

TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING



*The Mission of the Town of Yucca Valley is to
provide a government that is responsive to the needs and
concerns of its diverse citizenry and
ensures a safe and secure environment
while maintaining the highest quality of life*

TUESDAY
APRIL 14, 2015
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

*Vickie Bridenstine, Chair
Steve Whitten, Vice Chair
Jeff Drozd, Commissioner
Jeff Evans, Commissioner
Charles McHenry, Commissioner*

AGENDA

MEETING OF THE TOWN OF YUCCA VALLEY PLANNING COMMISSION 6:00 P.M., TUESDAY, APRIL 14, 2015

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.

An agenda packet for the meeting, and any additional documents submitted to the majority of the Planning Commission, are available for public view in the Community Development Dept. front office or the Town Hall lobby, and with respect to the staff agenda packet, on the Town's website, www.yucca-valley.org, prior to the Commission meeting. Any materials submitted to the agency after distribution of the agenda packet will be available for public review at the Community Development Dept. or Town Clerk's office during normal business hours and will be available for review at the Planning Commission meeting. For more information on an agenda item or the agenda process please contact the Town Clerk's office at 760-369-7209 ext 226.

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.

(Where appropriate or deemed necessary, action may be taken on any item listed in the agenda)

CALL TO ORDER:

ROLL CALL: Jeff Drozd, Commissioner
Jeff Evans, Commissioner
Charles McHenry, Commissioner
Steve Whitten, Vice Chair
Vickie Bridenstine, Chair

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Action: Move by _____ 2nd by _____ Roll Call Vote _____

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 Planning Commission Secretary before the consent agenda is called.

1. MINUTES

A request that the Planning Commission approves as submitted the minutes of the meeting held on March 24, 2015.

RECOMMENDATION: That the Planning Commission adopts the Consent Agenda.

Action: Moved by _____ 2nd by _____ Roll Call Vote _____

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT, CUP 01-14 SPECTRUM VERIZON

A proposal to construct a 60' cellular tower disguised as a pine tree to include a 900 square foot

RECOMMENDATION:

Environmental Assessment, EA 02-14: That the Planning Commission finds the project to be exempt from CEQA under Section 15332, class 32 Infill Development and:

Conditional Use Permit, CUP 01-14: That the Planning Commission denies, without prejudice, Conditional Use Permit, CUP 01-14 based upon the findings contained within the staff report.

ALTERNATIVE RECOMMENDATION:

That the Planning commission directs the applicant to revise the application consistent with Town regulations and to return to the Planning Commission.

Action: Move by _____ 2nd by _____ Roll Call Vote _____

DEPARTMENT REPORTS

**3. OLD TOWN SPECIFIC PLAN
DEVELOPMENT CODE
COMMERCIAL DESIGN GUIDELINES
SITE PLAN REVIEW, SPR 01-13, ALLSTATE DRIVESHAFT AND BILLINGS TRANSFER,
INC**

A proposal for the development of a rock, gravel and sand yard, and a driveline repair

business on a property that contains an existing 3,200 square foot building. The project includes 21 concrete block bins for the storage and display of material, required parking and landscaping. The project is located at 55525 Yucca Trail, APN: 586-381-04.

RECOMMENDATION:

ENVIRONMENTAL ASSESSMENT, EA 01-13

That the Planning Commission finds the project exempt from CEQA under Section 15301, existing facilities

SITE PLAN REVIEW, SPR 01-13

That the Planning Commission approves Site Plan Review, SPR 01-13, based upon the required findings and the Conditions of Approval.

Action: Move by _____ 2nd by _____ Roll Call 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.

STAFF REPORTS AND COMMENTS:

FUTURE AGENDA ITEMS:

COMMISSIONER REPORTS AND REQUESTS:

Commissioner Drozd
Commissioner Evans
Commissioner McHenry
Vice Chair Whitten
Chair Bridenstine

ANNOUNCEMENTS:

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, April 28, 2015

ADJOURN

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
March 24, 2015**

Chair Bridenstine called the regular meeting of the Yucca Valley Planning Commission to order at 6:00 p.m.

Commissioners present were Evans, McHenry, Whitten and Chair Bridenstine. Commissioner Drozd was excused.

The Pledge of Allegiance was led by Chair Bridenstine

APPROVAL OF AGENDA

MOTION

That the Commission approve the Agenda as Submitted.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Steven Whitten, Vice Chairman
SECONDER: Charles McHenry, Commissioner
AYES: Vicki Bridenstine, Steven Whitten, Jeff Evans, Charles McHenry
EXCUSED: Jeff Drozd

CONSENT AGENDA

1. MINUTES

A request that the Planning Commission approve as submitted the minutes of the meeting held on March 10, 2015.

PUBLIC COMMENTS ON CONSENT AGENDA

None

END PUBLIC COMMENTS

MOTION

That the Planning Commission approve the Consent Agenda.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jeff Evans, Commissioner
SECONDER: Charles McHenry, Commissioner
AYES: Vicki Bridenstine, Steven Whitten, Jeff Evans, Charles McHenry
EXCUSED: Jeff Drozd

DEPARTMENT REPORT

1. OLD TOWN SPECIFIC PLAN, DEVELOPMENT CODE, GENERAL PLANS, COMMERCIAL DESIGN GUIDELINES, SITE PLAN REVIEW, SPR 01-13, BILLINGS TRANSFER, INC

A presentation and discussion on development standards consistency.

RECOMMENDATION: That the Planning Commission discusses development standards in the Old Town Specific Plan, Development Code, General Plan and Commercial Design Guidelines, as related to private land development projects.

Deputy Town Manager Stueckle provided the staff report. Staff provided an overview the item and of Site Plan Review SPR 01-13. SPR 01-13 had previously be approved by the Planning Commission but was appealed at the Town Council level by a member of the Council. The Town Council returned the item to the Planning Commission with direction to review the Old Town Specific Plan in conjunction with the General Plan for inconsistencies and to review how those issues might effect the project in question. It was also noted that there was a second commercial use on the property which the Planning Commission had not be aware of at the time of the original approval.

Staff also provided an overview of the general policies in the General Plan and Old Town Specific Plan, specifically for industrial and commercial areas. Staff noted the General Plan did not require a permit for a new use which is similar to an existing historic use at the site. Staff noted that the Old Town Specific plan was developed with the intent to incorporate the realignment of the highway, and that the highway realignment project has subsequently been dropped.

Staff provide an overview of the Old Town Specific Plan element which they felt need to be addressed, including: the effect of the discontinuation of the highway realignment project; the lack of clear criteria to establish change in use or similar use; the lack of differentiation between outdoor storage and outdoor or open lot services; and fencing and wall standards.

The specific Site Plan Review was for a rock and sand sales business and a driveline auto repair business. The site was previously a recycling business.

PUBLIC COMMENTS ON ITEM 1

Jay Corbin, representative for the applicant, spoke in support of the project. He stated that the applicant didn't think that the project should be caught up in the discussion of the Old Town Specific Plan and General Plan, and that the project should be approved regardless of the status of the regulations. He also stated that he felt that part of why the Town Council sent the project back to the Planning Commission was for consideration of the second use, which came to light to the The applicant said that they are asking for approval for two businesses at the site. He stated

that the contaminated soil had been removed except for one barrel which was waiting on state approval for removal. He also stated that the appeal to the Town Council didn't specifically address the project and instead addressed the Old Town Specific Plan. He stated that the applicant was asking for two changes to the Conditions of Approval, that automotive service facility be added in addition to the rock and sand sales use, and that the requirement for irrigation for the landscaping be removed as previously agreed by the Planning Commission.

Tim Humphreville, Yucca Valley, spoke in support of the project.

END PUBLIC COMMENTS

Staff stated that they did not bring the item forward to the Planning Commission with a recommended action at this first hearing. Town Council's direction was to returning the item to the Planning Commission for review of the conditional use permit and to enquire on any recourse the town may have to enforce compliance. Staff requested that the Planning Commission discuss whether the standards applied were appropriate and if the addition of the automotive repair business added additional requirements. Staff requested the Planning Commission discuss the item and provide direction to staff before staff returned it to the Planning Commission for action.

Commissioner Whitten asked staff to clarify the Town's ability to force compliance. Staff said that the Town does have the ability to force compliance.

Commissioner Whitten spoke about the issue of screening. He said that there was clearly a conflict between the General Plan commercial guidelines and the Old Town Specific plan. He said that he thought that the applicant's use of slatted chain link fence met the intent of the Old Town Specific plan, but the fact that the Old Town Specific plan prohibits chain link creates an issue. Commissioner Whitten stated that he felt that the intent of the Old Town Specific plan was to prevent the commercial corridor along Highway 62 from becoming blight. He said that working the industrial zoning into the plan could be easier than taking it out of the plan. He also said that there did need to be discussion of the definition of "change of use" and that there needed to be constancy. He said that he thinks the fencing for the project is fine.

Commissioner Evans asked staff how changes made by the Commission would effect existing buildings in the Old Town Specific area. Staff said that, depending on the type of changes, there are issues created by classifying existing structures as non-conforming. Non-conforming uses have limitations on replacement or expansion but those issues can be addressed in the code.

Commissioner Whitten said that that needed to look into what was required for the secondary automotive repair business. He said he would like to make sure that all requirements for the second business are included.

Commissioner McHenry asked about the issue of the block wall requirement and if a nearby business had been required to put in a masonry wall. Staff said that the business in question

chose a location which had a preexisting masonry wall. Commissioner McHenry asked if the chain link fencing at the applicant's location was preexisting fencing as well. Staff said it was. Commissioner McHenry said that there had been concerns that different businesses were having different requirements. He also asked if chain link fences for other businesses in the area were also preexisting. Staff said they were.

Chair Bridenstine said that she didn't think they could act on it that night, and couldn't act on it until the automotive repair business conditions had been included. She agreed with Commissioner Whitten that they needed to review the conditions as two separate business. She thinks that the business will probably be ok, but they need to go through the process and evaluate parking and that sort of thing. She thought that both uses were consistent with the zoning of the site. She would like the existing business added to the conditions of approval and that the parking be evaluated. She agreed with Whitten that the conditions of approval as previously approved by the Planning Commission addressed the screening concerns. She also said that Planning Commission had previously discussed removing the irrigation requirement and she agreed that that the landscaping plan was appropriate and that the irrigation requirement should be removed.

Staff stated that the Planning Commission's direction to staff would allow staff to structure appropriate findings for the project. Staff said that the findings need to be tied very carefully back to the Old Town Specific Plan.

Chair Bridenstine agreed that they need to adjust the Old Town Specific plan to meet current General plan, commercial and industrial guidelines. She felt that they needed to be making it easier rather than more difficult to develop old town.

Staff stated that the recommended action would be that staff bring back SPR 01-13 to the next Planning Commission for approval with revised Conditions of Approval and revised findings, and requesting the applicant to address the proposed timing for compliance with imposed conditions of approval for the project.

The applicant asked for confirmation that Commission direction was for staff to analyze both businesses and return at the next meeting. Chair Bridenstine confirmed that was correct.

Commissioner Evans asked about the proposal on stamp page 55 for five paved and five unpaved parking spaces listed in the conditions of approval, and if that would change with the addition of the second business. Staff said that it might. Staff said they would evaluate those requirements and will come back with a recommendation. Commissioner Evans asked for confirmation that Ordinance 198 required that all the parking spaces be paved.

The applicant spoke in support of the proposed parking and said that it was similar to other projects. He said that nothing on the lot had changed with the additional business.

Commissioner Whitten said that they had to do their due diligence. Deputy Town Manager Stueckle clarified how the parking requirement was calculated.

The applicant asked if they could get approval for everything but the parking.

Chair Bridenstine stated that the commission would feel more comfortable having Conditions of Approval which address both businesses. This meeting was the first time she had heard about the second business, and she thought that having the findings included both businesses would be best for the applicant and the Commission.

Commissioner Evans expressed concern that there were two businesses operating on one parcel. Staff said that multiple business operating on a single parcel was common in multi-tenant commercial buildings. This project was slightly unusual because of the different type of uses.

MOTION

That the Planning Commission direct staff to return SPR 01-13 to the next Planning Commission for approval with revised Conditions of Approval and revised findings, and requesting the applicant provide a proposed schedule for compliance with the conditions of approval for the project.

- RESULT:** ADOPTED [UNANIMOUS]
- MOVER:** Steven Whitten, Vice Chairman
- SECONDER:** Jeff Evans, Commissioner
- AYES:** Vicki Bridenstine, Steven Whitten, Jeff Evans, Charles McHenry
- EXCUSED:** Jeff Drozd

2. REVIEW OF GENERAL PLAN IMPLEMENTATION STRATEGIES

A discussion regarding the Implementation Strategies of the Yucca Valley General Plan.

RECOMMENDATION: That the Planning Commission receives and files the report.

Deputy Town Manager Stueckle provided the staff report, which provided an overview of the status of the General Plan Implementation Strategies.

Commissioner Evans asked if all of the elements in the Implementation Strategy had the same priority. Commissioner Whitten thought that the priorities would have to be established by the Town Council. Staff said that the time frame included in the Implementation Strategy provided some information as to priorities. Staff also stated that the Town Council would probably like Planning Commission input on those priorities. Staff also stated that the statues of the implementation strategies should be included in the yearly General Plan Report.

Chair Bridenstine agreed with Commissioner Whitten that some guidance from the Town Council was needed regarding priorities. She also noted that some of the project have already started and could potentially be completed more rapidly than others.

Chair Bridenstine said she wanted to make sure that they captured the value of work which had already been done.

PUBLIC COMMENTS ON ITEM 2

- None

END PUBLIC COMMENTS

MOTION

That the Planning Commission receives and files the report.

RESULT: ADOPTED [UNANIMOUS]

MOVER: Jeff Evans, Commissioner

SECONDER: Charles McHenry, Commissioner

AYES: Vicki Bridenstine, Steven Whitten, Jeff Evans, Charles McHenry

EXCUSED: Jeff Drozd

3. TENTATIVE TRACT MAP UPDATE

A discussion regarding the Implementation Strategies of the Yucca Valley General Plan.

RECOMMENDATION: That the Planning Commission receives and files the report.

Planning Technician Olsen and Deputy Town Manager Stueckle provided the staff report which was an overview of the status of Tentative Track Maps within Yucca Valley. Staff stated that only one Tentative Tract Map has expired since incorporation. Staff noted that many maps have been extended by state action.

Bridenstine asked about formatting the spreadsheet to group by recorded and non-recorded maps to make it easier to read. Staff said that could be done.

Commissioner McHenry asked for clarification on what an expiration date of “non-applicable” meant. Staff said that those were recorded map which never expire.

PUBLIC COMMENTS ON ITEM 3

- None

END PUBLIC COMMENTS

MOTION

That the Planning Commission receives and files the report.

RESULT: ADOPTED [UNANIMOUS]

MOVER: Jeff Evans, Commissioner

SECONDER: Charles McHenry, Commissioner

AYES: Vicki Bridenstine, Steven Whitten, Jeff Evans, Charles McHenry

EXCUSED: Jeff Drozd

Chair Bridenstine opened the floor to public comments.

PUBLIC COMMENTS

None

CLOSE PUBLIC COMMENTS

STAFF REPORTS AND COMMENTS

Staff provided an overview of the status of current and upcoming development projects.

COMMISSIONER REPORTS AND REQUEST:

Commissioner Drozd thanked everyone for their hard work.

Commissioner McHenry thanked staff for their work.

Commissioner Whitten thanked staff for their work. He also commented seeing motorists stopping to help someone who had fallen in a wheelchair and the community spirit it exemplified, and the also asked the public to do their research and read the information provided by the Hi Desert Water District on the upcoming Assessment District Vote.

Chair Bridenstine thanked staff for their work. She said that SPR 01-13, Billings, made it clear that the Old Town Specific Plan needed to be modified. She asked staff when they would begin that process. Staff said that they would have to bring it back to the Commission for a more complete report of what corrective measures may be needed. That report would be forwarded to the Town Council for review and direction from Town Council. Staff said that the general report may able to be completed within 60 days.

ANNOUNCEMENTS:

The next regular meeting of the Planning Commission is scheduled for April 14, 2015 at 6:00pm.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:32.

DRAFT

Respectfully submitted,

Allison Brucker
Secretary

Approved by the Planning Commission on _____, 2015.

DRAFT

Planning Commission: April 14, 2015

**TOWN OF YUCCA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION STAFF REPORT
SPECTRUM /VERIZON**

Case: ENVIRONMENTAL ASSESSMENT, EA 02-14
CONDITIONAL USE PERMIT, CUP 01-14, SPECTRUM /VERIZON
CATEGORICAL EXEMPTION FROM CEQA, SECTION 15332, CLASS 32, IN-FILL
DEVELOPMENT

Request: A PROPOSAL TO CONSTRUCT A 60' CELLULAR TOWER TO BE DISGUISED AS A
PINE TREE, TO INCLUDE A GENERATOR INSIDE A 900 SQUARE FOOT, 8' HIGH
BLOCK WALL ENCLOSURE FOR EQUIPMENT CABINETS. THE PROJECT INCLUDES
THE INSTALLATION OF FIVE 36' BOX PINE TREES.

Applicant: LA SMSA LP
15505 SAND CANYON AVE
IRVINE, CA 92618

Property Owner:
TIMOTHY JONES
108 E 38TH ST
NEW YORK, NY 10016

Representative:
MICHAEL HAYES
SPECTRUM SERVICES
8390 MAPLE PLACE, #110
RANCHO CUCAMONGA, CA 91750

Location: VACANT LOT ON PRIMROSE DRIVE, NORTH OF YUCCA TRAIL AND IS ALSO
IDENTIFIED AS APN: 595-192-23.

Existing General Plan Land Use Designation:
THE SITE IS DESIGNATED MIXED USE (MU)

Existing Zoning Designation:
THE SITE IS DESIGNATED COMMERCIAL MIXED USE (C-MU)

Surrounding General Plan Land Use Designations:

NORTH: MIXED USE
SOUTH: MIXED USE
WEST: MIXED USE
EAST: MIXED USE

Surrounding Zoning Designations:

NORTH: COMMERCIAL MIXED USE
SOUTH: COMMERCIAL MIXED USE
WEST: COMMERCIAL MIXED USE
EAST: COMMERCIAL MIXED USE

Surrounding Land Use:

NORTH: RETAIL/RESTAURANT/OFFICE
SOUTH: VACANT
WEST: VACANT
EAST: VACANT

Public Notification:

PURSUANT TO SECTION 9.85.020, 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 PUBLISHED AND MAILED ON WEDNESDAY, APRIL 01, 2015. THERE HAVE BEEN NO WRITTEN RESPONSES RECIEVED AS OF THE WRITING OF THIS STAFF REPORT.

