/14/11

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	9/14/11	100% ZONING	CM
1	9/08/11	90% ZONING	FR

PLANS PREPARED BY:
NATIONAL ENGINEERING & CONSULTING, INC.

CONSULTANT:

DRAWN BY:	CHK.:	APV.:
FR	JW	JW

LICENSER:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

TITLE REPORT

LEGAL DESCRIPTION AND EXCEPTIONS WERE TAKEN FROM PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY ORDER NO. 11-7251310005-RK, DATED JUNE 20, 2011

RECORD OWNER

GEORGE J. RUPPERT AND BARBARA ANN RUPPERT, TRUSTEES OF THE GEORGE J. RUPPERT & BARBARA ANN RUPPERT FAMILY TRUST

APN

0585-301-32, ACCESS ACROSS 0585-401-06

SITE ADDRESS

ROCKAWAY AVENUE, YUCCA VALLEY, CA 92284

LEGAL DESCRIPTION PER TITLE REPORT

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST 2/3 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE WESTERLY 2/3 OF SAID SECTION 3, DISTANT THEREON 934.33 FEET NORTHERLY FROM THE CENTERLINE OF TWENTYNINE PALMS HIGHWAY, AS THE SAME EXISTED 100 FEET WIDE ON JANUARY 7, 1952; THENCE WESTERLY ON A LINE PARALLEL TO THE NORTHERLY BOUNDARY OF SAID SECTION 3, A DISTANCE OF 375 FEET; THENCE NORTH 00°23'53" EAST TO THE SOUTHEASTERLY CORNER OF LOT 4, TRACT NO. 4782, AS PER PLAT RECORDED IN BOOK 86 OF MAPS, PAGES 89 THROUGH 92, INCLUSIVE, RECORDS OF SAID COUNTY; THENCE SOUTH 88°42'45" EAST 374.98 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID TRACT NO. 4782, BEING ON THE EAST LINE OF THE WEST 2/3 OF SAID SECTION 3; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM 1/2 OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, ON AND UNDER SAID LAND OR THAT MAY BE PRODUCED THEREFROM, AS RESERVED BY ARLINE D. MARSHALL IN DEED RECORDED FEBRUARY 4, 1953, IN BOOK 3360, PAGE 488, OF OFFICIAL RECORDS.

EXCEPT THAT PORTION DESCRIBED IN THE DEED TO HI-DESERT WATER DISTRICT, A PUBLIC AGENCY RECORDED FEBRUARY 28, 2003, AS INSTRUMENT NO. 2003000049750, OF OFFICIAL RECORDS.

SCHEDULE B EXCEPTION

ITEMS 1-3 ARE TAXES RELATED
ITEM 4 IS WATER RIGHT RELATED
ITEM 5 IS ACCESS RIGHT RELATED
ITEM 7 IS EASEMENT NOT DISCLOSED RELATED
ITEM 8 IS RIGHT RELATED
ITEM 9 IS LIENS & JUDGEMENTS
ITEMS 10 & 11 ARE TITLE RELATED

⚠ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: CY DIETER AND RUTH DIETER
PURPOSE: INGRESS AND EGRESS
RECORDED: APRIL 20, 1984, BOOK 6131, PAGE 163, OF OFFICIAL RECORDS
AFFECTS: THE EAST 20 FEET OF SAID LAND

DOES NOT AFFECT THE CONSTRUCTION AREA

BENCH MARK

NATIONAL GEODETIC CORS "HOCO"

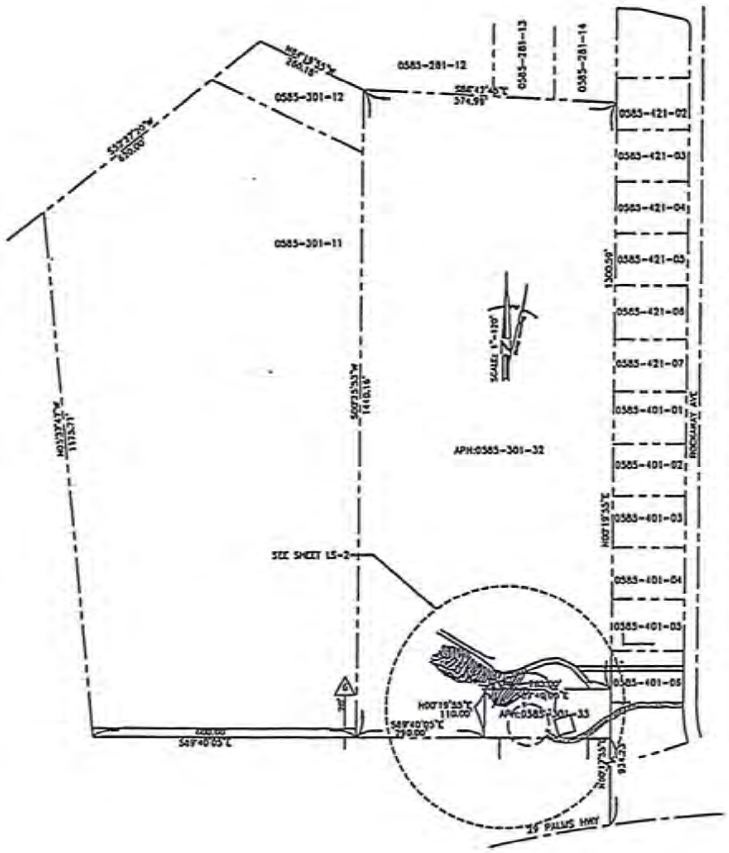
FLOOD ZONE

NATIONAL FLOOD INSURANCE PROGRAM THE SUBJECT PROPERTY IS LOCATED WITHIN

ZONE D, AREAS WITH POSSIBLE BUT UNCONFIRMED FLOOD HAZARDS. NO FLOOD HAZARD ANALYSIS HAS BEEN CONDUCTED. FLOOD INSURANCE RATES ARE COMMENSURATE WITH THE UNCERTAINTY OF THE FLOOD RISK
PER FIRM, MAP COMMUNITY PANEL NO.06071C0855H EFFECTIVE DATED AUGUST 28, 2008

BASIS OF BEARING

THE CENTER LINE OF ROCKAWAY AVE BEARING N00°19'35"E PER TRACT NO.7084 WAS USED AS BASIS OF BEARING FOR THIS SURVEY



Metro PCS California, LLC
a Delaware limited liability company
350 COMMERCE, SUITE 200
IRVINE, CA 92602

PROJECT INFORMATION:
LA4042B
ROCKAWAY
ROCKAWAY AVE
YUCCA VALLEY, CA 92284

CURRENT ISSUE DATE:
07/28/11

ISSUED FOR:
FINAL

REV.:	DATE:	DESCRIPTION:	BY:
1			

PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSULTING, INC.
27 CHICHAMO, SUITE 200
LAKE FOREST, CA 92630
PHONE (949) 710-0000
FAX (949) 710-0007

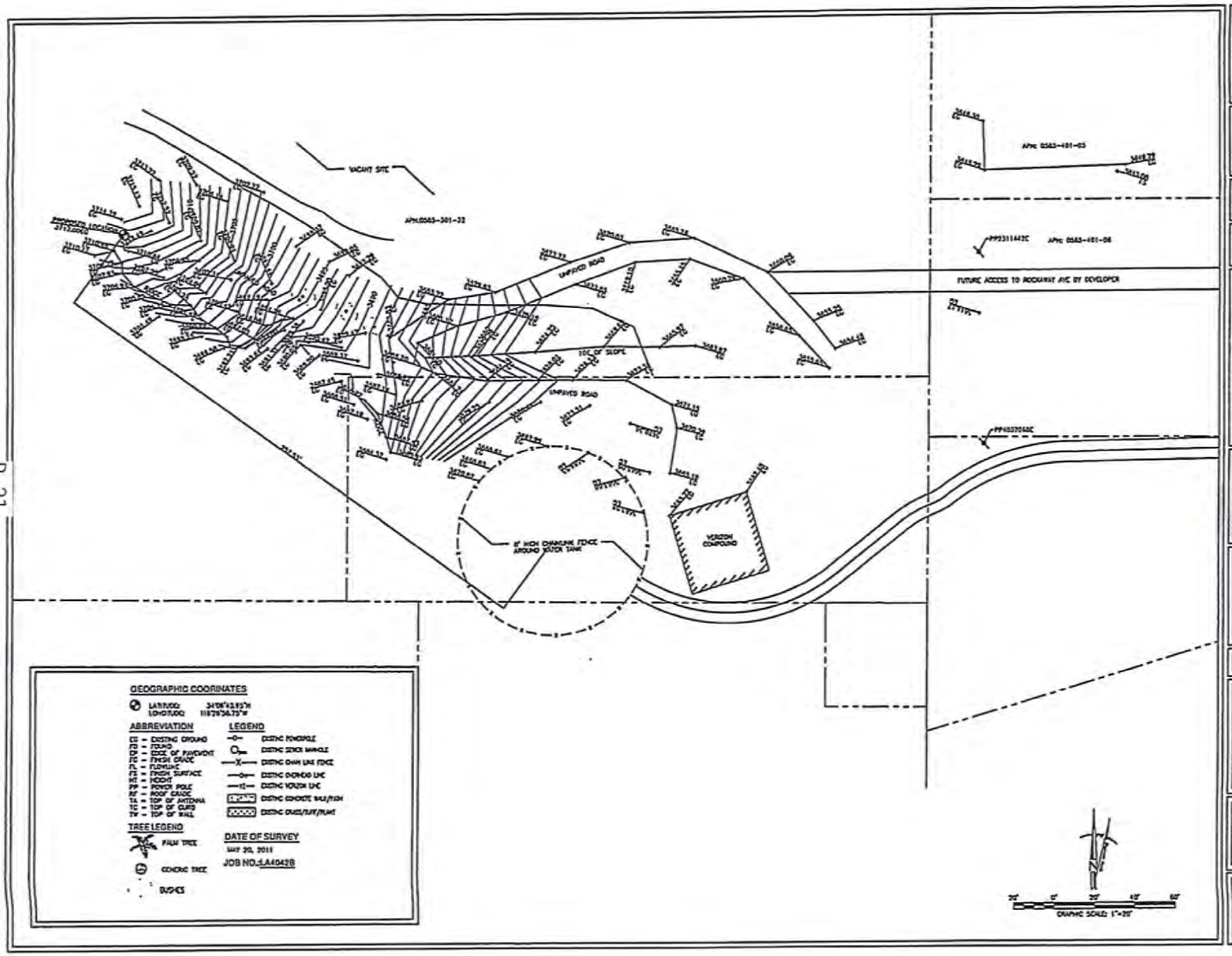
CONSULTANT:

DRAWN BY:	CHK.:	APV.:
JP	AJK	AJK

LICENSER:

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1



Metro PCS California, LLC
a Delaware limited liability company
350 COMMERCE, SUITE 200
IRVINE, CA 92602

PROJECT INFORMATION:
LA4042B
ROCKAWAY
ROCKAWAY AVE
YUCCA VALLEY, CA 92284

CURRENT ISSUE DATE:
07/28/11

ISSUED FOR:
FINAL

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
NATIONAL
37 ORCHARD, SUITE 200
LAKE FOREST, CA 92630
PHONE: (949) 710-0000
FAX: (949) 710-0007

CONSULTANT:

DRAWN BY:	CHK.:	APV.:
JP	AJK	AJK

LICENSER:

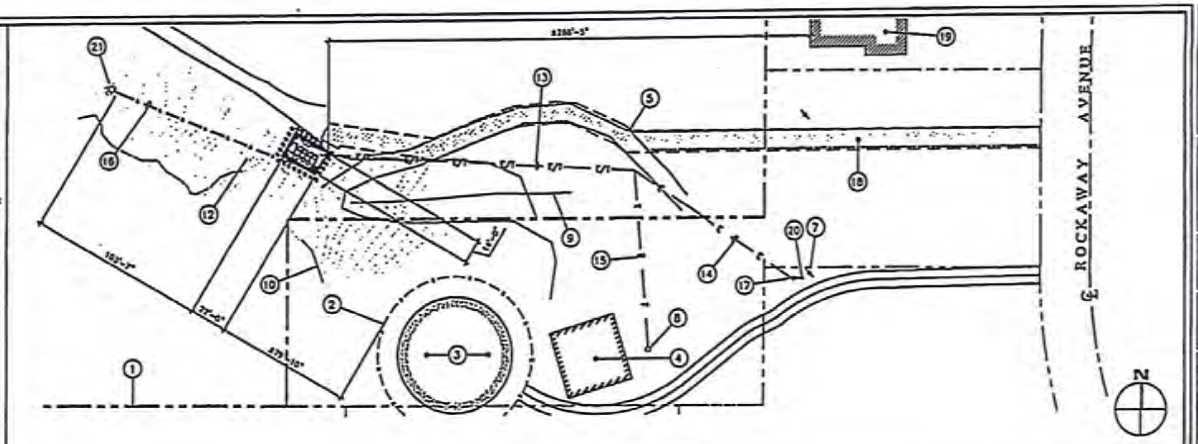
SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-2

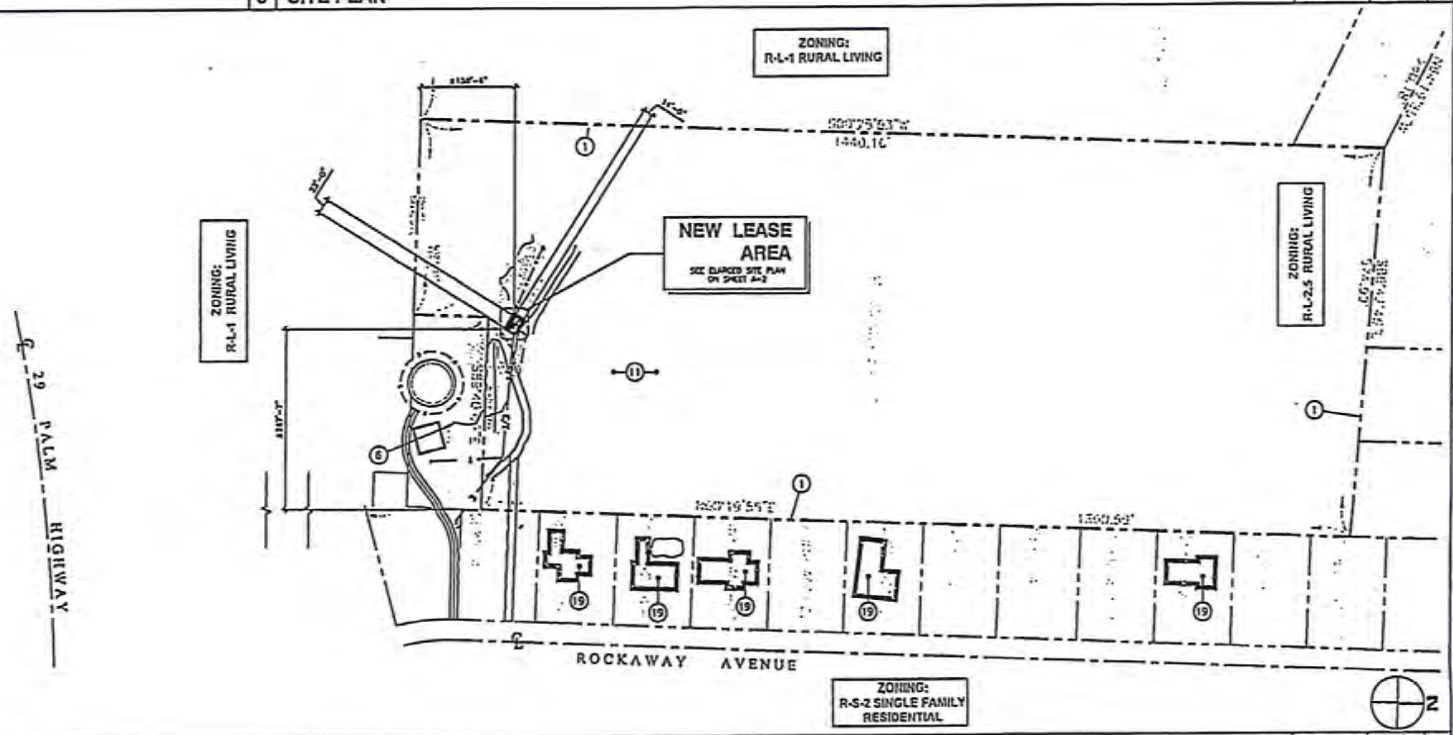
NOTES:

1. EXISTING PROPERTY LINES.
2. EXISTING 8' HIGH CHAIN LINK FENCE AROUND WATER TANK.
3. EXISTING WATER TANK.
4. EXISTING VERIZON WIRELESS EQUIPMENT SHELTER.
5. EXISTING UNPAVED ROAD AND ACCESS TO NEW METRO PCS CALIFORNIA LEASE AREA.
6. EXISTING UNPAVED AREA TO VERIZON WIRELESS SHELTER.
7. EXISTING POWER POLE [illegible].
8. EXISTING VERIZON TELCO PEDESTAL AND NEW METRO PCS CALIFORNIA TELCO P.D.C.
9. EXISTING TOE OF SLOPE/SWALE.
10. EXISTING TOP OF SLOPE.
11. EXISTING VACANT SITE.
12. EXISTING BUSHES.
13. NEW METRO PCS CALIFORNIA UNDERGROUND POWER AND TELCO RUN IN JOINT TRENCH.
14. NEW METRO PCS CALIFORNIA UNDERGROUND POWER RUN. ~3"Ø CONDUIT FOR POWER. APPROX = ±30'.
15. NEW METRO PCS CALIFORNIA UNDERGROUND TELCO RUN. ~4"Ø CONDUIT FOR TELCO. APPROX = ±30'.
16. NEW METRO PCS CALIFORNIA UNDERGROUND COAX CABLE RUN. APPROX = ±11'.
17. NEW METRO PCS CALIFORNIA METER PEDESTAL.
18. NEW METRO PCS CALIFORNIA 12' WIDE NON-EXCLUSIVE ACCESS ROUTE.
19. EXISTING RESIDENCE. TYPICAL.
20. EXISTING UNDERGROUND UTILITY J-BOX AND NEW METRO PCS CALIFORNIA POWER P.D.C.
21. NEW METRO PCS CALIFORNIA 8' TRANSPARENT FAUX MONOPOLE (DESERT COLOR) WITH ACCESS HATCH MOUNTED ON CONCRETE SLAB.

KEY NOTES 3



SITE PLAN 2



BOUNDARY DETAIL 1

Metro PCS California, LLC
a Delaware limited liability company
350 COMMERCE, SUITE 200
IRVINE, CA 92602

PROJECT INFORMATION:
LA4042B
ROCKAWAY
ROCKAWAY AVENUE
YUCCA VALLEY, CA 92284
SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
9/14/11

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
2	9/14/11	100% ZONING	CH
1	9/06/11	90% ZONING	FR

PLANS PREPARED BY:
NATIONAL

CONSULTANT:

DRAWN BY:	CHK.:	APV.:
FR	JW	JW

LICENSER:

SHEET TITLE:
BOUNDARY & SITE PLAN

SHEET NUMBER:
A-1

NOTES:

1. NEW METRO PCS CALIFORNIA 14' x 22' = 308.00 SQ. FT. LEASE AREA.
2. NEW METRO PCS CALIFORNIA EC870 BATTERY CABINETS MOUNTED TO NEW CONCRETE PAD.
3. NEW METRO PCS CALIFORNIA BTS EQUIPMENT CABINETS MOUNTED TO NEW CONCRETE PAD.
4. NEW METRO PCS CALIFORNIA PPC CABINET MOUNTED TO WALL.
5. NEW METRO PCS CALIFORNIA TELCO CABINET MOUNTED TO WALL.
6. NEW METRO PCS CALIFORNIA PANEL ANTENNAS MOUNTED INSIDE 30' TRANSPARENT FAUX MONOPOLE. (1) ANTENNA PER SECTOR, (6) SECTORS TOTAL.
7. NEW METRO PCS CALIFORNIA GENERATOR RECEPTACLE.
8. NEW METRO PCS CALIFORNIA GPS ANTENNA.
9. NEW METRO PCS CALIFORNIA 8' HIGH CMU ENCLOSURE.
10. NEW METRO PCS CALIFORNIA COAX CABLE ICE BRIDGE.
11. NEW METRO PCS CALIFORNIA SERVICE LIGHT, TYP. OF (3).
12. NEW METRO PCS CALIFORNIA CONCRETE SLAB
13. NEW METRO PCS CALIFORNIA FIBER CABINET
14. NEW METRO PCS CALIFORNIA HAU CABINET
15. NEW METRO PCS CALIFORNIA 4' WIDE ACCESS GATE.
16. NEW METRO PCS CALIFORNIA 6201 CABINETS MOUNTED TO NEW CONCRETE PAD.
17. NEW METRO PCS CALIFORNIA UNDERGROUND POWER AND TELCO RUN IN JOINT TRENCH.
18. EXISTING BUSHES.
19. NEW METRO PCS CALIFORNIA (3) 4"ø COAX CABLE STUB-UP.
20. NEW METRO PCS CALIFORNIA EQUIPMENT RAISED CONCRETE PAD.
21. NEW METRO PCS CALIFORNIA UNDERGROUND COAX CABLE RUN. APPROX = 111'±.
22. NEW METRO PCS CALIFORNIA DIPLEXER CABINET MOUNTED TO NEW CONCRETE PAD.
23. NEW METRO PCS CALIFORNIA 12' WIDE NON-EXCLUSIVE ACCESS ROUTE.
24. EXISTING ROCKS.
25. NEW METRO PCS CALIFORNIA FUTURE FIBER CABINET
26. NEW METRO PCS CALIFORNIA CONCRETE SWALE AT THE BASE OF EQUIPMENT LEASE AREA TO DIVERT ALL DRAINAGE IMPACTS AND MITIGATION AND SHALL NOT BLOCK THE EXISTING DRAINAGE PATTERN.
27. NEW METRO PCS CALIFORNIA 30' TRANSPARENT FAUX MONOPOLE (DESERT COLOR) WITH ACCESS HATCH MOUNTED ON CONCRETE SLAB.
28. NEW METRO PCS CALIFORNIA CHAIN LINK TOPPER.
29. NEW METRO PCS CALIFORNIA DROUGHT TOLERANT LANDSCAPING.

ANTENNA & CABLE SCHEDULE

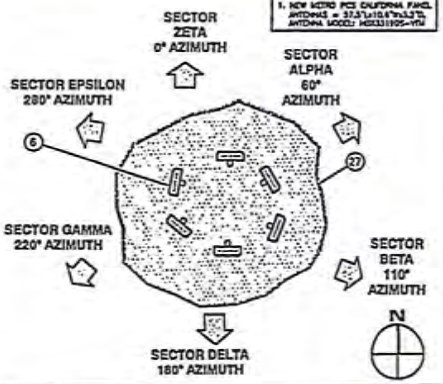
ANTENNA SECTOR	AZIMUTH	CABLE SIZE	COAX CABLE LENGTH	TIP HEIGHT	RAD CTR
SECTOR ALPHA	60°	7/8"	125'±	30'-11"	29'-1"
SECTOR DELTA	180°	7/8"	125'±	30'-11"	29'-1"
SECTOR BETA	110°	7/8"	125'±	30'-11"	29'-1"
SECTOR EPSILON	280°	7/8"	125'±	30'-11"	29'-1"
SECTOR GAMMA	220°	7/8"	125'±	30'-11"	29'-1"
SECTOR ZETA	0°	7/8"	125'±	30'-11"	29'-1"
CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES					

COAX CABLE SITE SCHEDULE

LDF4 (1/2") < 50'	LDF5 (7/8") 50' - 125'	LDF7 (1-1/8") 125' - 200'

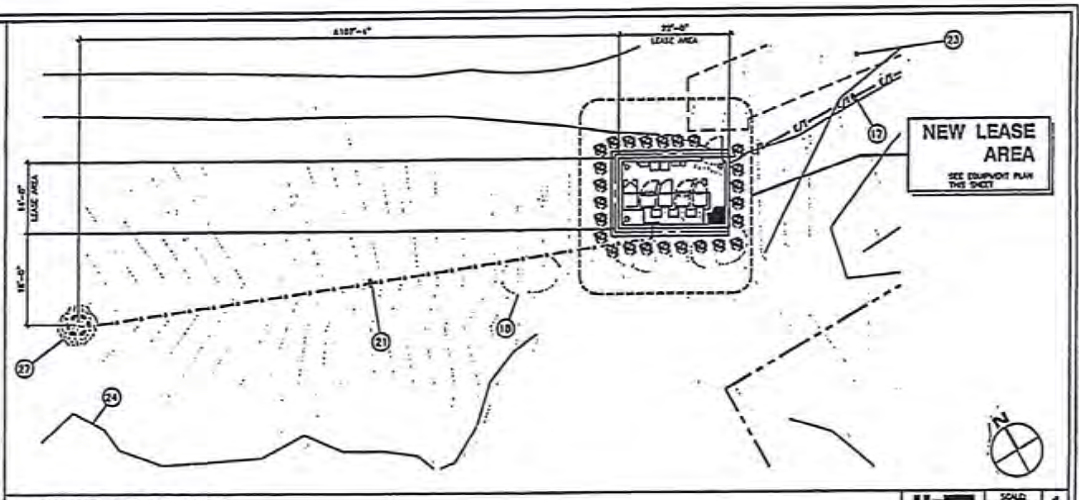
KEY NOTES 4

NOTE:
1. NEW METRO PCS CALIFORNIA PANEL ANTENNAS = 57.3"L×10.8"W×3.5"D, ANTENNA MODEL: HBX3319DS-VTM



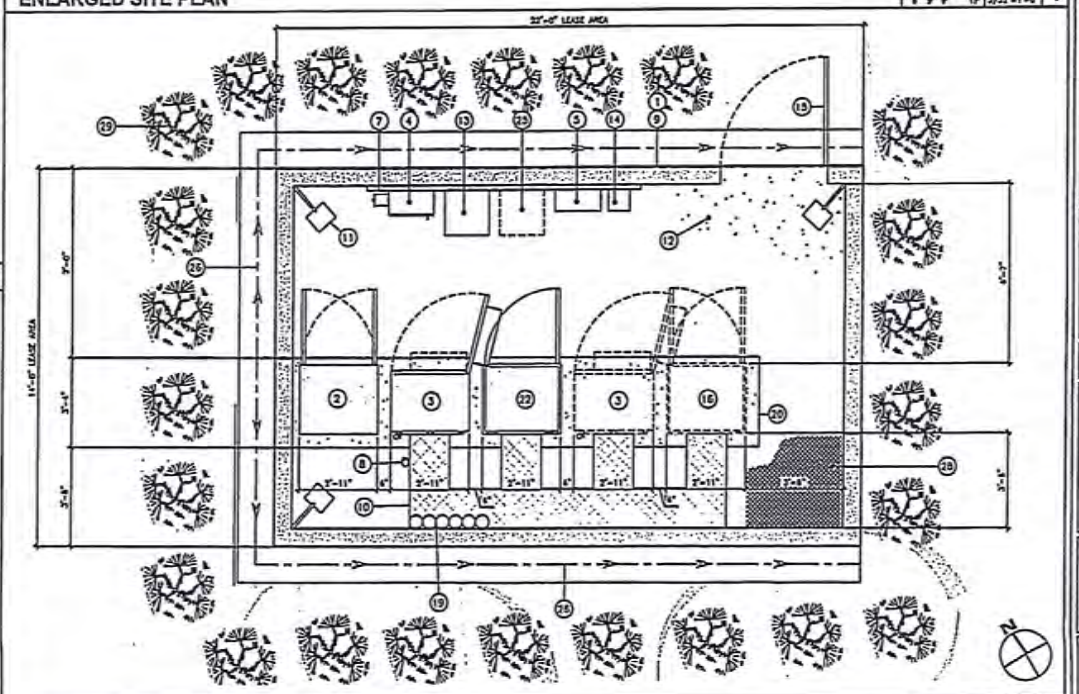
ANTENNA LAYOUT 3

SCALE: 1/2"=1'-0"



ENLARGED SITE PLAN 1

SCALE: 3/32"=1'-0"



EQUIPMENT AREA PLAN 2

SCALE: 1/2"=1'-0"

Metro PCS California, LLC
a Delaware limited liability company
350 COMMERCE, SUITE 200
IRVINE, CA 92602

PROJECT INFORMATION:
LA4042B
ROCKAWAY
ROCKAWAY AVENUE
YUCCA VALLEY, CA 92284
SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
9/14/11

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	9/14/11	100% ZONING	CN
1	9/08/11	90% ZONING	FR

PLANS PREPARED BY:
NATIONAL ENGINEERING & CONSULTING, INC.

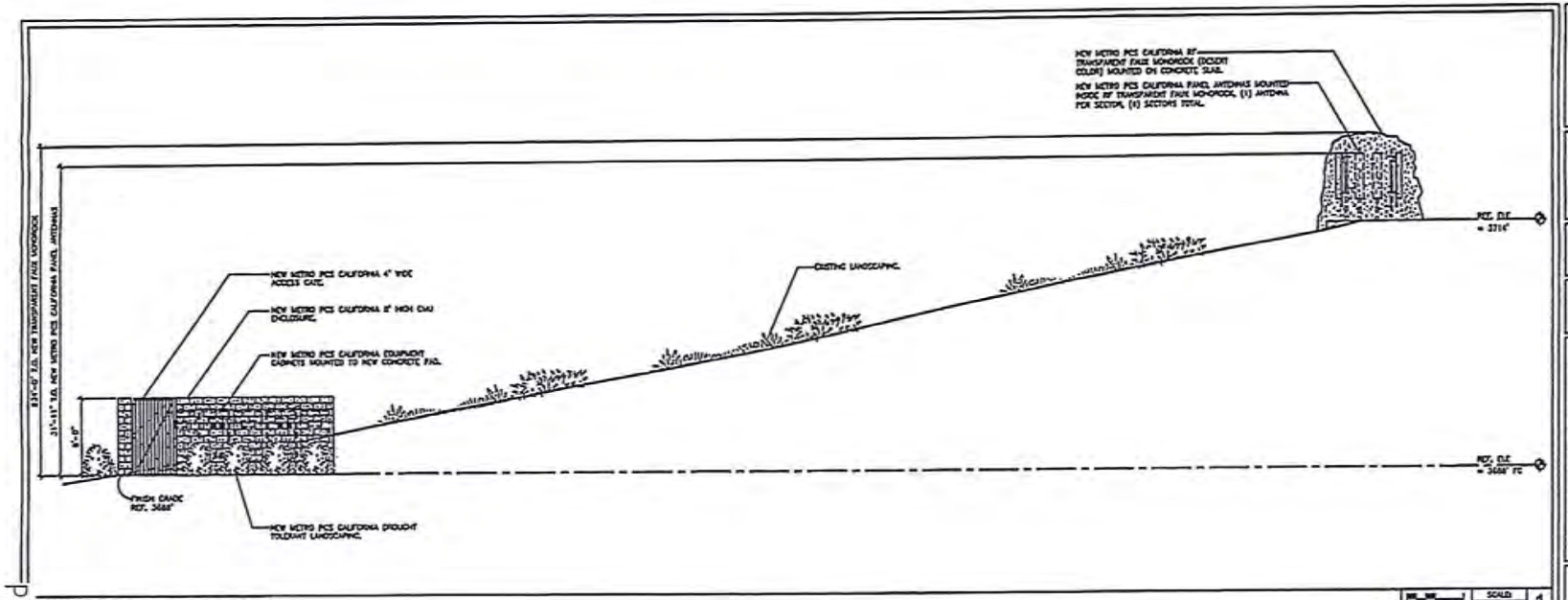
CONSULTANT:

DRAWN BY:	CHK.:	APV.:
FR	JW	JW

LICENSER:

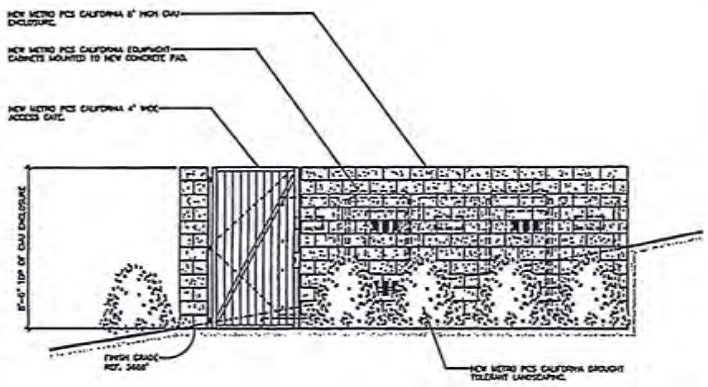
SHEET TITLE:
ENLARGED SITE PLAN AND EQUIPMENT PLAN

SHEET NUMBER:
A-2



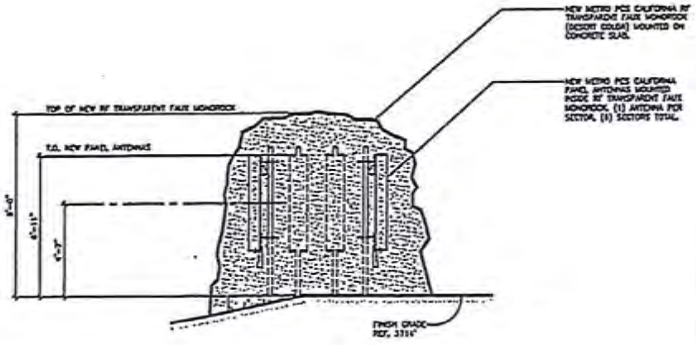
NORTHEAST ELEVATION

SCALE: 3/16"=1'-0" 1



EQUIPMENT LEASE AREA ELEVATION

SCALE: 3/8"=1'-0" 3



MONOROCK ELEVATION

SCALE: 3/8"=1'-0" 2

Metro PCS California, LLC
a Delaware limited liability company
350 COMMERCE, SUITE 200
IRVINE, CA 92602

PROJECT INFORMATION:
LA4042B
ROCKAWAY
ROCKAWAY AVENUE
YUCCA VALLEY, CA 92284
SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:
9/14/11

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
2	9/14/11	100% ZONING	DN
1	9/02/11	90% ZONING	FR

PLANS PREPARED BY:
NATIONAL ENGINEERING & CONSULTING, INC.

CONSULTANT:

DRAWN BY:	CHK.	APV.
FR	JW	JW

LICENSER:

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3

MetroPCS California, LLC

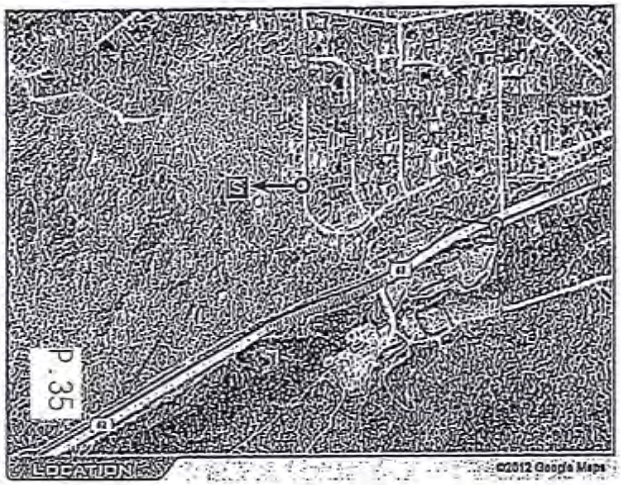
LA4042B

ROCKAWAY

ROCKAWAY AVENUE YUCCA VALLEY CA 92284

ARTISTIC engineering
AEsims.com
877.9AE.sims

VIEW 1



LOCATION

EXISTING

PROPOSED LOOKING WEST FROM ROCKAWAY AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

MetroPCS California, LLC

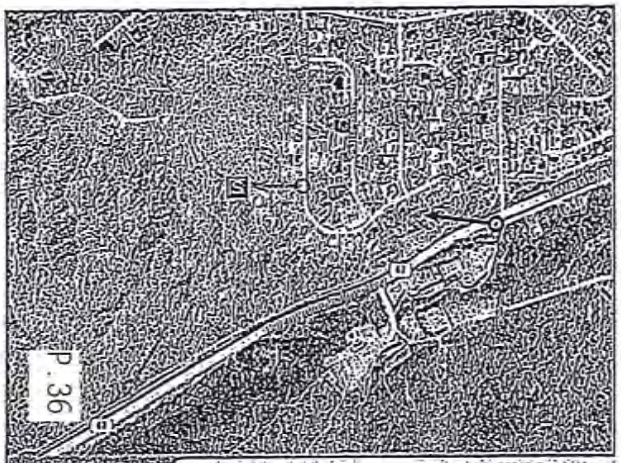
LA4042B

ROCKAWAY

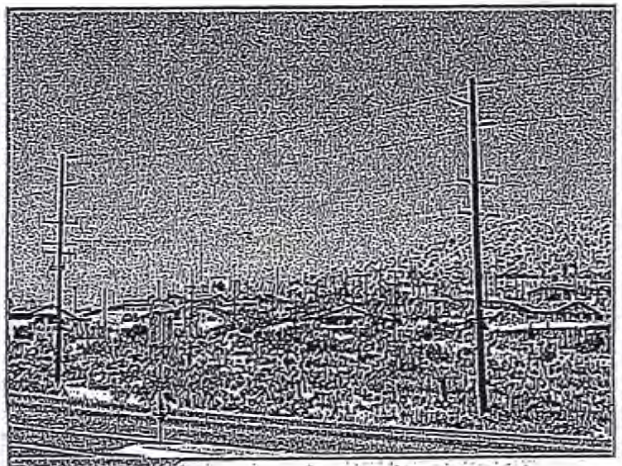
ROCKAWAY AVENUE YUCCA VALLEY CA 92284

ARTISTIC engineering
AEsims.com
877.9AE.sims

VIEW 2



LOCATION



EXISTING

PROPOSED LOOKING NORTHWEST FROM HIGHWAY 62

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

MetroPCS California, LLC

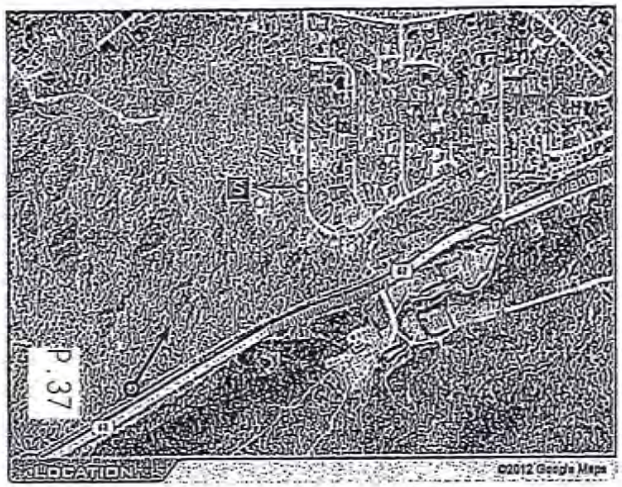
LA4042B

ROCKAWAY

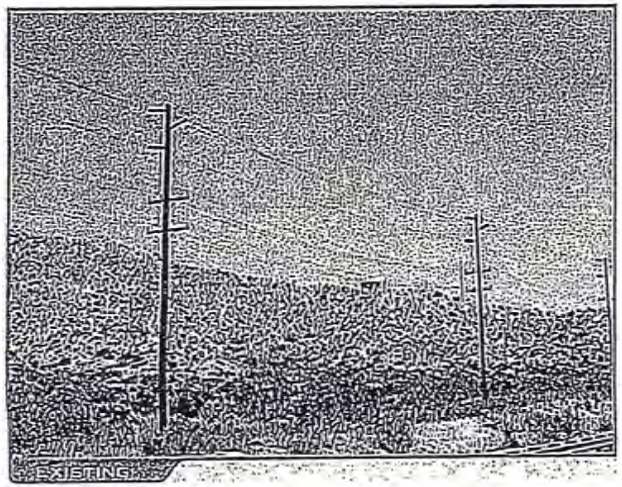
ROCKAWAY AVENUE YUCCA VALLEY CA 92284

ARTISTIC engineering
AEsims.com
877.9AE.sims

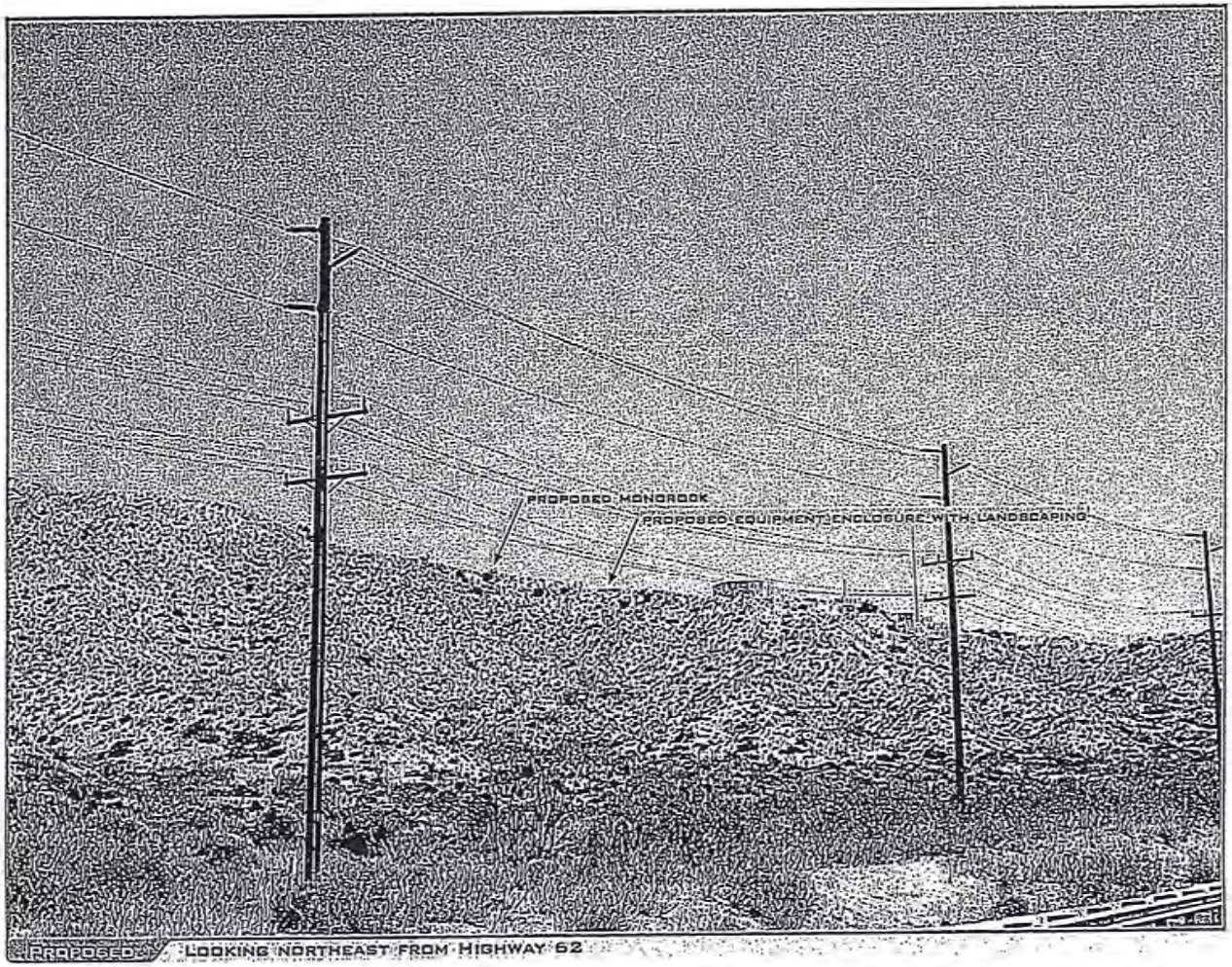
KEY 3



LOCATION



EXISTING



PROPOSED LOOKING NORTHEAST FROM HIGHWAY 62

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

Conditional Use Permit Application

Date Received 08/28/12
By Robert Kirschmann
Fee $4,485
Case # CUP02-12
EA #

General Information

APPLICANT MetroPCS Phone 858-602-6380 Fax 951-541-9698
Mailing Address 350 Commerce #200 Email varvizu@cmhcg.com
City Irvine State CA Zip 92602
REPRESENTATIVE Veronica Arvizu Phone 858-602-6380 Fax 951-541-9698
Mailing Address 29910 Murrieta Hot Springs Rd #G-510 Email varvizu@cmhcg.com
City Murrieta State CA ZIP 92563
PROPERTY OWNER Matt Smith Phone 760-275-4979 Fax
Mailing Address 844 Tamarisk Email N/A
City Palm Springs State CA Zip 92262

Project Information

Project Address No address / off Rockaway Assessor Parcel Number(s) 0585-301-32
Project Location above existing water tank.
Project Description: Unmanned wireless facility stealthed to look like a boulder. Equipment will be placed within a CMU wall and landscaped with appropriate plants

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 P.38 '60 228-0084
www.yucca-valley.org

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: Unmanned Wireless Facility

   B. Gross square footage by each type of use: 300 square feet

   C. Gross square footage and number of floors of each building: 300 square feet

   D. Estimate of employment by shift: Unmanned wireless - maintenance only

   E. Planned outdoor activities: None

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

   <1 % Paving, <1 % Building, <1 % Landscaping, <1 % Parking

3. **Maximum height of structures** ~8 ft. ____ in.

4. **Amount and type of off street parking proposed:** none

5. **How will drainage be accommodated?** Erosion control plan will be supplied.

6. **Off-site construction (public or private) required to support this project:** Access on private property owned by Matthew Smith. Construction will take place on access parcel & property.

7. **Preliminary grading plans estimate** 50 **cubic yards of cut and** ____ **cubic yards of fill**

8. **Description of project phasing if applicable:** N/A

9. **Permits or public agency approvals required for this project:** City approvals FCC license

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)** ____

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan): 18.08 acres - irregular shape hillside.
2. Existing site zoning: Residential 3. Existing General Plan designation: Residential
4. Precisely describe the existing use and condition of the site: Vacant land above water tank - Hillside
5. Existing Zoning of adjacent parcels:

   North R South R East R West R

6. Existing General Plan designation of adjacent parcels:

   North R South R East R West R

7. Precisely describe existing uses adjacent to the site: Mostly residential. Water tank to the south of property.
8. Describe the plant cover found on the site, including the number and type of all protected plants: native hillside shrubs. Mostly rocks and dirt.

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.) In process
☐	☐	☒	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 pl[illegible] (See appropriate FIRM)

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?

Certification

I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature: _____ Date: 7/31/2012

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: 8/28/12

Veronica Arriza
Applicant/Representative printed name

Applicant/Representative signature

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: $ 4,485.-

Applicant's Signature _____ Date: 8/28/12

Applicants Name Veronica Arvizu
(Please print)

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 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.

Signed: _____

Date: 8/28/12

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 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 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.

Signed: See attached letter

Dated: Authorization

Robert Kirschmann

From: Matthew Smith <smithmatthewj33@gmail.com>
Sent: Thursday, September 27, 2012 1:54 PM
To: Robert Kirschmann
Cc: Rosetta Brooks
Subject: APN # for cell site
Attachments: APN # Vacant Land Y.V..pdf

To Robert Kirschmann, Town of Yucca Valley.

I Matthew J. Smith the landowner give permission and authorization to Metro PCS, Veronica and any of their agents for cell site on our property.

Attached are scanned copies of property tax bills with APN and/or Parcel Numbers which impacted cell site.

Thanks; Matthew J. Smith

Metro PCS

LETTER OF AUTHORIZATION

Landlord to Carrier and Metro PCS

SITE NO: LA4042A **SITE NAME: Hi Desert Water District**

ADDRESS: Off Rockaway Avenue **Yucca Valley CA 92284**

APN : 0585-301-19-0000

I, Matthew J. & Rosetta Smith, owner of the above described property, authorize Royal Street Communications, Metro PCS and/or their agent, to act as my non-exclusive agent for the sole purpose of consummating any land-use or building permit application(s) necessary to obtain approval of the applicable jurisdiction for Royal Street Communications/Metro PCS's installation of its antennae and related telecommunications equipment on the premises located on the above described property.

I understand that this application may be denied, modified or approved with conditions, and that any such conditions of approval or modifications will be the sole responsibility of Royal Street Communications/Metro PCS and will be complied with prior to issuance of a building permit.

Print Name: Matthew J. Smith

Print Name: Rosetta Smith

Metro PCS

LETTER OF AUTHORIZATION

Landlord to Carrier and Metro PCS

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Print Name: Matthew J. Smith

ROSETTA SMITH

Print Name: Rosetta Smith

metroPCS.

