



Conditional Use Permit Application

Date Received 02/02/16
 By DOLSEN
 Fee \$1500
 Case # CUP 02-95 AMO #1
 EA # EA 03-14

General Information

APPLICANT Time Warner Cable care of Eric Lent Phone 858-635-8874 Fax 858-635-8775
 Mailing Address 10450 Pacific Center Court Email eric.lent@twcable.com
 City San Diego State CA Zip 92121
REPRESENTATIVE Tony Mansour/Mansour Architecture Corp Phone 858-558-1509 Fax 858-558-9221
 Mailing Address 6498 Weathers Place Suite 100 Email tmansour@mansourarchitecture.com
 City San Diego State California ZIP 92121
PROPERTY OWNER Time Warner Cable Pacific West Phone 858-635-8874 Fax 858-635-8775
 Mailing Address 10450 Pacific Center Court Email eric.lent@twcable.com
 City San Diego State CA Zip 92121

Project Information

Project Address 6729 La Contenta Road Assessor Parcel Number(s) 0601-201-40
 Project Location _____
 Project Description: Current site is improved with existing 1,078 SF one story unmanned telecommunications hub, along with supporting stand-by diesel generator, and satellite dishes. This project proposes an approximately 1,337 SF one story addition adjacent to the existing hub building. New addition shall architecturally tie into existing hub building. Also proposed is new ground mounted HVAC units, both to serve the existing and new space. Existing yard area will be increased slightly to accommodate new addition.

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

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

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 1/2 x 11" site plan):

Area is 8 Ac. 348,548 SF; Boundary dimensions 590.05 ft. x 592.72 ft; along west side of La Contenta Road

2. Existing site zoning: 1C 3. Existing General Plan designation: _____

4. Precisely describe the existing use and condition of the site: Most of site is undeveloped. Approx. 0.5 acre of site in northeast corner of property is fenced off remaining. Inside fenced area is a 1,092 SF one story unmanned telecom building, along with some satellite dishes.

5. Existing Zoning of adjacent parcels:

North 1C South 1C East 1C West 1C

6. Existing General Plan designation of adjacent parcels:

North _____ South _____ East _____ West _____

7. Precisely describe existing uses adjacent to the site: Undeveloped property

8. Describe the plant cover found on the site, including the number and type of all protected plants: One Joshua Tree within existing fenced area. This tree is proposed to remain

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 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: Expansion of existing use of unmanned telecom building
- B. Gross square footage by each type of use: Existing area 1,092 SF plus proposed area of 1,337 SF will be a total of 2,429 SF of unmanned telecom building
- C. Gross square footage and number of floors of each building: One story 2,429 SF
- D. Estimate of employment by shift: Unmanned, but occasional visit by 1 to 2 tech service personnel
- E. Planned outdoor activities: None

2. Percentage of project site covered by:

0.002 % Paving, 0.007 % Building, 0.003 % Landscaping, 0.003 % Parking

3. Maximum height of structures 22 ft. 6 in.

4. Amount and type of off street parking proposed: Existing 1 regular stall and 1 accessible

5. How will drainage be accommodated? Existing surface drainage to remain, and altered slightly to accommodate building addition

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

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

8. Description of project phasing if applicable: None

9. Permits or public agency approvals required for this project: Building

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) No

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes Maybe No

- A. Emit dust, ash, smoke, fumes or odors?
- B. Alter existing drainage patterns?
- C. Create a substantial demand for energy or water?
- D. Discharge water of poor quality?
- E. Increase noise levels on site or for adjoining areas?
- F. Generate abnormally large amounts of solid waste or litter?
- G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
- H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
- I. Displace any residential occupants?

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Name: Tony Mansour / Mansour Architecture

Signature: _____

Date: 5-17-16

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

Tony Mansour of Mansour Architecture

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

Name: Dan Cooper

Signature: _____

Dated: 5-17-16

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.