Conditional Use Permit, CUP 01-14 Spectrum Verizon
April 14, 2014 Planning Commission Meeting

RECOMMENDATIONS:

ENVIRONMENTAL ASSESSMENT, EA-02-14: That the Planning Commission finds the project to be exempt from CEQA under Section 15332, class 32 Infill Development and;

CONDITIONAL USE PERMIT, CUP 01-14 That the Planning Commission denies, without prejudice, Conditional Use Permit, CUP 01-14 based upon the findings contained within the staff report.

Alternative Recommendation: That the Planning Commission directs the applicant to revise the application consistent with Town regulations and to return to the Planning Commission.

PROJECT PLANNER: DIANE OLSEN

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. Pursuant to Section 9.63.090 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 9.63.080 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 proposal to construct a 60' cellular tower to be disguised as a pine tree, to include a generator inside a 900 square foot, 8' high block wall enclosure for equipment cabinets. Five 36" box pine trees are proposed to be located around the perimeter of the block wall enclosure.

LOCATION: The project is located on a vacant lot on Primrose Drive, north of Yucca Trail and is also identified as APN: 595-192-23.

PROJECT SYNOPSIS:

SITE COVERAGE

PROJECT AREA

Entire site = 0.49 acres
Project Area = 900 square feet

BUILDING AREA

No enclosed buildings are proposed. The project includes a 900 square foot block wall enclosure where the cell tower, generator and equipment cabinets will be located.

PHASED CONSTRUCTION:

No

FLOOD ZONE

Map 8860 Zone A (special flood hazard areas subject to inundation by the 1% annual chance flood).

ALQUIST PRIOLO ZONE

Yes

OFF-SITE IMPROVEMENTS REQ.

Yes, Primrose Drive, if approved and conditioned at this location.

ASSESSMENT DISTRICTS REQ.

Yes, if approved and conditioned at this location.

RIGHT-OF-WAY DEDICATION REQ.

No

UTILITY UNDERGROUNDING:

All new service lines shall be underground in conformance to Ordinance 233, or as amended by Town Council.

AIRPORT INFLUENCE AREA:	Inside the Airport Influence Area Safety Review Area 3
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:	No
SPECIFIC PLAN/PLANNED DEVELOPMENT:	No
GATEWAY REIMBURSEMENT DISTRICT:	No
AVALON SIGNAL REIMBURSEMENT DISTRICT:	No
FUTURE PLANNING COMMISSION ACTION REQUIRED	No
FUTURE TOWN COUNCIL ACTION REQUIRED	Only if the project is appealed

II. PROJECT ANALYSIS

GENERAL PLAN CONSIDERATION: The proposed cell tower and equipment cabinets are proposed to be located on a parcel designated as Mixed Use (MU). Development of property in the Mixed Use land use district requires the preparation of a Specific Plan or compliance with a new mixed use zoning designation and associated development standards. The Mixed Use zoning standards have not yet been developed, therefore the regulations and development standards of the General Commercial (C-G) zoning district will apply.

Mixed Use: intended for a mix of uses, including commercial, professional office, recreational, and high density residential land uses along SR-62 corridor in concentrated notes. Its purpose is to allow highly integrated commercial, residential and office uses that facilitate pedestrian access and walkability. Proximity of residential uses near employment and activity centers can reduce vehicle trips and greenhouse gas emissions. Housing opportunities are also encouraged in these areas, providing walkable accessibility to services and facilities. Development in this designation will required the preparation of a Specific Plan or compliance with a new mixed use zoning designation and associated development standards.

DEVELOPMENT CODE CONSIDERATION: The purpose of Chapter 9.44 (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 is located within 5,000 feet of a scenic highway (29 Palms Highway) as designated in Chapter 9.44 Wireless Communication Facilities of the Development Code. Special consideration must be given to these locations, according to the criteria set forth in Development Code Section 9.44.070, *Visual Impact and Screening Standards*.

The project proposes to conceal the antenna as a pine tree. The height of the facility at 60’ will not allow the facilities to blend into the existing surroundings. The existing structures to the north are single story commercial buildings and to the east, west and south are vacant lots. The use, therefore, is not consistent with the Development Code and the land use is incompatible with surrounding development.

Pursuant to Section 9.31.030 Height Regulations and Exceptions, the miscellaneous structures listed in the table may exceed the maximum height limitations in a zoning district by up to 50% subject to a Land Use Compliance Review. Wireless telecommunication facilities are not included in the table and are not considered as radio and television station towers, which are

Conditional Use Permit, CUP 01-14 Spectrum Verizon
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defined as a Communication Facility in Table 2-15 and therefore are not subject to allowable height increases (see attached Table 2-15 to this staff report)

Based upon the Town's wireless communications standards, construction of wireless communication facilities on vacant/undeveloped commercial/mixed use lands adjacent and highly visible from SR62, consistent with the establish standards is extremely difficult. The wireless communications regulations establish stepped criteria for locations of the facilities as follows.

9.44.070 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 Towns desert rural neighborhood character.

Less construction of a commercial or mixed use structure on the property, adherence to the above criteria is extremely difficult. This is highlighted based upon the proposed height of the wireless communication structure and its design. Additional discussion on Section 9.44.070, Visual Impact and Screen Standards, is presented below.

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 on Primrose Drive, approximately 300 feet north of Lupine Drive and approximately 600 feet west of Airway Ave. Uses to the north include retail and restaurant. Properties to the east, west and south are vacant lots.

SITE CHARACTERISTICS: The site is vacant land with some areas of vehicle disturbance. Vegetation includes some grasses and creosote bushes, with a few native plants on the south side of the property. The tower is proposed to be constructed at the northwest corner of the property. The project proposal includes the installation of five, 36' box pine trees around the block enclosure, two on the south side, two on the east side and one on the west side. No other landscaping has been proposed for the site.

BUILDING ELEVATIONS: No enclosed buildings are proposed. The cell tower is proposed to be 60' tall and will be disguised as a pine tree. The project will also include the installation of a 900 square foot, 8' tall block wall enclosure to house the cell tower and related equipment.

DISCUSSION: Pursuant to Section 9.44.040, wireless facilities are permitted in any land use district subject to the review and approval of a Conditional Use Permit by the Planning Commission.

Chapter 9.44 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 60' foot high cellular tower disguised as a pine tree. The ground-based equipment for the antenna will be located in a 900 square foot, 8 foot high block wall enclosure.

Chapter 9.09 establishes the structure height in the Commercial Mixed Use district at 40 feet. The proposal exceeds this height by 20 feet or 50%.

The site is located in a "Special Design Area," as defined by Section 9.44.030 of the Development Code as it is within 5,000 feet of a scenic highway (29 Palms Highway). In a Special Design Area, the antenna must meet six standards. Each standard and whether the project meets those standards, is summarized below (Article 3, Section 9.44.070).

- 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 Towns desert rural neighborhood character.*

The cell tower is proposed at 60 feet, is disguised as a pine tree and is to be located on a vacant parcel with minimal vegetation and native plants. The applicant is proposing to plant five 36' box pine trees around the block wall enclosure. The only other pine trees in the vicinity are located approximately 250 feet to the west and approximately 300 feet to the east. As proposed, the wireless facility will easily be identified as a wireless communications facility. While this specific design is seen along SR 60 traveling to Moreno Valley from I-10 and in several other Inland Empire locations, the purpose of the Town's regulations is to prevent the easily identified presence of these facilities in certain locations.

- 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.*

The cell tower is proposed to be constructed on a vacant lot. The properties to the south, east and west are vacant. The properties to the north are constructed with single story commercial buildings which are approximately 20 feet in height. The proposed facility will project above these buildings by approximately 40 feet. As discussed within this staff report, development of this design and type of facility on

vacant commercial properties, in close proximity to SR62, is extremely difficult, if not impossible, to conform to the Town's wireless communications regulations.

- 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 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 Commission. Such designs shall be in scale with surrounding development or landscaping.*

The cell tower is proposed to be constructed on a vacant lot. The properties to the south, east and west are vacant. The properties to the north are constructed with single story commercial buildings which are approximately 20 feet in height. The proposed facility will project above these buildings by approximately 40 feet and therefore will be out of scale to surrounding development. The structure exceeds the Development Code maximum height by 20', and variance findings, in staff's judgement, could not be made for the project as currently designed.

- D) *Free-standing monopole and or lattice towers shall have a minimum setback of 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 (C) above shall have a minimum setback of 275 feet from any property zoned for residential units with a minimum lot size of one acre or less. Non monopole or lattice tower facilities may be allowed a reduced setback based upon height, dimensions, relation the built environment or other similar factors.*

The cell tower is proposed to be located approximately 325' from properties zoned as residential. The properties surrounding the proposed cell tower are zoned Commercial Mixed Use (C-MU). The properties zoned as residential are located southeast of the project site.

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

The project proposal includes the installation of five 36" box pine trees around the block enclosure, two on the south side, two on the east side and one on the west side. No other landscaping has been proposed for the site.

- F) *Location of equipment necessary to serve the wireless facility may be required to be located away from residentially designated properties and or provide additional design standards to avoid potential impacts to surrounding properties.*

Conditional Use Permit, CUP 01-14 Spectrum Verizon
April 14, 2014 Planning Commission Meeting

The cell tower and related equipment is proposed to be located approximately 325' from property zoned as residential.

In summary, the applicant has designed a wireless facility that does not meet the Towns criteria that the design be in scale with the surrounding development or landscaping. This project is located on a vacant parcel, surrounded by vacant parcels on three sides and single story commercial properties to the north. The facility will appear out of character with the surrounding environment on the basis of the height of the tower and the manner of disguise. Until such time as adjacent properties are developed, this type of project will not be consistent with the character of the neighborhood or with Sections 9.44.060 and 9.44.070 of the Development Code.

FINDINGS:

Section 9.44.060 B Site Selection and General Standards

- 3) *Facilities greater than 30 feet in height shall be subject to Commission 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. Such designs shall be in scale with the surrounding development or landscaping.*

The wireless facility is proposed at 60' and is located on a vacant parcel, with vacant parcels on three sides. To the north of the property are single story commercial structures approximately 20 feet in height. This facility is approximately three times the height of the surrounding structures and also exceeds the allowable height for the zoning district by 50%.

- 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.*

The cell tower is proposed to be constructed on a vacant lot. The properties to the south, east and west are vacant. The properties to the north are constructed with single story commercial buildings which are approximately 20 feet in height. The proposed facility will project above these buildings by approximately 40 feet and therefore will be out of scale to surrounding development. The structure exceeds the Development Code maximum height by 20', and variance findings, in staff's judgement, could not be made for the project as currently designed.

Section 9.44.070 Visual Impact and Screening

- 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 Towns desert rural neighborhood character.*

The cell tower is proposed at 60 feet, is disguised as a pine tree and is to be located on a vacant parcel with minimal vegetation and native plants. The applicant is proposing to plant five 36' box pine trees around the block wall enclosure. The only other pine trees in the vicinity are located approximately 250 feet to the west and approximately 300 feet to the east. As proposed, the wireless facility will easily be identified as a wireless communications facility. While this specific design is seen along SR 60 traveling to Moreno Valley from I-10 and in several other Inland Empire

locations, the purpose of the Town's regulations is to prevent the easily identified presence of these facilities in certain locations.

- 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.*

The cell tower is proposed to be constructed on a vacant lot. The properties to the south, east and west are vacant. The properties to the north are constructed with single story commercial buildings which are approximately 20 feet in height. The proposed facility will project above these buildings by approximately 40 feet. As discussed within this staff report, development of this design and type of facility on vacant commercial properties, in close proximity to SR62, is extremely difficult, if not impossible, to conform to the Town's wireless communications regulations.

- 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 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 Commission. Such designs shall be in scale with surrounding development or landscaping.*

The cell tower is proposed to be constructed on a vacant lot. The properties to the south, east and west are vacant. The properties to the north are constructed with single story commercial buildings which are approximately 20 feet in height. The proposed facility will project above these buildings by approximately 40 feet and therefore will be out of scale to surrounding development. The structure exceeds the Development Code maximum height by 20', and variance findings, in staff's judgement, could not be made for the project as currently designed.

- D) *Free-standing monopole and or lattice towers shall have a minimum setback of 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 (C) above shall have a minimum setback of 275 feet from any property zoned for residential units with a minimum lot size of one acre or less. Non monopole or lattice tower facilities may be allowed a reduced setback based upon height, dimensions, relation the built environment or other similar factors.*

The cell tower is proposed to be located approximately 325' from properties zoned as residential. The properties surrounding the proposed cell tower are zoned

Commercial Mixed Use (C-MU). The properties zoned as residential are located southeast of the project site.

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

The project proposal includes the installation of five 36" box pine trees around the block enclosure, two on the south side, two on the east side and one on the west side. No other landscaping has been proposed for the site.

- F) *Location of equipment necessary to serve the wireless facility may be required to be located away from residentially designated properties and or provide additional design standards to avoid potential impacts to surrounding properties.*

The cell tower and related equipment is proposed to be located approximately 325' from property zoned as residential.

Conditional Use Permit: :

- (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 is 60 feet high, which exceeds the maximum height limit for commercial zoning by 20 feet or 50%.
- (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 60 feet high, which exceeds the maximum height limit for commercial zoning by 20 feet or 50%. The surrounding structures are one store commercial buildings approximately 20 feet in height, therefore the proposed facility will not blend in with the surrounding environment.
- (c) The proposed development produces compatible transitions in the scale, bulk, coverage, density and character of the development between adjacent land uses;
The proposed project is located in an area of vacant lots and one story commercial buildings. The height of the tower will be
- (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 will be located within a 30' x 30' (900 sq ft) block enclosure.

- (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 pine tree. The tower is proposed at 60 feet high, which is incompatible with adjacent properties and surrounding 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 wireless facility is proposed at 60' and is located on a vacant parcel, with vacant parcels on three sides. To the north of the property are single story commercial structures approximately 20 feet in height. This facility is approximately three times the height of the surrounding structures and also exceeds the allowable height for the zoning district by 50%.
- (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 the installation of five 36" box pine trees.
- (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 is for a wireless communications facility, which involves minimal access to the site.

- (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. 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.
- (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
- (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 proposed does not comply with the commercial development standards in regards to maximum height of the structure, or with the provisions of Section 9.44.070 Visual Impact and Screening Standards, in that the facility is proposed at 60 feet and will not blend in with the surrounding environment.

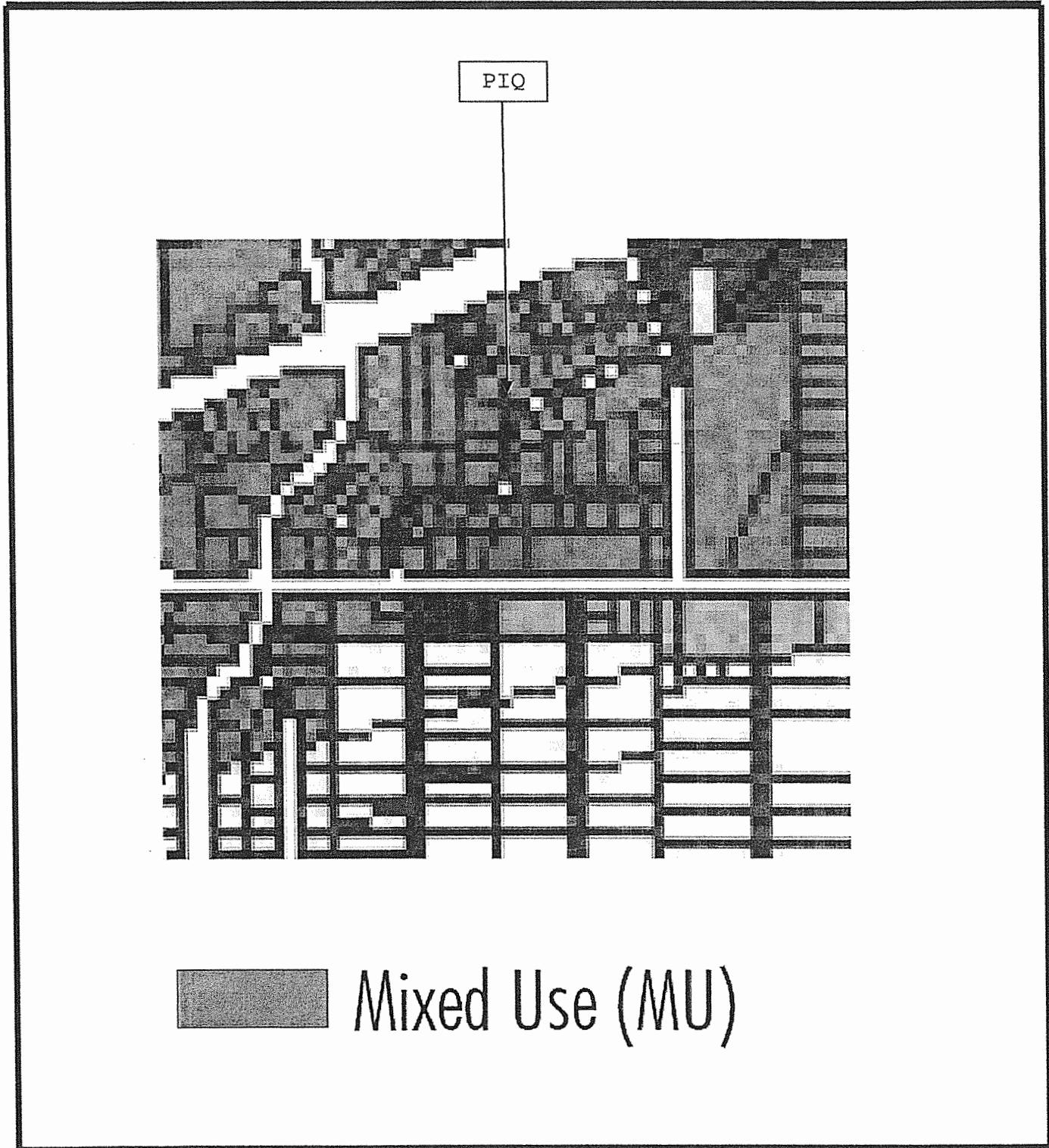
Conditional Use Permit, CUP 01-14 Spectrum Verizon
April 14, 2014 Planning Commission Meeting