350 Commerce
Suite 200
Irvine, CA 92602
(714) 730-3100 Phone
(714) 730-3200 Fax

LETTER OF AUTHORIZATION

MetroPCS California, LLC (MetroPCS) formerly known as Royal Street Communications California, LLC, a Delaware limited liability company ("Royal Street"), which the Federal Communications Commission announced by Public Notice dated February 18, 2005 (DA-05-459) as winning bidder in FCC Auction No. 58 on 10 MHz of personal communications service (PCS) spectrum in Los Angeles, California, hereby authorizes Veronica Arvizu of CMH to:

- Negotiate land use agreements with owners of potential telecom sites;
- Conduct necessary activities such as site design visits, radio frequency tests; and
- Apply for and obtain any and all permits and land use approvals, which are appropriate for the installation, use, and continued operation of a wireless communication facility;

In granting this authorization, it is understood that MetroPCS, its agents and contractors, will be licensed and insured for any work they perform.

MetroPCS representative: _____
Signature

Print Name and Title: Jeffrey Clarke, Site Acquisition Manager

Date: 9/17/12

*** A copy of this Authorization is as good as the original ***

ADVERTISING FOR
NOTICE OF PUBLIC HEARING
YUCCA VALLEY COMMUNITY CENTER
57090 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

TUESDAY, OCTOBER 9, 2012, BEGINNING AT 6:00 P.M.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE TOWN OF YUCCA VALLEY PLANNING COMMISSION TO CONSIDER THE FOLLOWING DESCRIBED APPLICATION:

CASE NUMBER: Conditional Use Permit, CUP 02-12 PCS Metro

APPLICANT: Metro PCS
350 Commerce #200
Irvine, CA 92602

PROPOSAL: A proposal to install a wireless communication antenna disguised as a 9' tall boulder. A 308 square foot, 8' tall block enclosure will also be constructed to house the necessary equipment cabinets.

LOCATION: Approximately 400 +/- west of Rockaway Avenue, north of the existing High Desert Water District tank and identified as APNs: 585-301-32, 585-401-06.

ENVIRONMENTAL DETERMINATION: The project was reviewed under the California Environmental Quality Act (CEQA) and the Town's Guidelines to Implement same. The project is exempt from CEQA under Section 15332, class 32, Infill Development.

Any person affected by the application(s) may appear and be heard in support or opposition to the proposal at the time of the hearing. The environmental findings, along the with proposed project application(s) are available and may be reviewed at the Town of Yucca Valley Planning Division, 58928 Business Center Drive, Yucca Valley, CA 92284 from 7.30 a.m. to 5:30 p.m., Monday through Thursday or obtain information at (760) 369-6575.

The Planning Commission in their deliberation could recommend approval of the project, deny the project, or approve the project in an alternative form. If you challenge any of the projects in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Town Planning Division at, or prior to the Public Hearing.

Publish Date: Posted on September 28, 2012 and published on September 29, 2012.

9-27-12
Date

Janet Anderson
Town Clerk

Notice of Exemption

Form D

To: ☐ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

☑ County Clerk
County of San Bernardino
385 N. Arrowhead, 2nd Flr.
San Bernardino, CA. 92415

From: (Public Agency) Town of Yucca Valley
58928 Business Center Drive
Yucca Valley, CA 92284
(Address)

Project Title: CUP 02-12 Metro PCS

Project Location - Specific:

The project is located approximately 400 +/- west of Rockaway Avenue, north of the existing Hi Desert Water District tank and identified as APNs: 585-301-32, 585-401-06.

Project Location – City: Yucca Valley **Project Location – County:** San Bernardino

Description of Project:

A request to construct a wireless communication antenna disguised as a 9' tall boulder. A 308 square foot, 8' tall block enclosure will also be constructed to house the necessary equipment cabinets.

Name of Public Agency Approving Project: Town of Yucca Valley

Name of Person or Agency Carrying Out Project: Metro PCS

Exempt Status: (*check one*)

☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☑ Categorical Exemption. State type and section number: Section 15332, Class 32 In-fill Developmen
☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

The site is bounded on the south by the Hi Desert water District tank (with wireless facilities located on the tower) and several equipment areas. There is a single family neighborhood to the north and east of the site. To the west is an existing wireless facility designed as a residence. The portion of the site where the facility is to be located has been disturbed by off road vehicle traffic.

Lead Agency Contact Person: Robert Kirschmann Area Code/Telephone/Extension: (760)369-6575 X328

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☑ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: _____

Revised May 1999

ADVERTISING FOR
NOTICE OF PUBLIC HEARING
YUCCA VALLEY COMMUNITY CENTER
57090 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

TUESDAY, OCTOBER 9, 2012, BEGINNING AT 6:00 P.M.

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APPLICANT: Metro PCS
350 Commerce #200
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Publish Date: Posted on September 28, 2012 and published on September 29, 2012.

9-27-12
Date

Janet Anderson
Town Clerk

ORDINANCE NO. 114

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, AMENDING TITLE 8, DIVISION 4, CHAPTER 4, SECTION 84.0410 OF THE COUNTY OF SAN BERNARDINO CODE AS ADOPTED BY THE TOWN OF YUCCA VALLEY RELATING TO WIRELESS COMMUNICATIONS FACILTIES (DCA-4-99)

The Town Council of the Town of Yucca Valley, California, does ordain as follows:

SECTION 1. Code Amended

Title 8, Division 4, Chapter 4, Section 84.0410 of the San Bernardino County Code as adopted by the Town of Yucca Valley is hereby amended as follows:

"Chapter 4

ADDITIONAL USES

Sections:

84.0410 List of Additional Uses.

(c) **Wireless Communications Facilities**

(1) **Purpose:** The purpose of this section is to provide site selection and general standards applicable to wireless communications facilities, as well as special design standards for Town entry points, scenic corridors, and buffer areas in order to preserve the Town's desert rural neighborhood character and protect and enhance aesthetic and scenic values reflecting the community's image and character consistent with the goals and policies of the General Plan.

(2) **Applicability:** This section identifies regulations applicable Townwide for the location, design, and screening of all wireless communication facilities, including satellite, cellular, paging, and other wireless communication technologies.

(3) **Definitions:**

(A) Co-location: means locating wireless communication equipment from more than one provider on a single site.

(B) Lattice Tower: means a guyed or self-supporting, three or four sided, open frame structure used to support telecommunications equipment.

(C) Monopole Tower: mean a communications tower consisting of a single

pole, constructed with or without guy wires and ground anchors.

(D) Whip Antennas: means an omni-directional antenna that is very thin, less than two inches in diameter, and not exceeding eighteen feet in height.

(E) Wireless Communication Facilities: means a broad range of telecommunications services that enable people and devices to communicate independent of location. This includes the technologies of cellular communications and personal Communications Services. This excludes non-commercial antennas, radio and television signals, and non-commercial satellite dishes typically associated with residential development. For the purpose of this definition, non-commercial antennas is not defined based on FCC filing status.

(F) Wireless Communication Facilities - Height: The height of wireless communication towers or poles shall be measured from natural, undisturbed ground surface below the center of the tower or pole to the top of the highest antenna or piece of equipment attached thereof. In the case of building mounted facilities, the height shall include the height of the portion of the building on which it is mounted.

(4) **Special Design Areas:** Special Design Areas shall be located within five thousand (5,000) feet on both sides of the scenic highways identified on Exhibit III – 13 of the Scenic Highways Element of the General Plan or within five hundred (500) feet of property zoned for residential units with a minimum lot size of one acre or less. The scenic highways identified in the General Plan are State Highways 62 and 247, Joshua Lane, and Pioneertown Road. Additional special landscape and architectural treatments shall be given to major Entry Points to the Town.

(5) **Permitted Land Use Districts:** Wireless communications facilities may be permitted in all land use districts, subject to the reviews specified by Sections 84.0401 and 84.0405 and further defined in Subsection (6), *Review Process*.

(6) **Review Process:**

(A) Wireless communications facilities within Special Design Areas, identified in Subsection (4), *Special Design Areas,* except those located on existing structures and natural features in compliance with Subsection (7)(B)(1a & b), *General Policies* shall be subject to a Conditional Use Permit – Planning Commission Review.

(B) Wireless communication facilities greater than thirty (30) feet in height shall be subject to Conditional Use Permit – Planning Commission review and shall also be referred to the Town Council for final review and approval.

(C) Wireless communication facilities outside the Special Design Areas, and those located on existing structures and natural features less than 30 feet in

height, shall be subject to a Conditional Use Permit - Administrative Review.

(7) **General Policies**

(A) **General:** Community and neighborhood visual concerns should be considered paramount in the consideration of and selection of wireless communications facilities sites. These concerns should be evaluated in consideration of the goals, policies, and programs of the General Plan and the standards set forth in this section.

(B) **Site Selection and General Standards:** The following standards shall apply to all wireless communications facilities.

(1) Within any land use district, wireless communications facilities sites should be located in the following order of preference:

(a) On existing structures such as buildings, communication towers, water towers, or similar structures. Antennas should be located so that they do not extend above the height or profile of the structure on which they are located. When located on a building or structure, antennas shall be painted and texturized to match the existing building or structure.

(b) On natural features or topography, located so that structures or antennas, other than whip antennas, do not project above the ridgeline, or into the skyline for both community and neighborhood views.

(c) Outside the Special Design Areas identified in Subsection (4) *Special Design Areas.*

(d) Sites otherwise located shall comply with the visual impact and screening requirements in Subsection (8) *Visual Impact and Screening Standards.*

(2) Facilities, including any towers and equipment buildings, should be located to avoid the dominant silhouette on ridgelines. Preservation of viewsheds of surrounding residential development should also be considered in the location and design of facilities.

(3) Facilities greater than thirty (30) feet in height shall be subject to Town Council review and approval and may be required to provide additional visual mitigation to disguise their appearance to look like a tree, natural feature, building, or other structure subject to the approval of the Town Council. Such designs shall be in scale with the surrounding development or landscaping.

(4) Facilities, including equipment buildings, shall be architecturally and visually compatible, including scale, size, and use of similar colors and building materials, with surrounding existing buildings, structures, and uses in the vicinity.

(5) Antennas shall not be light reflective and shall not have any sign copy on them, nor shall they be illuminated.

(6) Where the result of adding a second facility on an existing tower or monopole is of a less visual impact than what exists and sufficient vertical separation can be provided, sites should be co-located with other wireless communication providers.

(7) All sites shall be landscaped or treated with a soil binder to prevent erosion, including wind erosion.

(8) Applicants for wireless communications facilities shall submit a certification from an engineer qualified in radiofrequency radiation that the proposed facility complies with the Federal Communications Commission (FCC) Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation and complies with the standards for maximum emissions of radiofrequency radiation of the American National Standards Institute (ANSI)/Institute of Electronics and Electrical Engineers (IEEE) C95.1-1992 and the National Council on Radiation Protection and Measurement (NCRP).

(9) A visual simulation and detailed viewshed analyses shall be prepared to demonstrate the compatibility of the proposal with the standards and criteria of this ordinance and with surrounding development and viewsheds.

(10) Site location and development shall preserve the pre-existing vegetation, topography, and character of the site as much as possible.

(11) Security fencing shall be kept to a minimum and shall be colored or shall be of a design that blends into the character of the existing environment.

(12) Access roads shall be limited to 12 feet in width except where the Fire Department requires a greater width. The access road may be paved unless a gravel or other non-paved surface is approved by the Town.

(13) Any new parking areas constructed shall be no larger than to accommodate two parking spaces and maneuvering area.

(14) The proposed antenna facility will operate in compliance with all applicable Federal safety regulations for such facilities in that the applicant provides documentation to show that their facility will operate below such standards and conditions have been included requiring testing upon installation and operation on the facility.

(15) New projects shall be conditioned to ensure the facilities do not cause interference with other utilities or communication infrastructure or services.

(16) Existing facilities shall not cause interference or disturbance with other utilities or communication infrastructure or services. If it is determined that existing facilities do cause such interference, operations shall cease until repairs are made or further clearance is granted.

(8) **Visual Impact and Screening Standards:** Facilities within Special Design Areas

shall comply with the following standards, in addition to the policies in Subsection (7) *General Policies*.

(A) Within Special Design Areas, antennas shall be located on existing buildings, communication towers, water towers, or similar structures; on natural features or topography; or shall be disguised or screened in a manner compatible with the Town's desert rural neighborhood character.

(B) Facilities should be located so that they do not extend above the height or profile of the structure on which they are located. When located on a building or structure, antennas shall be painted and texturized to match the existing building or structure.

(C) Structures or antennas located on natural features or topography, other than whip antennas, should not project above the ridgeline, or into the skyline for both community and neighborhood views. Free-standing monopole and/or lattice towers shall be designed to disguise their appearance, to look like a tree, natural feature, building, or other structure subject to the approval of the Planning Commission. Such designs shall be in scale with surrounding development or landscaping.

(D) Free-standing monopole and/or lattice towers shall have a minimum setback of four hundred fifty (450) feet from any property zoned for residential units with a minimum lot size of one acre or less. Those facilities designed to disguise their appearance in accordance with Section (8)(C) shall have a minimum setback of two hundred seventy-five (275) feet from any property zoned for residential units with a minimum lot size of one acre or less.

(E) Sites shall be landscaped to screen buildings, equipment and the base of any towers and from surrounding land uses.

(9) **Abandonment:** Lawfully erected wireless communication facilities that are abandoned shall be removed promptly from the premises, and no later than 90 days after the discontinuance of use. A wireless communication facility is considered abandoned if it no longer provides wireless communication service. In the case of multiple operators sharing use of a single tower, this provision shall become effective until all users cease operation. Such removal shall be in accordance with proper health and safety requirements.

A written notice of the determination of abandonment shall be sent or delivered to the operator of the wireless communication facility. The operator shall have 90 days to remove the facility or provide the Community Development Director with evidence that the use has not been discontinued. All abandoned facilities not removed within the 90 day period shall be in violation of the Code and operators of

the facility and the owners of the property shall be subject to penalties in accordance with the Town of Yucca Valley Municipal Code."

SECTION 2. NOTICE OF ADOPTION. Within fifteen (15) days after the adoption hereof, the Town Clerk shall certify to the adoption of this Ordinance and cause it to be published once in a newspaper of general circulation printed and published in the County and circulated in the Town pursuant to Section 36933 of the Government Code.

SECTION 3. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days from and after the date of its adoption.

SECTION 4. REPEAL OF ORDINANCE 109. Ordinance 109 is repealed effective on the effective date of this Ordinance.

APPROVED AND ADOPTED by the Town Council and signed by the Mayor and attested by the Town Clerk this 16th day of December, 1999.

MAYOR

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

APPROVED AS TO CONTENT:

Town Manager

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Dec. 16, 1999 TC

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

TOWN OF YUCCA VALLEY

I, Janet M. Anderson, Town Clerk of the Town of Yucca Valley, California hereby certify that the foregoing ordinance was duly and regularly introduced at a meeting of the Town Council on the 2nd day of December, 1999, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the Town Council on the 16th day of December, 1999, by the following vote, to wit:

Ayes:	Council Members Hunt, Leone Neeb, Scott and Mayor Cook
Noes:	None
Absent:	None
Abstain:	None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Town of Yucca Valley, California, this 17th day of December, 1999.

(SEAL)

Janet M. Anderson
Town Clerk of the Town of
Yucca Valley

PLANNING COMMISSION STAFF REPORT

To: Honorable Chairman & Commissioners
From: Robert Kirschmann, Associate Planner
Date: August 29, 2012
For Commission Meeting: October 2, 2012

Subject: Assignment of one Commissioner to the General Plan Advisory Committee(GPAC)

Executive Summary: From time to time Commissioners are asked to participate in discussions outside of Commission meetings which concern important topics in the community, and report back to the full Commission on that participation and those discussions.

Recommendation: That the Planning Commission assigns one Commissioner to participate in the future General Plan Advisory Committee (GPAC).

Order of Procedure:

Request Staff Report
Request Public Comment
Commission Discussion/Questions of Staff
Motion/Second
Discussion on Motion
Call the Question (Voice Vote)

Discussion: As the Planning Commission is aware the Town is in the process of updating the General Plan. As part of the Update process a committee is formed of people from different segments of the community, including a member from the Planning Commission.

The General Plan Advisory Committee (GPAC) is charged with providing important advice and oversight on the General Plan update process by systematically reviewing completed work, including draft goals, policies, and action programs, and generally providing feedback to staff and the consultant on the General Plan update. The Committee may also help out with building community support for the plan they are helping create. The GPAC will meet as often as needed but not less than once a month. No specific dates have been scheduled for the commencement of these activities.

Staff recommends that the Commission select the representative.

Alternatives: NA

Attachments: None

X Department Report	___ Ordinance Action	___ Resolution Action	___ Public Hearing
___ Consent	___ Minute Action	___ Receive and File	___ Study Session