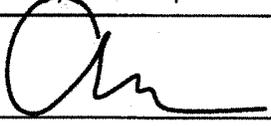
Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the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

Applicants Name Tony Mansour - Applicant's Representative

Applicant's Signature  _____

Date: 5-17-16

(Please print)

Developer Disclosure Statement

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

Address of subject property: 6720 La Contenta Road Yucca Valley, CA 92264

Cross street: Palisade Drive

Date this Disclosure Statement is completed: 5-17-16

Name of Applicant: Time Warner Cable care of Eric Lent

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name Time Warner Cable Pacific West LLC Phone 703-345-3667 Fax _____

Mailing Address 60 Columbus Circle Email dan.cooper@twcable.com

City New York State NY Zip 10023

State of Registration Delaware

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

Name Eric Lent Phone 858-635-8874 Fax _____

Mailing Address 10450 Pacific Center Ct Email eric.lent@twcable.com

City San Diego State CA Zip 92121

Attach additional sheets if necessary

Agent for Service of Process

Name Anthony Mansour Phone 858.558.1509 Fax _____

Mailing Address 6498 Weathers Place Suite 100 Email tmansour@mansourarchitecture.com

City San Diego State CA Zip 92121

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

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

The Owner is a:

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

Information for LLC, Partnership, Corporation

Name Time Warner Cable Pacific West LLC Phone 703-345-3667 Fax _____

Mailing Address 60 Columbus Circle Email dan.cooper@twcable.com

City New York State NY Zip 10023

State of Registration Delaware

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

Name Eric Lent Phone 858-635-8874 Fax _____

Mailing Address 10450 Pacific Center Ct Email eric.lent@twcable.com

City San Diego State CA Zip 92121

Attach additional sheets if necessary

Agent for Service of Process

Name Anthony Mansour Phone 858.558.1509 Fax _____

Mailing Address 6498 Weathers Place Suite 100 Email tmansour@mansourarchitecture.com

City San Diego State CA Zip 92121

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

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

The Party in escrow is a (if property is in escrow): Not applicable, property is not in escrow

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

Information for LLC, Partnership, Corporation

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

State of Registration _____

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

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

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

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

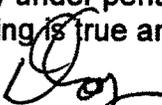
City _____ State _____ Zip _____

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

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

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

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



Signature

Print Name: Dan Cooper

Title: Vice President, Critical Infrastructure

Date of signing: 5-17-16

Location: Herndon, VA



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: 5-17-16

Tony Mansour
Applicant/Representative printed name


Applicant/Representative signature

**Conditional Use Permit Amendment
Project Narrative**

June 2, 2016

Town of Yucca Valley
Community Development Department Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284

RE: Time Warner Cable (TWC) property at 6729 La Contenta Road
CUP Amendment 02-95 Amend #1

Project Narrative

Existing site is located on west side of La Contenta Road. The properties adjacent to the site on all four sides are vacant and undeveloped. Existing property is approximately 8 acres, and is mostly vacant and undeveloped.

The existing building on the site is a 1,092 SF one story un-manned telecommunications building. The building contains a restroom, a small equipment room; with the remaining being a data equipment area.

Surrounding the building are several satellite dishes, a radio tower, and a stand-by diesel powered electric generator. There is a concrete paved driveway leading to the building, with two parking stalls and a loading area. There also exists a small septic tank on the North West side of the building.

Surrounding the small existing developed area is a 6 ft. high security fence, with a rolling gate at the driveway entrance.

The existing property was granted a CUP in March 1995.

The proposed project is intended to meet the growing needs of consumers requiring faster and more dependable internet and communications services.

The proposed project consists of a one story building addition of approximately 1,337 SF. This addition shall include a small room for visiting maintenance staff, additional area for expansion of the data equipment, and a small battery room.

In addition, the HVAC systems shall be replaced and upgraded for the existing building, to provide a more dependable system. To accommodate this work, new ground mounted HVAC units shall be added, and new roof shall be added over the existing roof. This new attic space shall contain the new HVAC distribution ductwork to the existing building.

The new addition will require the removal of some the existing ground mounted satellite dishes.

Some of the features of the proposed design:

1. Proposed addition is behind the existing building, so as to minimize visibility from the street.
2. Proposed design shall match existing finishes and colors.
3. Proposed design does not disturb any of the existing landscape/planted area between the existing building and the street.
4. Proposed design does not disturb the existing joshua tree with the security fence.
5. Proposed design eliminates the existing roof mounted HVAC units, and proposes new ground mounted HVAC units either behind the new building, or away from the road behind the existing landscape area.
6. Proposed roof of existing building shall be modified to match proposed roof of new building.
7. By locating proposed addition at rear of existing building, the security fence is required to move out to the west approximately 12 ft., therefore minimizing the increase of "developed" area.

If there are any questions regarding the project, please contact:

Tony Mansour AIA
Mansour Architecture Corp.
858-558-1509
tmansour@mansourarchitecture.com

END OF PROJECT NARRATIVE