Attachments:

1. Standard Exhibits
2. Application materials
3. Site Plans & Elevations
4. Notice of Hearing
5. Chapter 9.44, Wireless Communications Facilities
6. Table 2-15 Permitted Land Uses and Permit Requirements
7. Section 9.31.030 Height Regulations and Exceptions

TOWN OF YUCCA VALLEY

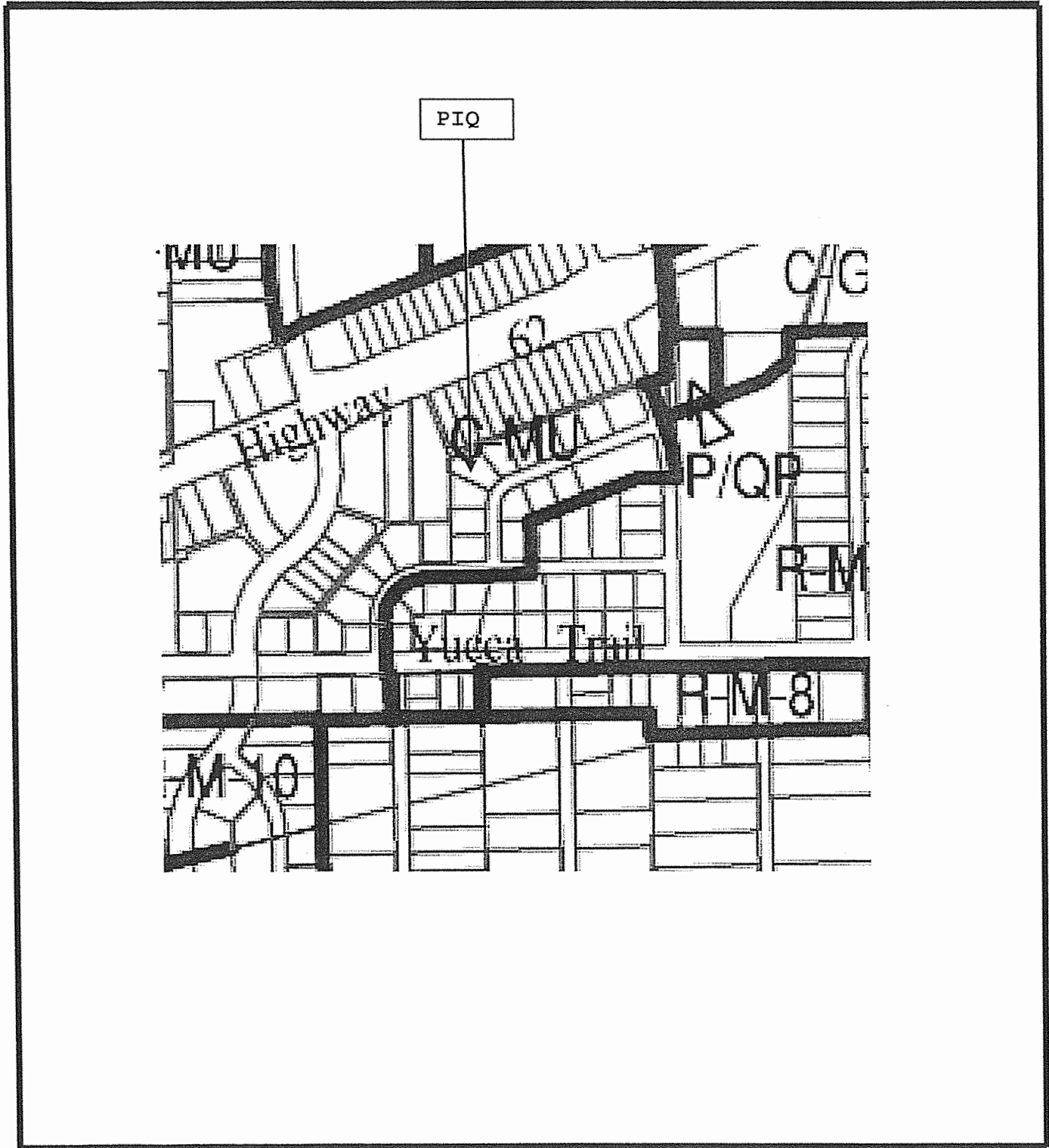
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-14 SPECTRUM VERIZON



GENERAL PLAN LAND USE MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-14 SPECTRUM VERIZON



ZONING MAP

TOWN OF YUCCA VALLEY

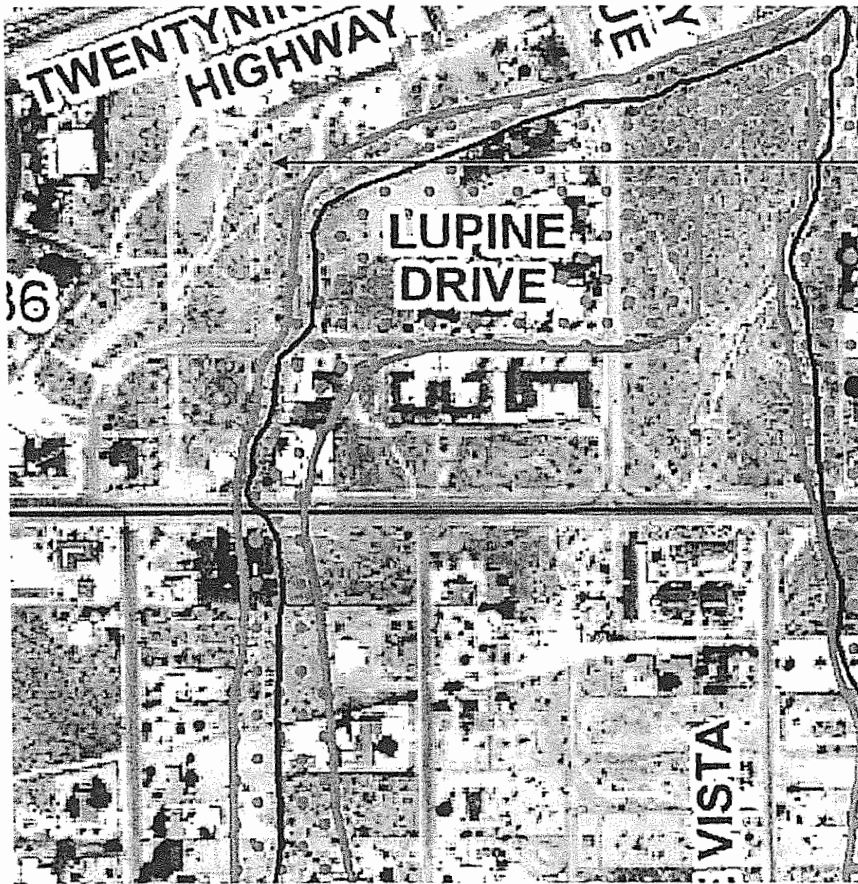
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-14 SPECTRUM VERIZON



AERIAL PHOTO

TOWN OF YUCCA VALLEY

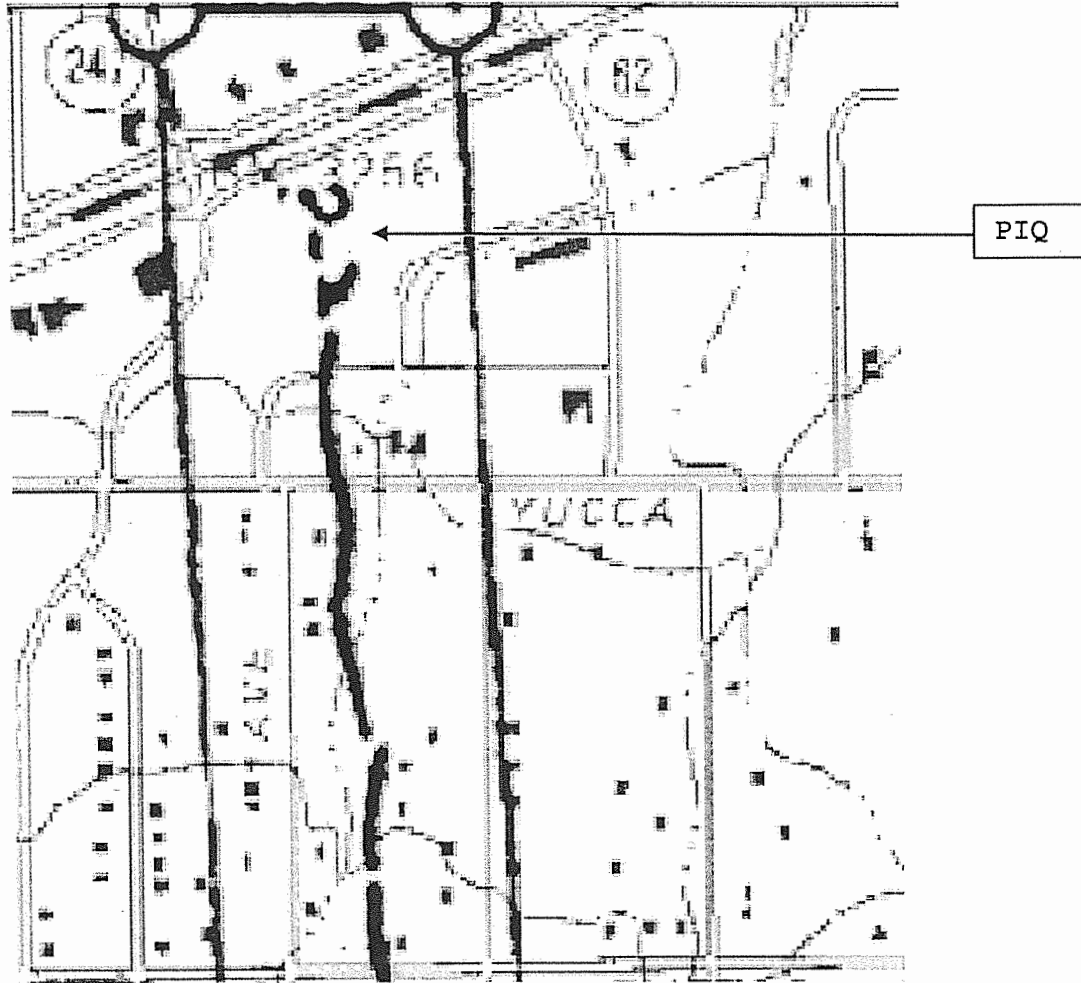
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-14 SPECTRUM VERIZON



FEMA FLOOD MAP-ZONE X and ZONE A, MAP 8860

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-14 SPECTRUM VERIZON





Conditional Use Permit Application

Karachi

Date Received	06/10/14
By	D. OLSEN
Fee	2895 ⁰⁰
Case #	CUP-01-14
EA #	EA-02-14

General Information

APPLICANT LA SMSA LP dba Verizon Wireless Phone (909) 944-5471 x20 Fax _____

Mailing Address 15505 Sand Canyon Ave. 1st Fl Bldg P Email ksmir1@spectrumse.com

City Irvine State CA Zip 92618

REPRESENTATIVE Spectrum Svcs. Phone (909) 944-5471 x20 Fax _____

Mailing Address 8390 Maple Pl. #110 Email MARTIN@SPECTRUMSE.COM

City Rancho Cucamonga State CA ZIP 91730

PROPERTY OWNER Timothy Jones Phone _____ Fax _____

Mailing Address _____ Email _____

City New York State NY Zip 10016

Project Information

Project Address Unaddressed Assessor Parcel Number(s) 0595-192-23

Project Location Primrose Drive

Project Description: Proposed 60' monopole. Proposed antennas at 50' RAD center. Proposed equipment inside shelter with generator in a proposed 8' block wall enclosure surrounding the equipment lease area.

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):

2. Existing site zoning: C-0 3. Existing General Plan designation: _____

4. Precisely describe the existing use and condition of the site: undeveloped, raw land, desert.

5. Existing Zoning of adjacent parcels:
North C South R East C West C

6. Existing General Plan designation of adjacent parcels:
North _____ South _____ East _____ West _____

7. Precisely describe existing uses adjacent to the site: All commercial uses except to the south, residential to south

8. Describe the plant cover found on the site, including the number and type of all protected plants: raw desert land with low lying chaparral and desert scrub.

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: unmanned wireless telecom (cell site)
- B. Gross square footage by each type of use: approx 900 sq. ft.
- C. Gross square footage and number of floors of each building: _____
- D. Estimate of employment by shift: 0 unmanned
- E. Planned outdoor activities: 0 N/A

2. Percentage of project site covered by:

0 % Paving, _____ % Building, 0 % Landscaping, 0 % Parking

- 3. Maximum height of structures 60 ft. 0 in.
- 4. Amount and type of off street parking proposed: N/A
- 5. How will drainage be accommodated? Natural run off

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

7. Preliminary grading plans estimate N/A 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: CUP

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

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: *[Signature]*

Date: 3-24-14

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

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

Signed: *See attached LOA*

Dated: _____

LETTER OF AUTHORIZATION
(APPLICATION FOR ZONING/LAND USE ENTITLEMENTS)

Property Address: Unaddressed Parcel Primrose Dr. Yucca Valley, Ca. 92284
Assessor's Parcel Numbers: 0595-192-23
Vested Owner: Wilson Inv II LLC
Verizon Site Name: Karachi

The undersigned, authorizes Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless, by AirTouch Cellular, its general partner, with its principal offices at 180 Washington Valley Road, Bedminster, New Jersey 07921, its employees, representatives, agents, and/or consultants, to act as agent on the undersigned's behalf for the sole purpose of obtaining land use approvals, building permits and or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility on the above identified parcel of land. It is understood that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

It being further understood that signing this Letter of Authorization in no way creates an obligation of any kind.

Vested Owner: Timothy C. Jones

By: 

Print Name: Timothy C. Jones

Date: 3/22/14

State of New York)
County of New York) ss.

On March 22, 2014 before me, Mohan D Buxani, notary public, personally appeared Timothy C Jones, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mohan D Buxani (Seal)

MOHAN D. BUXANI
Notary Public, State of New York
Registration No. 01BU6266896
Qualified in New York County
Commission Expires August 05, 2016

Project Description (Karachi)



Authorized Agent for **Verizon Wireless**

8390 Maple Pl. Suite 110

Rancho Cucamonga, CA 91730

Phone: 909.944.5471 Fax: 909.944.5971

Verizon Wireless Project Name: Karachi

Town of Yucca Valley

Application for an unmanned wireless facility.

Verizon Wireless is requesting approval of a Telecom Facility Application for the construction and 24/7 operation of an unmanned wireless telecommunications facility (monopalm cell site), and presents the following project information for your consideration.

Project Location

Unaddressed parcel on Primrose Drive

Town of Yucca Valley, CA 92284

APN: 0595-192-23

Zoning: C-O Office Commercial

Project Representative

Brett Smirl

8390 Maple Place Suite 110

Rancho Cucamonga, CA 91730

909-944-5471 x20

bsmirl@spectrumse.com

Applicant

Verizon Wireless

15505 Sand Canyon Avenue, Bld. D, 1st Floor

Irvine, CA 92618

949-286-7000

Project Description

Proposed design is a 60' monopalm. The antennas are proposed to be at a 50' RAD center. The equipment is to be located inside a shelter with the generator in a proposed 8' high 30'x30' block wall enclosure in the equipment lease area.

Project Objectives

There are several reasons that a wireless carrier has the need to install a cell site at a specific location:

Coverage – No service, or insufficient service, currently existing in the vicinity

Capacity – Service exists, but is currently overloaded or approaching overload, preventing successful call completion during times of high usage.

Quality – Service exists, but signal strength is inadequate or inconsistent.

Project Description (Karachi)

E911 – Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Half of all 911 calls are made using mobile phones.)

Enhanced Voice and Data services – Current service does not provide adequate radio-support for advanced services.

This location was selected because Verizon Wireless radio-frequency engineers (RF) have identified a significant gap in radio signal in the surrounding area. This site is also designed to provide coverage for the surrounding residential and commercial neighborhoods and offload traffic from the surrounding sites that are approaching capacity due to heavy call volume.

Alternative Site Analysis

Alternative sites are considered and automatically eliminated from consideration where unfavorable zoning exists, there is no suitable space available, and development standards cannot be met, or are owned by parties that are uninterested in entering into a lease agreement with Verizon Wireless.

Verizon Wireless Company Information

Verizon Wireless is licensed by the Federal Communications Commission (FCC) to operate and is a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). Verizon Wireless is one of the fastest growing nationwide service providers to offer all digital voice, messaging and high-speed data services to millions customers in the United States.

Verizon Wireless will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the **Telecommunications Act of 1996, FCC Declaratory Ruling to Ensure Timely Siting Review**, and other applicable laws. Copies of the laws will be provided upon request.

The enclosed application is presented for your consideration, and Verizon Wireless requests a favorable determination and approval of a CUP Application to build the proposed facility. Please contact me at 909-944-5471 ext. 20 if you have any questions or requests for additional information.

Respectfully submitted,



Brett Smirl
Authorized Agent for Verizon Wireless

Application A0905427

Application Detail

File Number	A0905427	Constructed	
Registration Number	1293973	Dismantled	
NEPA		EMI	No

Application Information

Status	Granted	Received	12/02/2014
Purpose	Amendment	Entered	12/02/2014
Mode	Interactive		

Antenna Structure

Structure Type POLE - Any type of Pole

Location (in NAD83 Coordinates)

Lat/Long	34-07-22.1 N 116-24-43.7 W	Address	Primrose Drive / Twentynine Palms Highway
City, State	Yucca valley , CA	County	SAN BERNARDINO
Zip	92284	Center of AM Array	Position of Tower in Array

Heights (meters)

Elevation of Site Above Mean Sea Level	996.3	Overall Height Above Ground (AGL)	18.2
Overall Height Above Mean Sea Level	1014.5	Overall Height Above Ground w/o Appurtenances	18.2

Proposed Marking and/or Lighting

None

FAA Notification

FAA Study	2014-AWP-3553-OE	FAA Issue Date	06/06/2014
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Owner & Contact Information

FRN	0002963817	Owner Entity Type	Limited Partnership
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Owner

Los Angeles SMSA Limited Partnership Attention To: Network Regulatory 1120 Sanctuary Pkwy, #150 GASA5REG Ste 150 MC:GASA5REG Alpharetta , GA 30009	P: (770)797-1070 F: E: Network.Regulatory@VerizonWireless.com
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Contact

Regitz , Steve Attention To: Network Regulatory 1120 Sanctuary Pkwy, #150 GASA5REG Ste 150 MC:GASA5REG Alpharetta , GA 30009	P: (770)797-1070 F: E: Network.Regulatory@VerizonWireless.com
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Environmental Compliance

Does the applicant request a Waiver of the Commission's rules for environmental notice?

No

Is the applicant submitting an Environmental Assessment?

No

Is another Federal Agency taking responsibility for environmental review?

No

Does the applicant certify to No Significant Environmental Effect pursuant to Section

Yes

Reason for another Federal Agency taking responsibility for environmental review

Basis for Certification

Environmental Notification is complete and an Environmental Assessment is not required.

Name of Federal Agency

Local Notice Date

06/18/2014

National Notice Date

06/18/2014

Certification

Authorized Party Yeager, Sharon

Title

Authorized Representative

Receipt Date 12/02/2014

Comments

Comments

None

History

Date	Event
12/02/2014	Amendment Received
12/02/2014	Application Granted
05/19/2014	New Application Received

Trans Log

Date	Description	Existing Value	Requested Value
06/13/2014	Application : Identify the change type as Major or Minor	Minor	Major
06/13/2014	Environmental Compliance : National Notice Date	08/15/2014	06/18/2014
06/13/2014	Structure : The street address of the antenna structure	Primrose Drive / Twentynine Palms H	Primrose Drive / Twentynine Palms Highway

All Trans Log (11)

Pleadings

Pleading Type	Description	Date Entered
None		

Automated Letters

Date	Description
------	-------------

None

Attachments

Type

Description

Date Entered

None

CLOSE WINDOW



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: 3-24-14

Brett Smirl
Applicant/Representative printed name

Brett Smirl
Applicant/Representative signature

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: unaddressed on Primrose Dr.

Cross street: Airway Avenue

Date this Disclosure Statement is completed: 3-24-14

Name of Applicant: Verizon Wireless

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name Verizon Wireless Phone (949) 286-7000 Fax _____

Mailing Address 15505 Sand Cyn Ave Bldg D 1st Fl Email _____

City Irvine State CA Zip 92618

State of Registration Calif.

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 _____

The Owner is a:

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

Information for LLC, Partnership, Corporation

Name Timothy C. Jones Phone (850) 206-2874 Fax N/A

Mailing Address 108 E. 38th St. Email N/A

City New York State NY Zip 10016

State of Registration N/A

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 _____

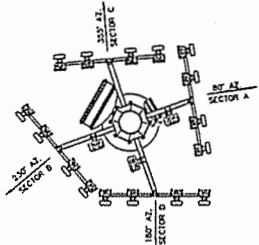
City _____ State _____ Zip _____

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

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____



ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF FRU	CENTERLINE	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	80°	4	4	50'	70'	(4) 7/8" COAX	RED/GREEN RED/RED	5'	15'	..
SECTOR B	230°	4	4	50'	70'	(4) 7/8" COAX	BLUE/GREEN BLUE/RED	5'	15'	..
SECTOR C	355°	4	4	50'	70'	(4) 7/8" COAX	YELLOW/GREEN YELLOW/RED	5'	15'	..
SECTOR D	180°	4	4	50'	70'	(4) 7/8" COAX	YELLOW/GREEN YELLOW/RED	5'	15'	..
MISC.	N/A	.	.	.	70'	(3) 1-5/8" HYDRIFLEX	YELLOW/GREEN YELLOW/RED	5'	15'	..
PARABOLIC ANTENNA	T.B.D.	2	.	T.B.D.
GPS	N/A	2	.	.	.	1/2" COAX	GRAY

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
KARACHI
UNADDRESSED PARCEL
APN: 0595-192-23
YUCCA VALLEY, CALIFORNIA
92284

CURRENT ISSUE DATE:
02/06/15

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
△	02/06/15	PLANNING REVISION	P.A.
△	05/06/14	100% ZONING	C.P.
△	04/29/14	90% ZONING	D.C.

PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 456-8401
FAX (909) 456-8408

LICENSURE:

SHEET TITLE:
SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: **A2** REVISION: **2**

LAX-402

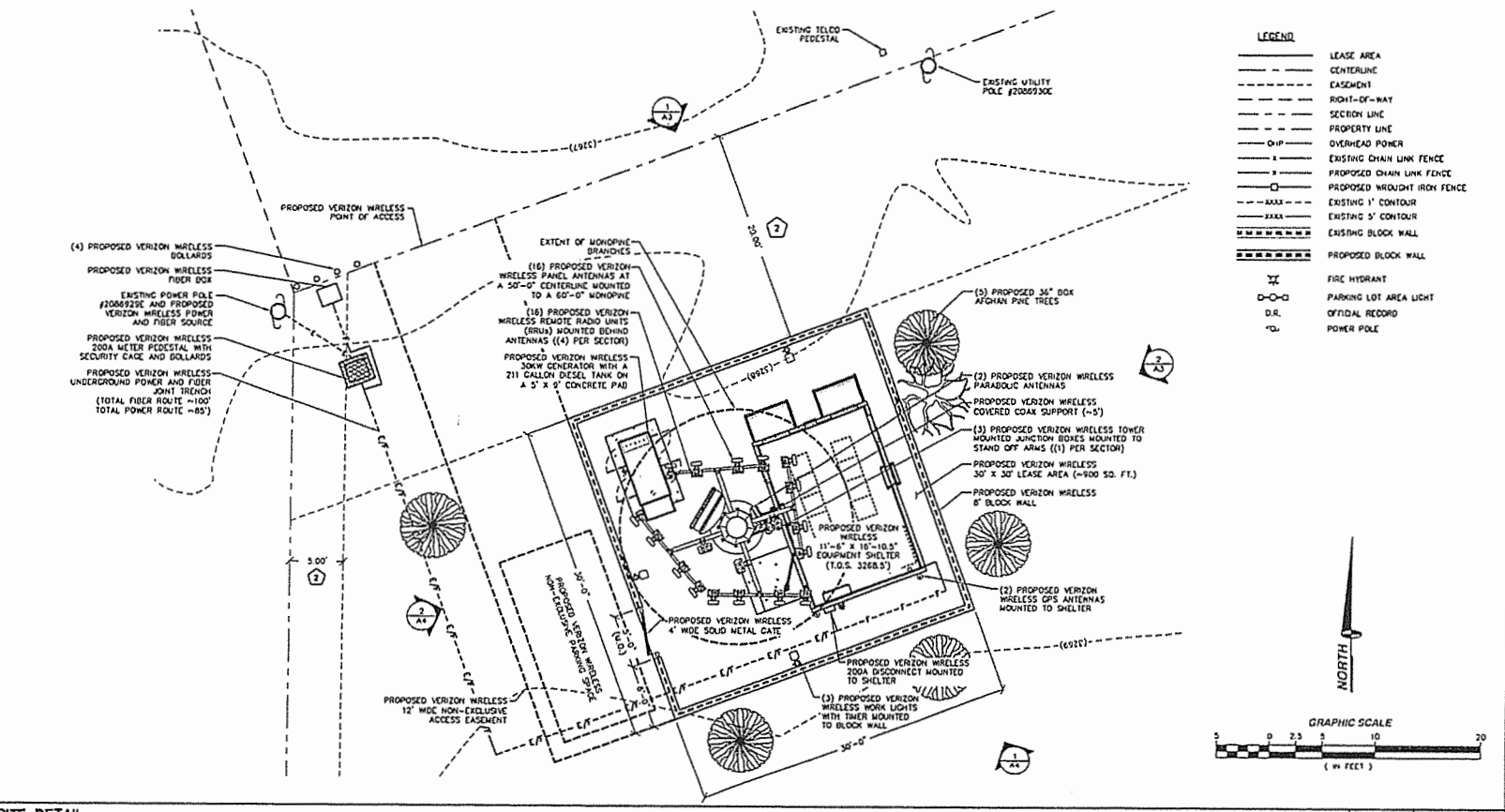
ANTENNA LAYOUT

ANTENNA AND CABLE SCHEDULE

11" x 17" SCALE (24" x 36" SCALE)
1" = 10' 1" = 5'

SCALE 1/4"

P.51

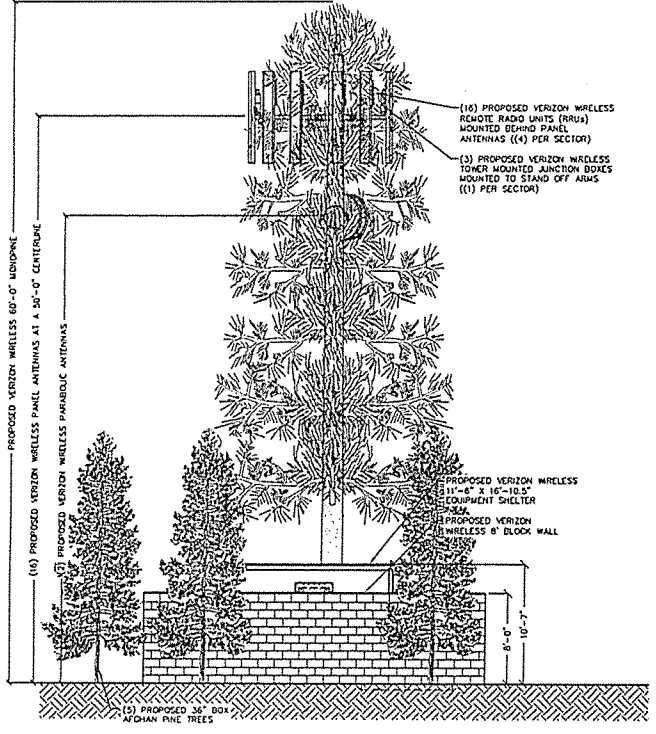


SITE DETAIL

11" x 17" SCALE (24" x 36" SCALE)
1" = 10' 1" = 5'

SCALE 1/4"

NOTE:
ALL PROPOSED ANTENNAS AND
APPURTENANCES TO BE PAINTED
TO MATCH MONOPINE AND
COVERED WITH LEAF SOCKS



P. 52

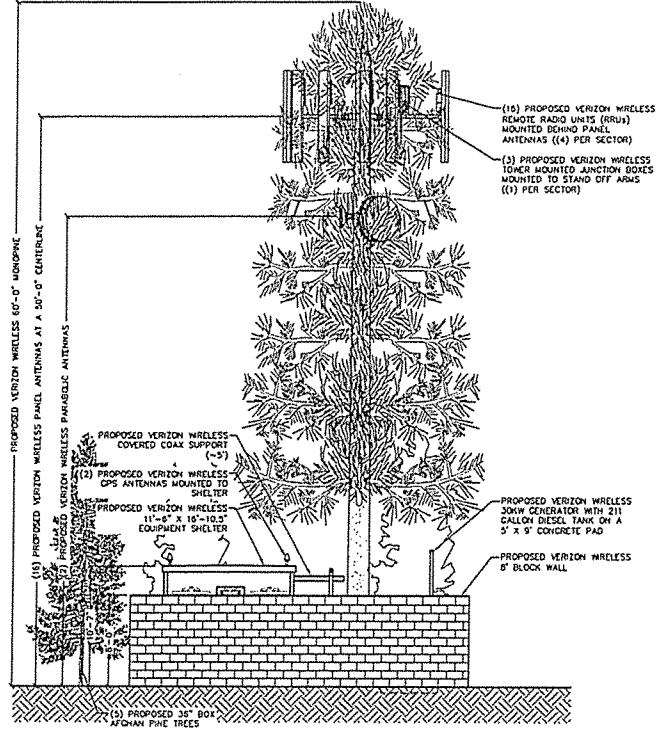
EAST ELEVATION

11" x 17" SCALE (84" x 30" SCALE)
1" = 12' 1" = 3'

2

NORTH ELEVATION

NOTE:
ALL PROPOSED ANTENNAS AND
APPURTENANCES TO BE PAINTED
TO MATCH MONOPINE AND
COVERED WITH LEAF SOCKS



11" x 17" SCALE (84" x 30" SCALE)
1" = 12' 1" = 3'

1



PROJECT INFORMATION:
KARACHI
UNADDRESSED PARCEL
APH: 0595-192-23
YUCCA VALLEY, CALIFORNIA
92284

CURRENT ISSUE DATE:
02/06/15

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
△	02/06/15	PLANNING REVISION	P.A.
△	05/06/14	100% DESIGN	C.P.
△	04/29/14	SOR ZONING	D.C.

PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
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PH. (909) 456-8401
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LICENSURE:

SHEET TITLE:

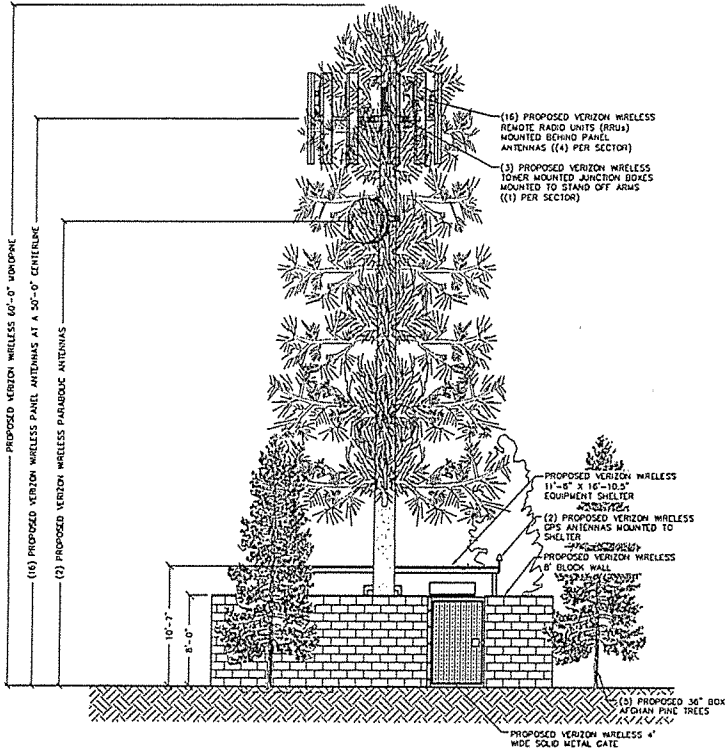
**NORTH & EAST
ELEVATIONS**

SHEET NUMBER: REVISION:

A3 **2**
LAX-402

NOTE:
ALL PROPOSED ANTENNAS AND
APPURTENANCES TO BE PAINTED
TO MATCH MONOPINE AND
COVERED WITH LEAF SOCKS

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COVERED WITH LEAF SOCKS

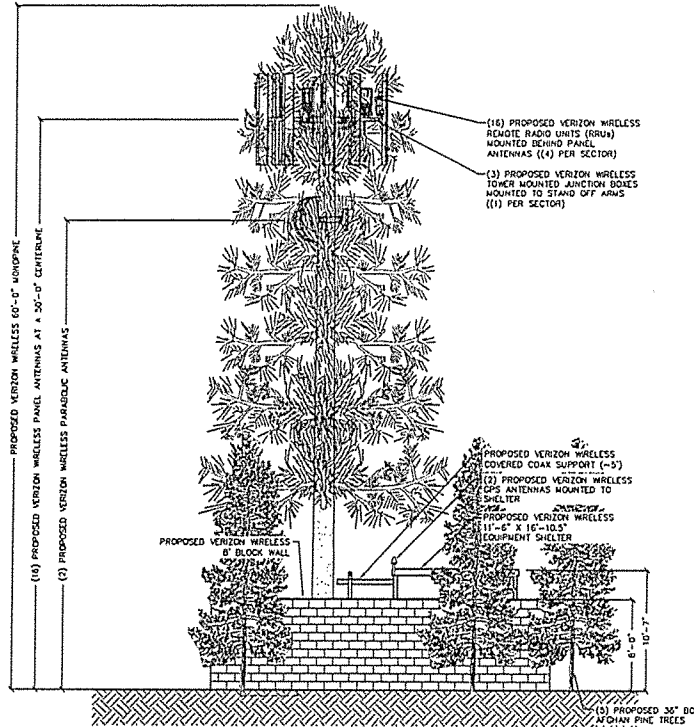


WEST ELEVATION

11" x 17" SCALE (24" x 36" SCALE)
1" = 10' 1" = 5'

2

SOUTH ELEVATION



11" x 17" SCALE (24" x 36" SCALE)
1" = 10' 1" = 5'

1



15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:

KARACHI

UNADDRESSSED PARCEL
APH:0593-192-23
YUCCA VALLEY, CALIFORNIA
92284

CURRENT ISSUE DATE:

02/06/15

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY

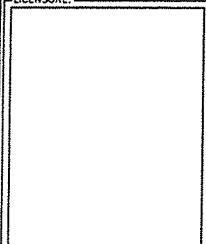
02/06/15	PLANNING REVIEW	P.A.
05/06/14	100% ZONING	C.P.
04/29/14	90% ZONING	D.C.

