



# Conditional Use Permit Application

Date Received 08/28/12  
 By Robert Kirschmann  
 Fee \$4,485  
 Case # CU02-12  
 EA # \_\_\_\_\_

## General Information

**APPLICANT** Metro PCS Phone 958-602-6380 Fax 951-541-9698  
 Mailing Address 350 Commerce #200 Email Varvizu@cmbcg.com  
 City Irvine State CA Zip 92602

**REPRESENTATIVE** Veronica Arvizu Phone 958-602-6380 Fax 951-541-9698  
 Mailing Address 29910 Murrieta Hot Springs Rd #G-510 Email Varvizu@cmbcg.com  
 City Murrieta State CA ZIP 92563

**PROPERTY OWNER** Matt Snaith Phone 760-275-4979 Fax \_\_\_\_\_  
 Mailing Address 899 Tamansk Email M/S  
 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 Fax 760 228-0084  
[www.yucca-valley.org](http://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:

41 % Paving, 41 % Building, 41 % Landscaping, 41 % Parking

3. Maximum height of structures 28 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):  
14.06 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 plain? (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 Avizca  
Applicant/Representative printed name

[Signature]  
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.

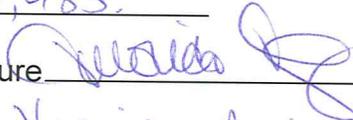
Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the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

**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: \_\_\_\_\_

Dated: \_\_\_\_\_

# 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

\_\_\_\_\_  
Date: \_\_\_\_\_

THIS DOCUMENT IS THE PROPERTY OF METRO PCS. IT IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED IN THE AUTHORIZATION AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF METRO PCS. METRO PCS AND THE METRO PCS LOGO ARE TRADEMARKS OF METRO PCS. ALL OTHER TRADEMARKS AND SERVICE MARKS ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS.