



Conditional Use Permit Application

Date Received 05/04/15
By D OLSEN
Fee _____
Case # CLP-03-15
EA # EA-03-15

General Information

APPLICANT VZW c/o Cortel Phone 909.528.6925 Fax _____

Mailing Address 1554 Barton Road, #355 Email andrea.urbas@cortel-llc.com

City Redlands State CA Zip 82373

REPRESENTATIVE Andrea Urbas Phone 909.528.6925 Fax _____

Mailing Address 1554 Barton Road, #355 Email andrea.urbas@cortel-llc.com

City Redlands State CA ZIP 92373

PROPERTY OWNER Guido and Paula Dimitri Phone 619-417-5006 Fax _____

Mailing Address 2169 El Coyote Run Email guidodimitri@yahoo.com

City Fallbrook State CA Zip 92028

Project Information

Project Address _____ Assessor Parcel Number(s) 0597-211-06

Project Location ABERDEEN DR. & SAGE AVE. YUCCA MESA, CA 92284

Project Description: NEW VERIZON WIRELESS 8'-0" HIGH CMU WALL • (2) NEW VERIZON WIRELESS GPS ANTENNAS • (1) NEW VERIZON WIRELESS 59'-0"

TALL MONOPALM • (1) NEW VERIZON WIRELESS MICROWAVE ANTENNA • (12) NEW VERIZON WIRELESS PANEL ANTENNAS • (12) NEW VERIZON WIRELESS RRUS UNITS

• (1) NEW VERIZON WIRELESS MICROWAVE ANTENNA • (2) NEW VERIZON WIRELESS RAYCAPS • (12) NEW VERIZON WIRELESS COAX CABLES • (2) NEW VERIZON

WIRELESS HYBRID CABLES • (1) NEW VERIZON WIRELESS DC GENERATOR • (1) NEW VERIZON WIRELESS MAIN CABINET • (1) NEW VERIZON WIRELESS BACK UP CABINET

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 ½ x 11" site plan):
900 SF lease area
2. Existing site zoning: RL-2.5 (RURAL LIVING) 3. Existing General Plan designation: Rural Residential
4. Precisely describe the existing use and condition of the site: _____
5. Existing Zoning of adjacent parcels:
North _____ South _____ East _____ West _____
6. Existing General Plan designation of adjacent parcels:
North _____ South _____ East _____ West _____
7. Precisely describe existing uses adjacent to the site: _____
8. Describe the plant cover found on the site, including the number and type of all protected plants: _____

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: wireless monopalm
- B. Gross square footage by each type of use: 900 SF
- C. Gross square footage and number of floors of each building: N/A
- D. Estimate of employment by shift: _____
- E. Planned outdoor activities: _____

2. Percentage of project site covered by:

100 % Paving, _____ % Building, _____ % Landscaping, _____ % Parking

3. Maximum height of structures 59 ft. _____ in.

4. Amount and type of off street parking proposed: N/A

5. How will drainage be accommodated? _____

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

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

8. Description of project phasing if applicable: _____

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

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) _____

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.

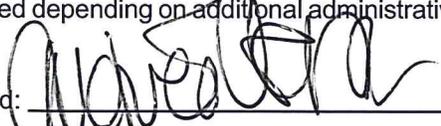
Signature:  Date: 4/26/15

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.

Signed: _____

Date: _____



4/26/15

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

Cortel

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

Signed: _____

Dated: see attached

Agreement to Pay All Development Application Fees

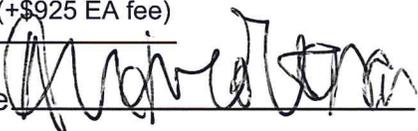
In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less 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: \$ 2985 (+\$925 EA fee)

Applicant's Signature  Date: 4/26/15

Applicants Name Cortel (represented by Andrea Urbas) for VZW
(Please print)



HAZARDOUS WASTE SITE STATEMENT

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

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

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

Dated: 4/26/15

Cortel (Andrea Urbas) for VZW

Applicant/Representative printed name



Applicant/Representative signature