PLANS PREPARED BY:



SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 456-8401
FAX (909) 456-8408

LICENSURE:



SHEET TITLE:

SOUTH & WEST
ELEVATIONS

SHEET NUMBER: REVISION:

A4 2
LAX-402

IRRIGATION LEGEND					
SYMBOL	MANUFACTURER	DESCRIPTION	PATTERN	RADIUS	CPW PS
W	HUNTER-WSON-250	6" POP-UP BUBBLER	H	1'	25 30
□		WATER METER			
○	HUNTER MODEL IC-600-M, 6 STATION WITH SOLAR SYNC AND HUNTER RAIN-CLIK RAIN SENSOR				
□	FEDCO MODEL 823Y RP BACKFLOW PREVENTER (OR EQUIVALENT)				
○	LINE SIZE BRASS BALL VALVE IN BOX BELOW GRADE W/COO T-300				
○	HUNTER PCV REMOTE CONTROL VALVE IN PVC BOX BELOW GRADE, SIZE AS NOTED				
---	PRESSURE MAINLINE, 2" PVC SCH 40, (SOLVENT WELD) BURY MIN. 18" BELOW GRADE. SIZE NOTED				
---	NON-PRESSURE LATERAL, PVC SCH 40, (SOLVENT WELD) BURY MIN. 12" BELOW GRADE. SIZE NOTED				

CONTRACTOR TO:

- MODIFY EXISTING IRRIGATION TO ALLOW FOR NEW ENCLOSURE LOCATION AND ADDITIONAL HEADS TO IRRIGATE NEW TREES AND SHRUBS
- MODIFY EXISTING IRRIGATION CONTROLLER WITH A MODULE AND SENSOR TO PROVIDE WEATHER BASED INFORMATION THAT WILL AUTOMATE RUNTIMES BASED ON WEATHER (HUNTER SOLAR SYNC)
- REPAIR OR REPLACE ANY EXISTING LANDSCAPING DAMAGED FROM CONSTRUCTION TO AN ACCEPTABLE LANDSCAPE CONDITION WITH FULLY FUNCTIONING AND EFFICIENT IRRIGATION SYSTEM

NOTE:

- NO CHANGES OR SUBSTITUTION TO MAKE WITHOUT REVISION TO THE PLANS AND THE APPROVAL BY THE COUNTY LANDSCAPE PLANNERS
- SEE IRRIGATION LEGEND FOR SPECIFIC MODEL NUMBERS FOR INSTALLATION
- CONTRACTOR TO COORDINATE WATER TIMES WITH EXISTING WATER TIMES ON EXISTING IRRIGATION MAIN
- STATIC LINE PRESSURE ABOUT 36 PSI (CONTRACTOR TO VERIFY)

IRRIGATION LEGEND SCALE: NONE 4

SCOPE OF WORK

- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, ETC., TO COMPLETE THE PROJECT "PER PLAN"
- CONTRACTOR SHALL CONFIRM WATER PRESSURE PRIOR TO INSTALLATION AND REQUEST PLAN CHANGES, IF NECESSARY TO PROVIDE 100% COVER AT MAXIMUM EFFICIENCY.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.

CODES

- ALL INSTALLATION AND MATERIALS SHALL BE AS PER LOCAL CODES AND ORDINANCES. PLANS AND SPECIFICATIONS SHALL NOT BE CONSIDERED AS WAIVING ANY SUCH REQUIREMENTS.

DRAWINGS AND VERIFICATION OF DIMENSIONS

- ALL IRRIGATION SHALL BE IN ACCORDANCE WITH PLANS AND SPECS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED ON THE PLOT PLAN. THE CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE VERIFIED ALL DIMENSIONS AND SHALL INDICATE ALL DISCREPANCIES IN PLOT PLAN. IF ANY, ANY INDICATED DISCREPANCIES WILL BE CHECKED INDICATED BY THE OWNER BY IN FIELD MEASUREMENTS AND IF ANY DISCREPANCY BE FOUND, THE OWNER WILL AUTHORIZE IN WRITING ALL NECESSARY ADDITIONS OR DELETIONS, IF ANY.
- IF THE CONTRACTOR SHOULD FAIL TO NOTIFY THE OWNER, HE SHALL, IN ALL EVENTS, SUPPLY ALL ITEMS INDICATED BY THE PLOT PLAN WITHOUT RIGHT TO COMPENSATION FOR ANY NECESSARY ADDITIONS.

MATERIALS

- ALL LATERAL LINES SHALL BE CLASS 200 OR HIGHER
- A RAIN SWITCH MUST BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- ALL DIRECT BURIAL CONTROL WIRE SHALL BE 24V, SINGLE
- CONDUCTOR SOLID COPPER, U.L. APPROVED, 14 GA. MIN. PILOT WIRE PER MAKER'S RECOMMENDATIONS, 12 GA. MIN FOR COMMON GROUND WIRE.

INSTALLATION

- PLANS ARE DIAGNRAMATIC, ALL LINES SHALL BE IN PLANTING AREAS WHENEVER POSSIBLE.
- MAINLINE INSTALLATION SHALL BE AS FOLLOWS: LATERAL LINES SHALL BE FLUSHED PRIOR TO INSTALLATION OF HEADS.
- SCH. 40 AT 18" DEEP

TESTING

- SHOW OWNER SYSTEM WORKS AND CLOCK CONTROLS SYSTEM.
- THE ABOVE TESTING SHALL BE COMPLETE PRIOR TO PLANTING OF ANY LANDSCAPING.

CONTRACTOR MUST SHOW THAT EACH VALVE IS CONTROLLED BY THE CLOCK

COVERAGE TEST

- WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE.
- CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE SATISFACTION OF THE OWNER AND PRIOR TO FINALIZING THE PROJECT.

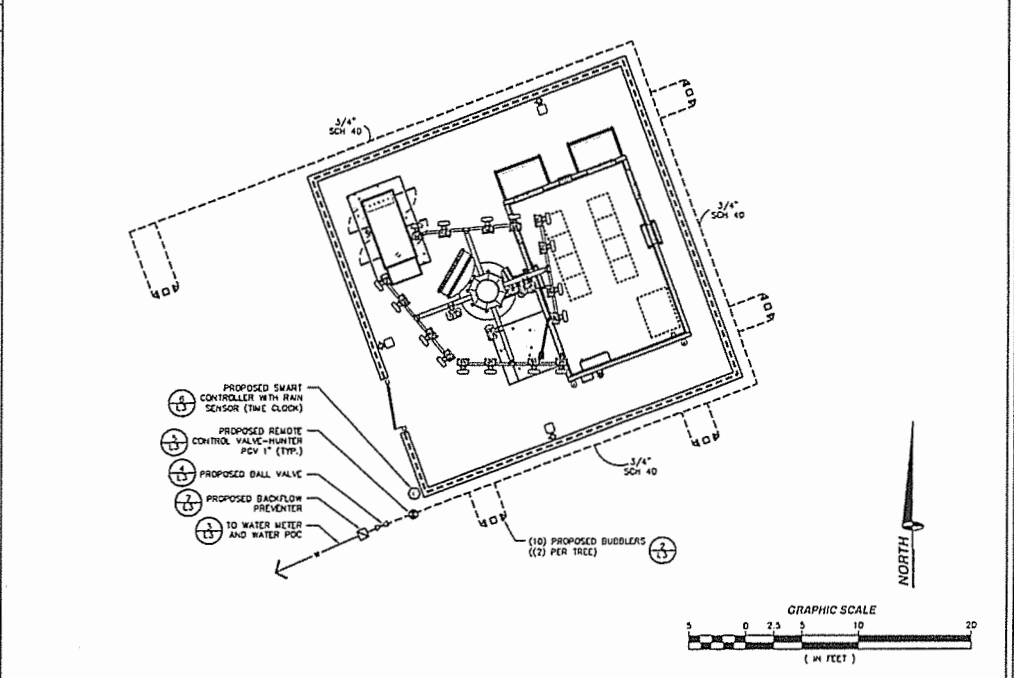
WARRANTY

- THE CONTRACTOR SHALL WARRANT SYSTEM AGAINST DEFECTIVE INSTALLATION FOR A PERIOD OF 12 MONTHS, AND AGAINST DEFECTIVE MATERIALS FOR A PERIOD OF ONE YEAR, PARTS ONLY. DURING THIS TIME, REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL FURNISH THE OWNER WITH THE FOLLOWING:
 - MANUAL VALVE KEYS PER EACH CONTROLLER
 - OPERATION MANUALS FOR AUTOMATIC CONTROLLERS AND VALVES

IRRIGATION SPECIFICATIONS SCALE: NONE 3

- 120 V. ELECTRICAL POWER OUTLET FOR CONTROLLER TO BE PROVIDED BY OTHERS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HOOKUP FROM OUTLET TO CONTROLLER.
- ALL WIRE FROM CONTROLLER TO ELECTRICAL CONTROL VALVES TO BE COPPER UOH #14 DIRECT BURIAL INSTALL IN COMMON TRENCH WITH MAIN LINE WHERE POSSIBLE. PROVIDE 18" COVER.
- PROVIDE MINIMUM 18" COVER OVER ALL PRESSURE MAIN LINE AND 12" OVER ALL NON-PRESSURE LATERAL LINE PIPE. ALL PIPE UNDER PAVED AREAS TO HAVE SCH. 40 PVC SLEEVES INSTALLED PRIOR TO PAVING.
- FINAL LOCATION OF AUTOMATIC CONTROLLER TO BE DETERMINED BY OWNER'S REP. AND/OR LANDSCAPE ARCHITECT.
- THIS DESIGN IS DIAGNRAMATIC. EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTED AREAS WHERE POSSIBLE.
- IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAX PERFORMANCE AND TO PREVENT OVER SPRAY DIRT ON WALKS, DRIVES, AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS.
- DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGNING. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. OTHERWISE, THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL NECESSARY REVISIONS.
- INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS.
- SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION. MAXIMUM CPW DEMAND SPECIFIED. IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES AT SITE PRIOR TO CONSTRUCTION.
- UPON COMPLETION OF JOB, PROVIDE OWNER WITH A REPRODUCIBLE SET OF "AS BUILT DRAWINGS".
- THE SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR. ANY DEFECTIVE MATERIAL OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER.

IRRIGATION NOTES SCALE: NONE 2



LANDSCAPING MAINTENANCE SCHEDULE												
TASK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
CARE OF PLANTS												
MONITORING												
PRUNING (IF NEEDED)												
FERTILIZATION (IF NEEDED)											SHRUBS	
WATERING (AS NEEDED)												
TREE BED												
WEEDING (AS NEEDED)												
MULCHING												
PEST MANAGEMENT												
MONITORING												
CLEAN UP (IF NEEDED)												

DETAILED LANDSCAPE PLAN 11" x 17" SCALE (24" x 36" SCALE) 1" = 10' 1" = 5' 1

verizon wireless
 15505 SAND CANYON AVENUE
 BUILDING 0, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
KARACHI
 UNADDRESSED PARCEL
 APN: 0595-192-23
 YUCCA VALLEY, CALIFORNIA
 92284

CURRENT ISSUE DATE:
 02/06/15

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY:

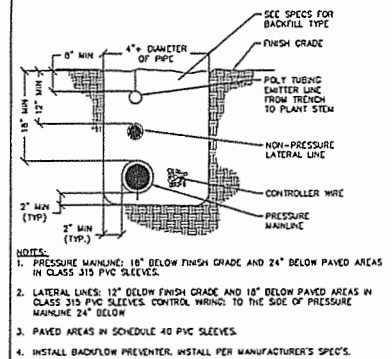
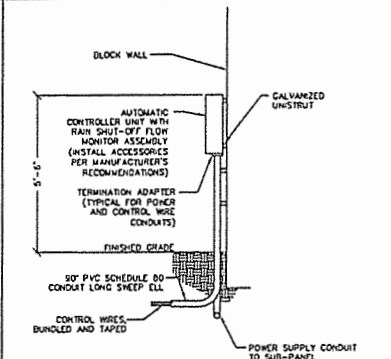
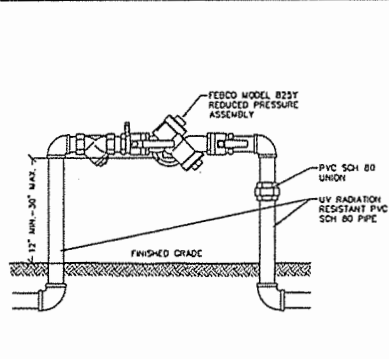
REV.	DATE	DESCRIPTION	BY
02/06/15		PLANNING REVIEW	P.A.
02/06/14		100% ZONING	C.P.
01/29/14		90% ZONING	D.C.

SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 PH. (909) 456-8401
 FAX (909) 456-8408

LICENSURE:

SHEET TITLE:
 IRRIGATION PLAN

SHEET NUMBER: L2 **REVISION:** 2
 LAX-402



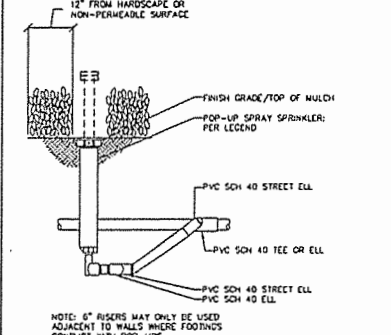
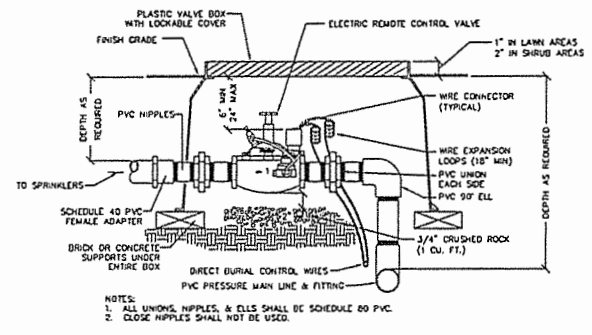
NOT USED

SCALE: NONE 10 BACKFLOW PREVENTER

SCALE: NONE 7 AUTOMATIC CONTROLLER

SCALE: NONE 6 PIPE TRENCHING DETAILS

SCALE: NONE 3

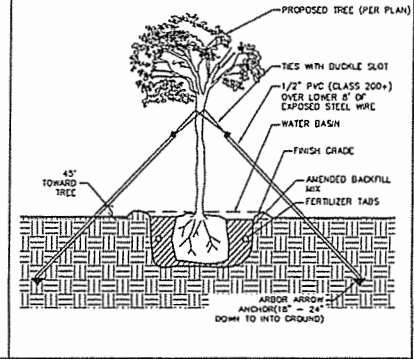
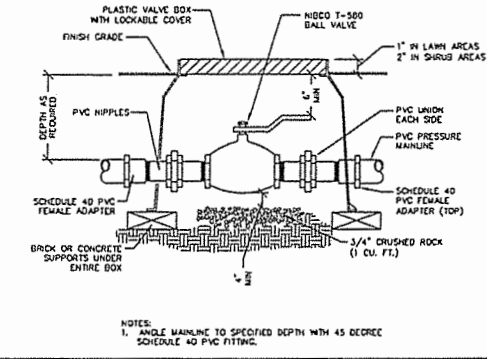


NOT USED

SCALE: NONE 8 REMOTE CONTROL VALVE

SCALE: NONE 5 SPRAYHEADS/POPU TREE BUBBLER

SCALE: NONE 2



NOT USED

SCALE: NONE B BALL VALVE

SCALE: NONE 4 ARBORBRACE TREE GUYING DETAIL

verizon wireless
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LICENSURE:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER: **L3** REVISION: **2**

LAX-402

P. 56

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

TUESDAY, APRIL 14, 2015 - 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: Environmental Assessment, EA 02-14
Conditional Use Permit, CUP 01-14

APPLICANT: LA SMSA LP
15505 Sand Canyon Ave
Irvine, CA 92618

REPRESENTATIVE: Spectrum Services
8390 Maple Place #110
Rancho Cucamonga, CA 91750

PROPOSAL: Proposal to construct a 60' cellular tower to be disguised as a pine tree, to include a generator inside a 900 square foot, 8' high block wall enclosure for equipment.

LOCATION: Vacant Lot on Primrose Drive, north of Yucca Trail.
APN: 595-192-23

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 Projects.

Any person affected by the application(s) may appear and be heard in support of 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 its 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: Published on Wednesday, April 01, 2015

03/26/2015

Date

/s/ Lesley R. Copeland

Lesley R. Copeland, CMC

Town Clerk

Chapter 9.44 Wireless Communications Facilities

Sections:

- 9.44.010 – Purpose.
- 9.44.020 – Applicability.
- 9.44.030 – Special Design Areas.
- 9.44.040 – Permitted Zoning Districts.
- 9.44.050 – Review Process.
- 9.44.060 – General Policies
- 9.44.070 – Visual Impact and Screening Standards.
- 9.44.080 – Abandonment.

9.44.010 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.

9.44.020 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.

9.44.030 Special Design Areas.

Special Design Areas shall be located within 5,000 feet on both sides of State Highways 62 and 247, Joshua Lane, and Pioneertown Road or within 500 feet of property zoned for residential units with a minimum lot size of one acre or less. . Additional special landscape and architectural treatments shall be given to major Entry Points of the Town.

9.44.040 Permitted Zoning Districts.

Wireless communications facilities may be permitted in all zoning districts, subject to the reviews specified by Article 2 (Zoning Districts and Development Standards) and further defined in Subsection (9.44.050), Review Process.

9.44.050 Review Process.

- A. **Wireless communications facilities within Special Design Areas**, identified in Subsection 9.44.030 (Special Design Areas), except those located on existing structures and natural features in compliance with Subsection 9.44.060 (General Policies) shall be subject to a Conditional Use Permit.
- B. **Wireless communication facilities greater than 30 feet in height** shall be subject to Conditional Use Permit.
- C. **Wireless communication facilities** located on existing structures and natural features less than 30 feet in height shall be subject to a Land Use Compliance Review.

9.44.060 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 Section 9.44.030 (Special Design Areas).
 - d. Sites otherwise located shall comply with the visual impact and screening requirements in Section 9.44.070 (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 30 feet in height shall be subject to Commission 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. 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.

9.44.070 Visual Impact and Screening Standards.

Facilities within Special Design Areas shall comply with the following standards, in addition to the policies in SubSection 9.44.060 (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 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 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 (C) above shall have a minimum setback of 275 feet from any property zoned for residential units with a minimum lot size of one acre or less. Non mono-pole or lattice tower facilities may be allowed a reduced setback based upon height, dimensions, relation to the built environment or other similar factors.
- E. Sites shall be landscaped to screen buildings, equipment and the base of any towers from surrounding land uses.
- F. Location of equipment necessary to serve the wireless facility may be required to be located away from residentially designated properties and or provide addition design standards to avoid potential impacts to surrounding properties.

9.44.080 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 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.

**TABLE 2-15:
PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS**

Zoning Districts C-C: Community Commercial C-O: Office Commercial C-N: Neighborhood Commercial
C-G: General Commercial C-MU: Mixed Use Commercial

Permit Required SPR: Site Plan and Design Review CUP: Conditional Use Permit SUP: Special Use Permit
TSEP: Temporary Special Event Permit TUP: Temporary Use Permit S: Specific Plan
PD: Planned Development Review P: Permitted NP: Not Allowed

Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Hazardous Waste Operations	NP	NP	NP	NP	NP		See Section 9.34.110 (Hazardous Materials)
Manufacturing Operations	NP	NP	NP	NP	NP		
Motor Vehicle Storage/Impound Facility	NP	NP	NP	NP	NP		
Recycling Facility (small collection facility)	SUP	SUP	SUP	SUP	SUP		See Section 9.14.070 (Recycling Facilities)
Recycling Facility (processing facility)	NP	NP	NP	NP	NP		
Research and Development	SPR	SPR	SPR	CUP	SPR		
Salvage Facility	NP	NP	NP	NP	NP		
Storage - Mini-Storage (personal storage)	NP	NP	NP	NP	NP		See Section 9.14.060 (Mini-Storage Facilities)
Storage (outdoor vehicles storage)	NP	NP	NP	NP	NP		
Wholesaling and Distribution	NP	NP	NP	NP	NP		
Transportation, Communications, and Infrastructure							
Communication Facility	CUP	CUP	NP	NP	CUP		Including, but not limited to, radio and television stations or towers, satellite receiving stations, but not wireless telecommunication facilities
Wireless Telecommunication Facilities	CUP	CUP	CUP	CUP	CUP		Pursuant to Chapter 9.44
Parking Lot	SPR	SPR	SPR	SPR	SPR		See Chapter 9.33 (Parking and Loading Standards). Accessory or incidental to the primary use of the same property.
Public/Government Facilities	SPR	SPR	SPR	CUP	CUP		
Public Safety Uses (permanent)	SPR	SPR	SPR	SPR	SPR		

9.31.030 Height Regulations and Exceptions

- A. General Provisions.** The maximum structure height development standards established by the zoning districts may be increased as specified by this section, provided such increase does not conflict with airport safety regulations or approved conditions of approval.
- B. Permitted Structural Height Increases**
 - 1. **Single-Family Dwelling Unit.** Single-family dwelling units in zoning districts that impose a height limitation of 35 feet or less may exceed the height limit by up to 25%, when two side yards of at least 20 feet are provided.
 - 2. **Institutional Structures.** Institutional structures in zoning districts that impose a height limitation of 35 feet or less may exceed the height limit by up to 25%, when the required front, side and rear yards are increased an additional one foot in excess of minimum requirements for each four feet in height above 35 feet.
 - 3. **Miscellaneous Structures.** The maximum structure height specified in a zoning district may be exceeded by no more than 50 percent for structures identified in Table 3-3 (Structures That May Exceed Height Limit), subject to an approved Land Use Compliance Review:

**TABLE 3-3:
STRUCTURES THAT MAY EXCEED HEIGHT LIMIT**

<ul style="list-style-type: none"> a. Cupolas, domes, skylights, and gables. b. Ornamental towers and spheres. c. Church steeples and towers. d. Flag poles. e. Bird houses. f. Residential chimney, flues, smokestacks, and enclosures. g. Mechanical equipment and its screening. h. Elevator housing. i. Bulkhead and skylights. j. Monuments. k. Barns, silos, grain elevators, , and other farm buildings or structures in Open space, Residential Hillside Reserve, and Rural Living zoning districts. l. Noncommercial antennas up to 65 feet in residential zoning districts. 	<ul style="list-style-type: none"> m. Fire or parapet walls. n. Fire and hose towers. o. Stairway housing. p. Water tanks and water towers. q. Cooling towers, gas holders, smokestacks, or other structures in industrial zoning districts which are required by permitted industrial processes. r. Observation and carillon towers. s. Radio and television station towers. t. Distribution and transmission cables and towers u. Outdoor theater screens. v. Sign spires w. Penthouses. x. Other roof structures and mechanical equipment similar to those listed above.
---	---



Federal Communications Commission
Washington, DC 20554

Informational Notice of Section 106 Filings

Date: 09/10/2014
Reference Number: 823229

Tim Humpreville
Yucca Valley Planning Commission
57090 Twentynine Palms Highway
Yucca Valley, CA 92284

The following new Section 106 filing has been submitted:

FILE NUMBER: 0006447357
Purpose: New Tower Submission Packet
Notification Date: 7AM EST 09/04/2014
Applicant: Verizon Wireless
Consultant: EnviroBusiness Inc. d/b/a EBI Consulting (EBI #61144909)
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Karachi / 19350
Site Address: Primrose Drive / 29 Palms Highway (Ensite 19350) (61144909)
Detailed Description of Project: Monopalm
Site Coordinates: 34-07-22.2 N, 116-24-43.7 W
City: Yucca Valley
County: SAN BERNARDINO
State: CA
Lead SHPO/THPO: California Office of Historic Preservation

Consultant Contact Information:

Name: Alexis M Godat
Title: Senior Architectural Historian
PO Box:
Address: 11445 East Via Linda, Suite 2
City: Scottsdale
State: AZ
Zip: 85259
Phone: (585) 815-3290
Fax:
Email: agodat@ebiconsulting.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

The Town's positioning as the gateway to the Joshua Tree National Park provides the town with ongoing access to potential commercial growth as a result of its ongoing exposure to the tourism and visitor travel industry. Responsible economic development creates tax revenues for the Town and provides a variety of jobs to maintain quality of life. Many of the Town's nonresidential land use opportunities reside along SR-62 (Twentynine Palms Highway) and are included in mixed use or special policy areas, which are addressed in more detail in Section 2.4, *Special Policy Areas*. The one exception is the industrial and commercial node at the intersection of Skyline Ranch Road and SR-247 (Old Woman Springs Road).

Mixed Use

The Mixed Use designation in Yucca Valley provides flexibility for a variety of commercial and residential uses to be developed on one site in a vertical or horizontal configuration. These areas allow greater variety of land uses, which in turn provides more development options in different markets. Mixed use developments are often centers of activity and can be vibrant places to live, work and shop.

The Mixed Use land use designation is strategically located in two areas along SR-62 where infill development and reinvestment should be encouraged. Creating two mixed use nodes will vary the development pattern, distinguish different areas along the corridor from one another, and help make Yucca Valley's primary thoroughfare a more inviting and interesting place to stop and shop.

The future mixed use environment in the Town Center Mall area (Mixed Use–Town Center) is envisioned to be an employment-generating retail hub with integrated public spaces and residential projects. Uses in this area are assumed to build out at a 60 percent retail, 20 percent office (0.50 FAR), and 20 percent residential (18 du/ac) mix.

The character of the mixed use environment in the Town Hall area (Mixed Use –Civic Center) is envisioned to be a civic, office, retail, and residential activity center and assumes an 80 percent retail and 20 percent office mix (0.50 FAR). This area could include office, senior housing, housing, public facility, and retail uses.



EXISTING -VIEW 2:
LOOKING NORTHWEST

PHOTOGRAPHIC SIMULATION -
VIEW 2: LOOKING NORTHWEST



PROPOSED INSTALLATION OF '65 STEALTH WATER TANK WITH ANTENNA ARRAY,
ALONG WITH INSTALLATION OF EQUIPMENT COMPOUND SCREENED BY A 8'
BRICK WALL.

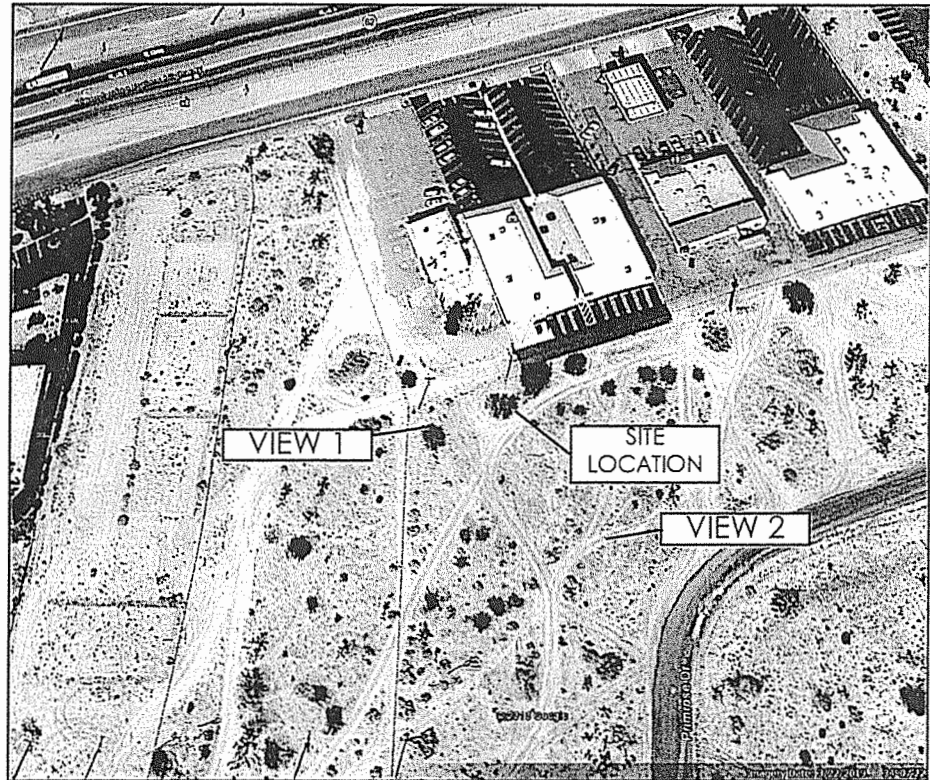
PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY



SITE LOCATION MAP

SITE NAME: KARACHI (LAX-402)
SITE ADDRESS: UNADDRESSED PARCEL
YUCCA VALLEY, CA 92284
DATE: 10/28/2014
APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING D, 1ST FLOOR
IRVINE, CA 92618
(949) 286-7000
CONTACT: MICHAEL HAYES



2014 AGOOGLE MAPS

The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.



EXISTING -VIEW 1:
LOOKING EAST

PHOTOGRAPHIC SIMULATION -
VIEW 1: LOOKING EAST



PROPOSED INSTALLATION OF '65 STEALTH WATER TANK WITH ANTENNA ARRAY,
ALONG WITH INSTALLATION OF EQUIPMENT COMPOUND SCREENED BY A 8'
BRICK WALL.

P.69



Legend

- ★ Project Site
- Site Radius at 250', 500', 1000' and ½ mile

Source: Selected data from ESRI, EBI & USGS



Date: 6/10/2014

Figure 1: Site Location Map



**ENSITE #19350 (284946) KARACHI
 PRIMROSE DRIVE, TWENTYNINE PALMS HIGHWAY
 YUCCA VALLEY, CA 92284**

Property Detail Report for:



PRIMROSE DR, YUCCA VALLEY CA , 92284-

Owner Information:

Owner Name: **SHERMAN, SCOTT D & SHERI A**
 Mailing Address: **14040 RIDGE CANYON RD, VALLEY CENTER, CA, 92082- 7365**
 Vesting Code: **COMMUNITY PROPERTY** Phone Number:

Location Information:

Legal Description: **TRACT NO 4856 JOSHUA FOREST ESTATES NO 2 LOT 129**
 County: **SAN BERNARDINO** FIPS Code: **06071** Census Trct/Blk: **010412 / 1**
 APN: **0595-192-23** Alternative APN:
 Twtnshp-Rnge-Sect: **--** Legal Book/Page: **0595-19 /** Map Ref:
 Legal Lot: Legal Block: Tract No: **4856**
 Subdivison: **JOSHUA FOREST ESTATES #2**

Last Market Sale Information:

Sale Date: **06/30/2005** Sale Price: 1st Mtg Amount:
 Sale Doc No: **20050466908** Price Per SqFt: 1st Mtg Int Type:
 Transfer Doc No: **2005-0466908** Price Per Acre: 2nd Mtg Amount:
 Multi/Split Sale: 1st Mtg Doc No: 2nd Mtg Int Type:
 Sale Type:
 Deed Type:
 Title Company:
 Lender:
 Seller Name:

Property Characteristics:

Building Area: Total Rooms: Construction:
 Living Area: Bedrooms Heat Type:
 Garage Area: Baths: **0.0** Air Cond:
 Basement Area: Fireplace: Roof Type:
 Parking Type: No of Stories: Roof Material:
 Yr Built/Effective: / Quality: Style:
 Pool Code:

Tax and Value Information:

Assessed Value: **\$41,061** Assessed Year: **2012** Est Market Val:
 Land Value: **\$41,061** Property Tax: **\$224** Assessor Appd Val:
 Improvement Value: Improvement %:
 Total Taxable Value: Tax Exemption:

Site Information:

Assessor Acres: Zoning: Land Use: **400**
 Assessor Lot SqFt: No of Buildings: Land Use Desc: **VACANT LAND (NEC)**
 Assessor Lot W/D: / Res/Comm Units: County Use Code: **0000**
 Calculated Acres: **0.49** Sewer Type:
 Calculated Lot SqFt: **21,344** Water Type:

March 26, 2015

Michael Hayes
Spectrum Services
8390 Maple Place Suite 110
Rancho Cucamonga, CA 91730

RE: CONDITIONAL USE PERMIT, CUP 01-14 SPECTRUM/VERIZON/KARACHI

Dear Mr. Hayes:

Thank you for submitting an application for an Environmental Assessment and Conditional Use Permit to the Town of Yucca Valley. The project has been scheduled for the Planning Commission meeting of Tuesday, April 14, 2015. The meeting will be held in Yucca Room of the Community Center located at 57090.29 Palms Hwy, Yucca Valley, CA 92284. The meeting begins at 6 P.M.

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, x317.

Best regards,



Diane Olsen
Planning Technician



The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.

Planning
(760) 369-6575 x 317
Public Works
(760) 369-6579 x 308
Building and Safety
(760) 365-0099 x 302
Code Compliance
(760) 369-6575 x 301
Engineering
(760) 369-6575 x 308
Building & Safety
Inspections

January 16, 2015

Michael Hayes
Spectrum Services
8390 Maple Place Suite 110
Rancho Cucamonga, CA 91730

RE: CONDITIONAL USE PERMIT, CUP 01-14, SPECTRUM/VERIZON/KARACHI

Mr. Hayes,

On Tuesday, January 06, 2015, photographic simulations of a pine tree were submitted to the Town of Yucca Valley by the owner of the property on Primrose Drive. Please provide written documentation that these plans are being submitted for formal consideration by the Town.

The following information will also need to be submitted in order to continue the processing of the application:

1. Certification from an engineer identifying that the proposed project complies with Section 9.44.060 (B)(8).
2. Colored elevations and a materials board to include paint colors, block samples and tower material samples.
3. Submit documentation that the facility will operate in compliance with Section 9.44.060 (B)(14).

Should you have any questions or require additional information, please contact staff at 760-369-6575 x317.

Best Regards,



Diane Olsen
Planning Technician



The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.

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Code Compliance
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Engineering
(760) 369-6575 x 300
Building & Safety
Inspections
(760) 365-1339

October 23, 2014

Michael Hayes
Spectrum Services
8390 Maple Place Suite 110
Rancho Cucamonga, CA 91730

RE: CONDITIONAL USE PERMIT, CUP 01-14, SPECTRUM/VERIZON/KARACHI

Mr. Hayes,

This is a follow up to the letter dated July 01, 2014, requesting additional information on the above referenced application.

In accordance with Section 83.010305 (d) (1) "An application for permits or approvals issued in compliance with the Development Code shall be deemed to have been abandoned when information and/or fees have been requested to complete an application and this information and/or fees have not been received by the Planning Division within ninety (90) calendar days"

If the Town has not received the following information by November 07, 2014 your application will be considered abandoned.

1. Pursuant to Sections 84.0410(c)(7)(B)(7) and 84.0410(c)(8)(E) the site shall be landscaped to screen buildings, equipment and towers. Please submit a preliminary landscape plan. After Planning Commission approval, a landscape plan approved by the Hi Desert Water District will be required along with the required application and fee of \$685.
2. Certification from an engineer will need to be submitted identifying that the proposed project complies with Section 84.0410(c)(7)(B)(8).
3. Please submit colored elevations and a materials board to include paint colors, block samples and tower material samples.
4. Submit documentation that that facility will operate in compliance with Section 84.0410(c)(7)(B)(14).

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Inspections
(760) 365-1339



The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, CA 92388

P. 77

5. Pursuant to Section 84.0410(c)(8)(A), antennas shall be screened or disguised in a manner compatible with the Towns rural desert character. Palm trees are not typical or consistent with the rural desert environment, and as submitted and reviewed at this time, staff does not see any opportunity to recommend approval to the Planning Commission.

Should you have any questions or require additional information, please contact staff at 760-369-6575 x317.

Best Regards,

A handwritten signature in black ink, appearing to read "Diane Olsen", with a stylized flourish at the end.

Diane Olsen
Planning Technician



Yucca Valley
AIRPORT | L22

Yucca Valley Airport District
PO Box 2527
Yucca Valley, CA 92286
www.yuccavalleyairport.com

July 15, 2014

Town of Yucca Valley
Planning Dept.
58928 Business Center Dr
Yucca Valley, CA 92284

RECEIVED

JUL 16 2014

TOWN OF YUCCA VALLEY
PUBLIC WORKS

Attn: Diane Olsen Planning Technician

Ref: Town of Yucca Valley Conditional Use Permit Application for Spectrum Services.

The Yucca Valley Airport Dist. has review the information submitted on this proposal. Due to the proximity to the Yucca Valley Airport we forwarded the information to the authority that issues the permit to operate the airport as a public use airport. State of California, Caltrans Div. of Aeronautics is the authority that permits the airport. I have included the e-mail I received from them. (Patrick J Miles, dot.ca.gov.) as an attachment.

This proposed tower is .37 miles from the threshold of the airport runway 6.

Our recommendation is the necessity of a RED obstruction light at the top of the tower. The tower is within our airport traffic pattern. The red light is for safety.

Also there is a requirement for the applicant to complete a FAA, form 7460 to have an airspace evaluation completed.

If you have any other information or have a question for clarification please let me know.

Bob Dunn (760-401-0816) bob.dunn@verizon.net
President Yucca Valley Airport District
PO Box 2527
Yucca Valley, CA 92286

Bob Dunn

From: Miles, Patrick J@DOT <patrick.miles@dot.ca.gov>
Sent: Monday, July 14, 2014 9:58 AM
To: Bob Dunn
Subject: RE: Yucca Valley Airport L-22
Attachments: FAA 7460.pdf

Hi Bob,

Reference our phone conversation this morning. 1st – the tower should have a red obstruction light at the top. 2nd – The tower owner needs to file an FAA Form 7460 to have an airspace evaluation done (see attachment).

Best wishes. - Pat

From: Bob Dunn [<mailto:bob.dunn@verizon.net>]
Sent: Thursday, July 10, 2014 08:10
To: Miles, Patrick J@DOT
Subject: Yucca Valley Airport L-22

Mr. Pat Miles

Would you please take a look at the attachments. The Town of Yucca Valley has received a request to build a phone Cell tower .37 miles from the end of the threshold of runway 6. It is .37 miles at a bearing of 178 degrees. The proposal is to be a 60 foot cell tower. I have included the information in the attachments. We plan on responding to this Conditional Use permit with some requirements for a light at the top. Please review and if possible respond with any comments that might affect from the safety of the airport. WE have to have our remarks in by the 25th of July.

Bob Dunn President Yucca Valley Airport.

July 01, 2014

Michael Hayes
Spectrum Services
8390 Maple Place Suite 110
Rancho Cucamonga, CA 91730

RE: CONDITIONAL USE PERMIT, CUP 01-14 SPECTRUM/VERIZON/KARACHI

Dear Mr. Hayes:

In accordance with Government Code Section 65943, the Town has 30 days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required.

Staff has reviewed the application materials and has determined that, pursuant to Ordinance 114, the following items will need to be address in order to continue processing the project:

1. Pursuant to Sections 84.0410(c)(7)(B)(7) and 84.0410(c)(8)(E) the site shall be landscaped to screen buildings, equipment and towers. Please submit a preliminary landscape plan. After Planning Commission approval, a landscape plan approved by the Hi Desert Water District will be required along with the required application and fee of \$685.
2. Certification from an engineer will need to be submitted identifying that the proposed project complies with Section 84.0410(c)(7)(B)(8).
3. Please submit colored elevations and a materials board to include paint colors, block samples and tower material samples.
4. Submit documentation the that facility will operate in compliance with Section 84.0410(c)(7)(B)(14).
5. Pursuant to Section 84.0410(c)(8)(A), antennas shall be screened or disguised in a manner compatible with the Towns rural desert character. Palm trees are not typical or consistent with the rural desert environment, and as submitted and reviewed at this time, staff does not see any opportunity to recommend approval to the Planning Commission.

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Building & Safety
Inspections
(760) 365-1320



The Town of
Yucca Valley

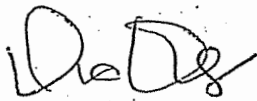
COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.

Once the information is received, the Town can schedule the project for Planning Commission review.

A copy of Ordinance 114, Wireless Communication Facilities is included for your convenience.

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, x317. We look forward to working with you on this application.

Best regards,

A handwritten signature in black ink, appearing to read "Diane Olsen".

Diane Olsen
Planning Technician



Mojave Desert Air Quality Management District

14306 Park Avenue, Victorville, CA 92392-2310

760.245.1661 • fax 760.245.2699

Visit our web site: <http://www.mdaqmd.ca.gov>

Eldon Heaston, Executive Director

June 26, 2014

Ms. Diane Olsen, Planning Technician
Town of Yucca Valley
58928 Business Center Drive
Yucca Valley, CA 92284

Project: Conditional Use Permit, CUP 01-14 Spectrum

Dear Ms. Olsen:

The Mojave Desert Air Quality Management District (District) has received the Request for Comments for Conditional Use Permit, CUP 01-14 Spectrum. This is a proposal to construct a sixty foot tall cellular tower disguised to look like a palm tree, to include a 30 kilowatt diesel generator, inside a 900 square foot, eight foot tall block wall equipment enclosure. The project is located on a vacant lot on Primrose Drive, north of Yucca Trail.

The District requests that the Town require the proponent to obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to:

- Internal Combustion Engines with a manufacture's maximum continuous rating greater than 50 brake horsepower.

As proposed, the generator does not exceed 50 brake horsepower, and does not require a permit.

Thank you for the opportunity to review this planning document. If you have any questions regarding this letter, please contact me at (760) 245-1661, extension 6726, or Tracy Walters at extension 6122.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan J. De Salvio".

Alan J. De Salvio
Supervising Air Quality Engineer

AJD/tw

YV CUP 01 14 Spectrum

June 16, 2014

Michael Hayes
Spectrum Services
8390 Maple Place Suite 110
Rancho Cucamonga, CA 91730

RE: CONDITIONAL USE PERMIT, CUP 01-14

Dear Mr. Hayes,

Thank you for submitting a Conditional Use Permit application which the Town received on June 10 2014. In accordance with Government Code Section 65943, the Town has 30 days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required.

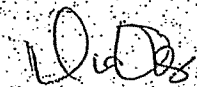
Staff has begun the process of reviewing your application materials and you will be notified as soon as possible of the determination that is made regarding the completeness of the project submittal.

If additional items or materials are required you will receive a complete descriptive list, which you are welcome to discuss with staff for clarification or if you have questions or concerns.

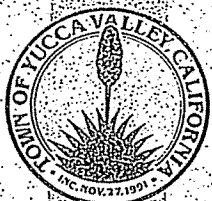
Upon determination that the application is complete, pursuant to Chapter 9.61 of Article 4 of the Development Code, the project may be required to be considered by the Development Review Committee ("DRC") at an open meeting before the project can be forwarded to the Planning Commission. The purpose of the DRC meeting is to provide direct input from staff and other concerned agencies regarding specific project requirements. Prior to the DRC meetings you will receive written notification of the meeting date and time.

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, x317. We look forward to working with you on this application.

Best regards,



Diane Olsen
Planning Technician



The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS P. 84 DEPARTMENT
58928 Business Center Dr.

Planning
(760) 369-6575 x 317
Public Works
(760) 369-6579 x 308
Building and Safety
(760) 365-0099 x 302
Code Compliance
(760) 369-6575 x 301
Engineering
(760) 369-6575 x 308
Building & Safety
Inspections
(760) 365-1330

Diane Olsen

From: Michael Hayes <MHayes@spectrumse.com>
Sent: Tuesday, June 10, 2014 1:13 PM
To: Diane Olsen
Cc: Brett Smirl
Subject: Karachi

Diane,
I appreciated meeting with you this morning. I look forward to working with you in the future. All my contact info is below and as I mentioned email and cell are the two best options. I also copied Brett on this email as he oversees the zoning apps and will assist me when I am tied up on other projects.
I look forward to a smooth and expeditious process.
Thanks

Mike

Michael Hayes
Project Manager
DRE# 01084739
Spectrum Services Inc.
8390 Maple Place Suite 110
Rancho Cucamonga, Ca. 91730
Cell 909-268-3920
Office 909-944-5471 Ext.11
Fax 909-944-5971

Planning Commission: April 14, 2015
TOWN OF YUCCA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION STAFF REPORT
BILLINGS TRANSFER

Case: ENVIRONMENTAL ASSESSMENT, EA 01-13
SITE PLAN REVIEW, SPR 01-13 AIISTATE DRIVESHAFT & BILLINGS
TRANSFER
THE PROJECT IS EXEMPT FROM CEQA UNDER SECTION 15301,
EXISTING FACILITIES.

Request: PROPOSAL TO ESTABLISH A ROCK, GRAVEL AND SAND YARD, TO
INCLUDE 21 BINS FOR THE STORAGE AND DISPLAY OF MATERIAL,
AND AN AUTOMOBILE DRIVELINE REPAIR BUSINESS, 18 PAVED
PARKING SPACES AND LANDSCAPING. THE SITE IS DEVELOPED
WITH A 3,200 SQUARE FOOT BUILDING.

Applicant: ROBERT BILLINGS
PO BOX 314
YUCCA VALLEY, CA 92286

Property Owner:
JOEL HUGHES
PO BOX 137
YUCCA VALLEY, CA 92286

Representative:
JAY CORBIN

Location: THE PROJECT IS LOCATED AT 55525 YUCCA TRAIL AND IS
FURTHER IDENTIFIED AS APN: 586-381-04.

Existing General Plan Land Use Designation:
THE SITE IS DESIGNATED OLD TOWN INDUSTRIAL /COMMERICAL
(OTIC), HIGHWAYS ENVIRONS OVERLAY

Existing Zoning Designation:
THE SITE IS DESIGNATED OLD TOWN INDUSTRIAL /COMMERICAL
(OTIC), HIGHWAY ENVIRONS OVERLAY

Division Approvals:
Engineering _____ Building & Safety _____ Public Works _____

Surrounding General Plan Land Use Designations:

NORTH: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)
MED HIGH DENSITY RESIDENTIAL (MHDR) 8.1-14 UNITS
SOUTH: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)
WEST: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)
EAST: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)

Surrounding Zoning Designations:

NORTH: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)
MED HIGH DENSITY RESIDENTIAL (MHDR) 8.1-14 UNITS
SOUTH: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC),
HIGHWAY ENVIRONS OVERLAY
WEST: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)
EAST: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC),
HIGHWAY ENVIRONS OVERLAY

Surrounding Land Use:

NORTH: VACANT LOT AND MOBILE HOME PARK
SOUTH: MINI STORAGE FACILITY
WEST: ROCK AND SAND YARD
EAST: RECYCLING FACILITY

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

THE PROJECT WAS REVIEWED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). THE PROJECT IS EXEMPT FROM CEQA UNDER SECTION 15301, EXISTING FACILITIES.

RECOMMENDATIONS:

ENVIRONMENTAL ASSESSMENT, EA 01-13

That the Planning Commission finds the project exempt from CEQA under Section 15301, existing facilities

SITE PLAN REVIEW, SPR, SPR 01-13

That the Planning Commission approves Site Plan Review, SPR 01-13, based upon the required findings and the Conditions of Approval.

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 Application 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. Proposal to establish a rock, gravel and sand yard, in addition to an automobile driveline repair business, on a property that contains an existing 3,200 square foot building. The project, as conditioned, will include 21 concrete block bins for the storage and display of material, eighteen (18) paved parking spaces and landscaping. Hours of operation are proposed between 7:00 am and 7:00 pm, with approximately 3 employees on site. Eight customers per day are projected for the combined operations of both businesses. Material transport vehicles are proposed to be stored on site, and vehicles associated with the automobile repair business may be stored on site as well. Approximately 300 square feet of the 3,200 square foot building is allocated to the rock business, with the remaining 2,900 square feet allocated to the driveshaft repair business.

LOCATION: The project is located at 55525 Yucca Trail and is further identified as APN: 586-381-04.

PROJECT SYNOPSIS:

SITE COVERAGE

PROJECT AREA:	1 acre
BUILDING AREA:	3,200 square foot existing building
PHASED CONSTRUCTION:	No
FLOOD ZONE	Map 8855, Zone A, special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations determined.
ALQUIST PRIOLO ZONE	No
OFF-SITE IMPROVEMENTS REQ.	No
ASSESSMENT DISTRICTS REQ.	No
RIGHT-OF-WAY DEDICATION REQ.	No
UTILITY UNDERGROUNDING:	All new service lines shall be underground in conformance to Ordinance No. 233, or as amended by the Town Council.

AIRPORT INFLUENCE AREA:	Located outside the Airport Influence area.
TRAILS & BIKE LANE MASTER PLAN:	Bike Route, Class III on Yucca Trail.
PUBLIC FACILITY MASTER PLAN:	No facilities on or adjacent to the project.
PARKS AND RECREATION MASTER PLAN:	No public facilities are identified for this site.
MASTER PLAN OF DRAINAGE:	No facilities on or adjacent to the project.
EROSION AND SEDIMENT CONTROL: PLAN REQUIRED	No
STREET LIGHTS:	No
SPECIFIC PLAN/ PLANNED DEVELOPMENT AREA/GENERAL PLAN SPA:	No
FUTURE PLANNING COMMISSION ACTION REQUIRED	No
FUTURE TOWN COUNCIL ACTION REQUIRED	No, unless appealed

II. PROJECT ANALYSIS:

General: The project proposal is to establish a rock, gravel and sand yard, and an automobile driveline repair business, on a property that contains an existing 3,200 square foot structure. The project will contain 21 concrete block bins for the storage and display of material. The applicant requested 5 paved and 5 unpaved parking spaces, but pursuant to the Development Code, the project has been conditioned for eighteen (18) parking spaces.

The applicant moved onto the site and began business operations without approvals. The site formerly operated as a recycling facility, and soil contamination exists on the site from batteries leaking into the soil (See Attached email from San Bernardino County Fire Department)

The property is located in the Old Town Specific Plan. The land use tables do not specifically identify these types of facilities, but the tables do address a number of similar uses as permitted uses.

- Motor Vehicle Storage Facilities
- Public Utility Service Yards
- Public Utility Structures and Service Facilities
- Public Works Maintenance Facilities and Storage Yards
- Hazardous Materials Storage
- Recycling Facilities, Small Collection Facilities
- Motor Vehicle Sales
- Garden Center/Plant Nurseries

Based upon the above uses identified as permitted within the OTIC district, at the Planning Commission meeting of August 12, 2014, the Planning Commission found the proposed use and the operation of a sand, gravel, rock business, which includes outside storage of materials, similar to and consistent with the uses identified above. Staff did not identify any incompatible land use issues created by the operation of this business in comparison to those identified above from the OTSP land use tables.

ADJACENT LAND USES: The site is bounded by Yucca Trail on the north and an alley to the south and east. Directly across Yucca Trail on the north is a vacant lot and to the northwest is a mobile home park. There is a rock and sand facility to the west, a recycling facility to the east and a mini-storage facility to the south.

Surrounding General Plan designations are Old Town Industrial Commercial (OTIC) and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. To the south, east and west of the project site, the General Plan designations are Old Town Industrial Commercial (OTIC).

The surrounding Zoning designations are Old Town Industrial Commercial (OTIC) and Residential Multi-Family 10 units per acre (RM-10) to the north. The properties to the south, east and west are zoned and Old Town Industrial Commercial (OTIC).

SITE CHARACTERISTICS, GRADING, SETBACKS: The project is located on a site that was previously used as a recycling facility and has an existing structure of 3,200 square feet. No grading is proposed for the project.

Setback Area:	Required	Existing Building
North:	15'	30'
South:	10'	90'
East:	None	145'
West:	None	10'

PHASING: There is no phasing proposed for the project, less the applicant's request to phase in compliance with the Conditions of Approval Please see the discussion below and Conditions of Approval associated with phased compliance with the Conditions of Approval.

BUILDING ELEVATIONS:

The existing structure is a wood framed with stucco, one story structure with a flat roof. No alterations are proposed to the building as part of the project.

The OTSP prohibits the use of chain link fencing within public view within the OTSP boundaries. This site has been fenced with chain-link fencing materials for a number of years. The original recommended conditions of approval recommended slats to be installed in the existing chain-link fence material to provide screening intended to be consistent with the provisions of the Plan This was based upon the site being developed for a number of years, the fencing existing on the site, and inconsistencies in the Old Town Specific Plan in addressing how to evaluate and address existing development when there is a change in use or expansion. Staff does not believe that the intent of the Plan was to require construction of masonry walls with a change of use or expansion of an existing business operation. If the project were completely new construction, the standards would apply. But as the Commission is aware based upon the presentations and discussions at the March 24, 2015 meeting, the Old Town Specific Plan does not provide guidance on implementation of standards for changes in use and expansions of existing operations.

As directed by the Council, with combined evaluation of the Old Town Specific Plan, the Yucca Valley Development Code, and the Commercial Design Guidelines, screening of outdoor storage areas with solid walls, be those wood, masonry or other similar materials, is clearly identified as a standard and requirement for all commercial and industrial land use districts within the Town for new development projects. How and when to implement those standards on a change in use can be implemented with discretion, such as over time or with phases of improvements proposed by the project.

ROADWAY IMPROVEMENTS: The proposed project is bounded by Yucca Trail to the north and an alley to the south and east. No off-site improvements are recommended as this project is located at an existing facility, and the existing road improvements are constructed at the appropriate locations.

The OTSP also identified a Highway Environs Overlay Zone. The Highway Environs Overlay Zone was created at that time to provide for thorough evaluation of the proposed SR 62 realignment through the Old Town area. With adoption of the General Plan in 2014, the proposed realignment of SR 62 through Old Town was eliminated. Therefore the Highway Environs zone is no longer applicable within the Old Town area. Future amendments to the OTSP will address this issue.

ASSESSMENT DISTRICTS: Staff is not recommending formation of maintenance assessment districts for this project, as this project is located at an existing facility.

CIRCULATION & PARKING: On site circulation as proposed includes one point of ingress/egress on Yucca Trail. Internal circulation provides access to required parking areas. The applicant is proposing five paved parking stalls and five unpaved parking stalls as part of the project

Rock and sand yards are not identified in the Parking Ordinance. Staff calculated the required number of parking stalls based upon the Salvage and Wrecking Yards requirement as this is the closest to the proposed use. The Salvage and Wrecking Yard requirement is one space per 5,000 square feet of lot area plus one per 300 feet of office and sales area. Staff has used the lot area requirement only to determine the number of stalls required, therefore nine (9) parking spaces are being required for the rock/sand business. For the automobile repair businesses, the Town's adopted parking regulations require a minimum of six (6) spaces plus 3 spaces per bay. Therefore between both business operations, a total of eighteen (18) parking spaces are required, one of which must be ADA van accessible. All parking stalls shall be paved and striped in accordance with the Development Code and parking shall meet ADA requirements.

FLOOD CONTROL/DRAINAGE: The property is located in a FEMA flood zone A, special flood hazard areas subject to inundation by the 1% annual chance flood, no base flood elevations determined.

UTILITIES: All new service lines shall be underground in conformance with Ordinance No. 233.

Each utility provider charges connection and service fees which are designed to include the need for additional facilities as growth occurs. The project applicant will be required to go through each utility company permitting processes, including SCE for street lighting.

Electrical services are provided by Southern California Edison. Natural gas services are provided to by The Gas Company. The Hi-Desert Water District (HDWD, District) serves the Town of Yucca Valley. Solid waste services are provided by Burrtec Inc. The Town of Yucca Valley requires mandatory solid waste services and the project will be served by Burrtec.

LANDSCAPING: A conceptual landscape plan was provided with the application submittal. The applicant is proposing to install landscaping along Yucca Trail to include boulders, cactus and Red Yucca plants.

A final plan is required to be reviewed and approved by the Town..

ENVIRONMENTAL CONSIDERATIONS: The project was reviewed under the California Environmental Quality Act (CEQA). The project is exempt from CEQA under section 15301, existing facilities.

GENERAL PLAN CONSIDERATION: The project is designated Old Town Industrial Commercial (OTIC). This designation is intended to

The General Plan supports this project through the following goals and policies:

Policy LU 1-1

Encourage infill development to maximize the efficiency of existing and planned public services, facilities and infrastructure.

Policy LU 1-2

Require that adjacent land uses and development types complement one another.

Policy LU 1-15

Maintain Yucca Valley's position as the economic hub of the Morongo Basin. Support a broad range of commercial retail, service, office, business park, research and development, light industrial and industrial uses to provide employment opportunities and contribute to the Towns economic sustainability.

Policy LU 1-17

Encourage the renovation of existing commercial and industrial areas to improve appearance, environmental responsiveness, use of infrastructure and functionality.

PLANNING COMMISSION MEETING, MARCH 24, 2015:

At the Planning Commission meeting of March 24, 2015, the Planning Commission discussed numerous aspects of the Old Town Specific Plan in relationship to the General Plan, the Development Code, and existing developed sites in the Old Town Specific Plan boundaries. The Planning Commission discussed differences in standards between the Old Town Specific Plan and the Development Code. The issue of fence materials and screening was discussed, including the differences in standards between the Town's Commercial Design Guidelines which apply to all commercial and industrial site plan review and conditional use permit applications. The Commission received the staff presentation on Old Town Specific Plan lack of guidance for change in use, conversion, or expansion of existing developed properties. While the Old Town Specific Plan clearly states that "existing site conditions may constrain the extent to which Specific Plan development standards and guidelines can be met, the Plan does not provide clear guidance on what accommodations may be made, leaving those to interpretation of the Planning Commission.

Section 4.1.3, Interpretation, Administration, Enforcement, and Appeals, in part states, "The provisions of this chapter shall be interpreted in a manner that best fulfills the spirit and intent of the Specific Plan. The Department Director shall interpret questions arising from the application of this Chapter." And as such, the Director may forward any interpretation to the Planning Commission for their consideration and action, pursuant to the Development Code.

APPLICANT’S COMMUNICATION:

The applicant’s representative submitted a letter to the Commission on March 26, 2015. Information provided by the applicant indicates the following.

- Hours of Operation:** 7:00am to 7:00 pm;
- Employees:** Estimated at 2 to 3;
- Customers:** Estimated at 7 to 8 customers per day total between both businesses;
- Transport Vehicles:** Two for the rock/gravel/sand business to be stored on site when not in use.
- Automotive Repair Vehicles:** Some vehicles may remain onsite related to the driveline business.
- Building Floor Area Allocation:** 300 square feet to the rock, sand and gravel business; 2,900 square feet to the automotive repair business.
- Landscaping Installation:** 60 days following approval
- Parking Installation:** 120 days following approval
- Trash Enclosure Construction:** 150 days following approval
- Payment of Gateway Fees:** Three years following approval

CONCLUSION: Based upon the facts on the record, the findings and the Conditions of Approval, staff finds the project is consistent with the General Plan, the Development Code and the Old Town Specific Plan. Industrial type development was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan. The project, as designed, meets all requirements of the Development Code and no variances or deviations from adopted standards are required for approval. The Conditions have been revised to address solid fence/wall screening within a period of 180 calendar days following Planning Commission approval. This is based upon staff’s review of the Old Town Specific Plan, the Development Code , and the Commercial Design Guidelines.

SITE PLAN REVIEW 01-13 FINDINGS:

WHEREAS, Table 4-1, Old Town Specific Plan, which identifies Allowable Uses and Permit Requirements for Districts for Old Town Yucca Valley Specific Plan, and identifies permitting requirements for various land uses. Those uses with “P” for permitted are found to require processing through the Site Plan Review Process identified in the Yucca Valley Development Code. Table 4-1, OTWP states, “P, Use is Allowed (Refer to Development Review Procedures Sections). Old Town Specific Plan, 4.13 Development Review Procedures, 4.13.2, Uses Allowed by Right states, “For uses designated as “Allowed” in Table 4-1 of this chapter, project applicants shall be subject to the development review procedures provided in the Town of Yucca Valley Development Code. All applicants are subject to Plan Review, and to miscellaneous permits as determined by the particular use.” Therefore in order to establish a process

which will be implemented consistently, all uses with "P" in the Old Town Specific Plan shall be processed as Site Plan Reviews in accordance with the Yucca Valley Development Code; and

WHEREAS, the Old Town Specific Plan, 4.1, General Provisions, 4.1.2, Applicability of Development Standards and Guidelines states, "The land use and development standards contained in this Chapter 4 shall apply to parcels within the Specific Plan's project area boundaries. All new development projects, including additions to buildings and changes in use on a parcel, are subject to the provisions of this chapter."; and

WHEREAS, Article 7 of the Yucca Valley Development Code defines Change of use as, "A conversion of use that substantially differs from the previous of a building or property." And

WHEREAS, the former use of the property was that of a recycling facility which included both indoor and outdoor, acceptance, collection, processing and shipping of recyclable materials; and

WHEREAS, the proposed use of a rock, sand, gravel, and automobile repair businesses operating from the project site are substantially different from the prior use of the project site as a recycling facility; and

WHEREAS, Section 6.1, Applicability, of the Old Town Specific Plan states "The provisions of this chapter are applicable to development activity and land use within the boundary of the Old Town Yucca Valley Specific Plan. The regulations, development standards, and guidelines as contained in the Specific Plan, shall apply in their entirety to the review of new development proposals. However, for review of proposals to modify existing development, existing site conditions may constrain the extent to which the Specific Plan development standards and guidelines can be met. Acceptable accommodations of existing development are noted where applicable."

WHEREAS, Section 4.11.6 Outdoor Storage, of the Old Town Specific Plan states, "Outdoor storage areas for commercial, industrial and manufacturing uses shall be utilized only for the express purpose of the storage of material or equipment directly related to the use or activity on site. Such outdoor storage shall be fully enclosed by a masonry wall, and the stored material shall be kept below the horizontal plane of the top. Outdoor storage areas shall not be used for manufacturing, assembly, or construction of any equipment or materials." ; and

WHEREAS, Section 4.5.1 of the Old Town Specific Plan, Limitation and Exceptions to Allowed Uses and Structures, states, "2. Limitations on Outdoor uses. A. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation. Exceptions: Outdoor eating, temporary retail sales, vehicles sales and rental, parking, growing plants, cut flowers, Christmas tree and pumpkin lots, and similar uses, consistent with the Yucca Valley Municipal Code. B. Unless screened from view consistent with Yucca Valley Municipal Code, the outside storage of equipment, materials, supplies, or tools is prohibited." ; and

WHEREAS, Chapter 9.09, Commercial Districts, 9.09.020, Permitted Uses and Permit Requirements, A. states, "The following land uses shall be permitted, pursuant to the conditions stipulated. Accessory uses including parking lots and structures, accessory signs, and exterior storage which is fully fenced and screened with a solid fence and where no storage is visible above the fence. Accessory uses and structures shall comply with all requirements of this Code." ; and

WHEREAS, Chapter 9.10, Industrial Districts, 9.10.020, Permitted Uses and Permit Requirements, A. states, "The following land uses shall be permitted, pursuant to the conditions stipulated. Accessory uses including parking lots and structures, accessory signs, and exterior storage which is fully fenced and screened with a solid fence and where no storage is visible above the fence. Accessory uses and structures shall comply with all requirements of this Code." ; and

WHEREAS, the Town's Commercial Design Guidelines, which apply to all projects that are required to submit Site Plan Review and Conditional Use Permit applications, requires that, "1. Wall and fence materials shall consist of wood, stone or masonry construction. Ceramic tile and wrought iron shall also be encouraged. 2. Wall and fence colors shall consist of desert tones, such as brown, tan beige and sand. Other colors may be used if they are part of an approved architectural theme and color scheme. Colors shall complement the nearest building and structures. 3. Walls and fences should serve as unifying design elements along public streets and pedestrian corridors. They should be consistent in material, design and height in such locations." ; and

WHEREAS, Section 4.11.6 Outdoor Storage of the Old Town Specific Plan states, "Outdoor storage areas for commercial, industrial and manufacturing uses shall be utilized only for the express purpose of the storage of material or equipment directly related to the use or activity on site. Such outdoor storage shall be fully enclosed by a masonry wall, and the stored material shall be kept below the horizontal plane of the top. Outdoor storage areas shall not be used for manufacturing, assembly, or construction of any equipment or material." ; and

WHEREAS, Section 4.5.1 of the Old Town Specific Plan, Limitation and Exceptions to Allowed Uses and Structures, states, "2. Limitations on Outdoor uses. A. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation. Exceptions: Outdoor eating, temporary retail sales, vehicles sales and rental, parking, growing plants, cut flowers, Christmas tree and pumpkin lots, and similar uses, consistent with the Yucca Valley Municipal Code. **B. Unless screened from view consistent with Yucca Valley Municipal Code, the outside storage of equipment, materials, supplies, or tools is prohibited.**" ; and

WHEREAS, Chapter 9.09, Commercial Districts, 9.09.020, Permitted Uses and Permit Requirements, A. states, "The following land uses shall be permitted, pursuant to the conditions stipulated. Accessory uses including parking lots and structures, accessory signs, **and exterior storage which is fully fenced and screened with a solid fence**

and where no storage is visible above the fence. Accessory uses and structures shall comply with all requirements of this Code.” ; and

WHEREAS, Chapter 9.10, Industrial Districts, 9.10.020, Permitted Uses and Permit Requirements, A. states, “The following land uses shall be permitted, pursuant to the conditions stipulated. Accessory uses including parking lots and structures, accessory signs, **and exterior storage which is fully fenced and screened with a solid fence and where no storage is visible above the fence.** Accessory uses and structures shall comply with all requirements of this Code.” ; and

1. **That 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 General Plan designation for this parcel is Old Town Industrial Commercial and the Zoning designation is Old Town Industrial Commercial-Highway Environs Overlay. The development of industrial type uses was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan.

The site is bounded by Yucca Trail to the north and an alley to the south and east. The property is surrounded by a rock and sand yard to the west, a recycling facility to the east and a mini-storage facility to the south. A vacant parcel and a Mobile Home Park are across Yucca Trail to the north.

Surrounding General Plan designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The surrounding Zoning designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The use is consistent with the uses identified in the OTSP and is appropriate at the proposed location, as there are similar uses with primary outside storage and business operations adjacent and in proximity to the project site.

2. **That 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 site is bounded by Yucca Trail to the north and an alley to the south and east. The property is surrounded by a rock and sand yard to the west, a recycling facility to the east and a mini-storage facility to the south. A vacant parcel and a Mobile Home Park are across Yucca Trail to the north.

Surrounding General Plan designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The surrounding Zoning designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The site was developed several decades ago, and has operated with outside storage and the existing building during this time period. No significant changes are proposed with this project.

3. That the proposed development produces compatible transitions in the scale, bulk, coverage, density and character of the development between adjacent land uses;

The site is bounded by Yucca Trail to the north and an alley to the south and east. The property is surrounded by a rock and sand yard to the west, a recycling facility to the east and a mini-storage facility to the south. A vacant parcel and a Mobile Home Park are across Yucca Trail to the north.

Surrounding General Plan designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The surrounding Zoning designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

No new structure construction is proposed as part of the project. The existing building is consistent with buildings in the OTIC in this area of the OTSP.

4. That the building site and architectural design is accomplished in an energy efficient manner;

The site is being developed consistent with adopted set back and building height standards, allowing opportunities to maximize energy efficiency and conservation measures in construction and building operations.

The proposed project is located on a site with an existing wood framed with stucco, one story structure with a flat roof.

- 5. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures;**

The existing structure materials, colors, textures, height and bulk are consistent with the Development Code and OTSP standards and requirements and are consistent with surrounding development patterns.

The proposed project is located on a site with an existing wood framed with stucco, one story structure with a flat roof.

- 6. That 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 existing structure materials, colors, textures, height and bulk are consistent with the Development Code and OTSP standards and requirements and are consistent with surrounding development patterns.

The proposed project is located on a site with an existing wood framed with stucco, one story structure with a flat roof.

- 7. 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 proposed landscape plans indicate that a mix of cactus, Red Yucca and boulders will be installed along Yucca Trail. There are no native plants located on the site. This is consistent with Development Code requirements and compatible with surrounding development patterns.

- 8. That quality in architectural design is maintained in order to enhance the visual environment of the Town and to protect the economic value of existing structures;**

The proposed project is located on a site with an existing wood framed with stucco, one story structure with a flat roof.

- 9. That 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;**

The project is an existing facility that is being renovated and utilities are existing on the project site.

Each utility provider charges connection and service fees which are designed to include the need for additional facilities as growth occurs. The project applicant will be required to pay these fees as applicable.

Electrical services are provided by Southern California Edison. Natural gas services are provided to by The Gas Company. The Hi-Desert Water District (HDWD, District) serves the Town of Yucca Valley. Solid waste services are provided by Burrtec Inc. The Town of Yucca Valley requires mandatory solid waste services and the project will be served by Burrtec.

- 10. That access to the site and circulation on and off-site is required to be safe and convenient for pedestrians, bicyclists, equestrians and motorists;**

On site circulation as proposed includes one points of ingress/egress along Yucca Trail. Driveway entrances are proposed at 30' and drive aisles are proposed at 26' meeting Town and Fire Department standards. Internal circulation provides access to required parking. The project contains the necessary on-site improvements as well as overall parking design and layout. A total of ten parking spaces are proposed for the project including 1 ADA designated parking space. Staff finds the project adequately parked and consistent with the Development Code and the OTSP. Existing improvements on Yucca Trail are developed to their ultimate widths.

- 11. 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 project contains one point of ingress/egress and provides sufficient parking consistent with Development Code requirements. No negative impacts created by the project have been identified, including traffic impacts.

- 12. 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 project contains one point of ingress/egress and provides sufficient parking consistent with Development Code requirements. No negative impacts created by the project have been identified, including traffic impacts.

- 13. That 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 property is a one acre site that previously contained a recycling facility. The property has an existing structure of 3,200 square feet and has been cleared of vegetation. No negative impacts created by the project have been identified, including biological resources.

- 14. That 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 property is a one acre site that previously contained a recycling facility. The property has an existing structure of 3,200 square feet and has been cleared of vegetation. No negative impacts created by the project have been identified, including biological resources.

The site has been developed and operating in the existing configuration for years. The transition to a use which proposed outside storage of sand and rock materials is consistent with prior use of the property.

- 15. That 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 detrimental to the public health, safety and welfare of the community or be materially injurious to properties or improvements in the vicinity or be contrary to the adopted General Plan; and**

The General Plan designation for this parcel is Old Town Industrial /Commercial and the Zoning designation is Open Space. The development of industrial uses was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan.

The site is bounded by Yucca Trail to the north and an alley to the south and east. The property is surrounded by a rock and sand yard to the west, a recycling facility to the east and a mini-storage facility to the south. A vacant parcel and a Mobile Home Park are across Yucca Trail to the north.

Surrounding General Plan designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The surrounding Zoning designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The project is located on a property that is developed with an existing structure consistent with adopted set back and building height standards, allowing opportunities to maximize energy efficiency and conservation measures in construction and building operations.

The existing structure is a wood framed with stucco, one story structure with a flat roof.

The project is located at an existing facility and utilities are existing on the project site.

Each utility provider charges connection and service fees which are designed to include the need for additional facilities as growth occurs. The project applicant will be required to pay these fees as applicable.

Electrical services are provided by Southern California Edison. Natural gas services are provided to by The Gas Company. The Hi-Desert Water District (HDWD, District) serves the Town of Yucca Valley. Solid waste services are provided by Burrtec Inc. The Town of Yucca Valley requires mandatory solid waste services and the project will be served by Burrtec.

On site circulation as proposed includes one point of ingress/egress along Yucca Trail. Driveway entrances are proposed at 30' and drive aisles are proposed at 26' meeting Town and Fire Department standards. Internal circulation provides access to required parking. The project contains the necessary on-site improvements as well as overall parking design and layout.

A total of ten parking spaces are proposed for the project including 1 ADA designated parking spaces. No negative impacts created by the project have been identified, including biological resources.

- 16. That the proposed development will comply with each of the applicable provisions of this code, and applicable Town policies; except approved variances.**

The project, as designed, complies with the standards and requirements set forth in the Yucca Valley Development Code, OTSP and the adopted General Plan policies, as identified and set forth in this Staff Report.

Attachments:

1. Application Materials
2. Standard Exhibits
3. Site Plan & Preliminary Landscape Plan
4. General Plan Land Use Policies
5. Notice of Exemption

**TOWN OF YUCCA VALLEY
CONDITIONS OF APPROVAL
ENVIRONMENTAL ASSESSMENT, EA 01-13
SITE PLAN REVIEW, SPR 01-13
BILLINGS TRANSFER, INC**

This approval is for the development of a rock, gravel and sand yard, and a driveline repair business on a property that contains an existing 3,200 square foot building. The project includes 21 concrete block bins for the storage and display of material, 18 paved parking spaces and landscaping. The project is located at 55525 Yucca Trail, APN: 586-381-04.

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 Site Plan Review 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, in conformance with the Town of Yucca Valley Development Code. The applicant is responsible for the initiation of an extension request.

**SPR 01-13 Approval Date: April 14, 2015
SPR 01-13 Expiration Date: April 14, 2018**

- G3. The applicant shall ascertain and comply with requirements of all State, County, Town and local agencies as are applicable to the project. These include, but are not limited to, County of San Bernardino Environmental Health Services, County of San Bernardino Transportation/Flood Control, County of San Bernardino Fire Department, Yucca Valley Building and Safety, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, Colorado River Region, 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 may result in the revocation of any construction permits for the project.
- 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 inspections. 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 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 of streets or other public improvements that have been accepted into the Town's maintained system
- 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).
- G12. Each phase of the project shall function independently of all other phases. All improvements shall be completed for each phase to ensure that each phase functions separate from the remainder of the project, and shall include, but not be

limited to, street improvements, drainage and retention/detention facilities, water delivery systems, fire suppressions systems, post construction erosion and sediment control systems, all utilities necessary to serve the project, and those improvements deemed necessary by the Town. All phasing plans shall be illustrated on rough and precise grading plans, erosion and sediment control plans, all plan required for obtaining native plant plan approval, and on any other plan as deemed necessary by the Town.

- G13. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents
- G14. The Applicant shall reimburse the Town for the Town's costs incurred in monitoring the developer's compliance with the Conditions of Approval including, but not limited to, inspections and review of developer's operations and activities for compliance with all applicable dust and noise operations. This condition of approval is supplemental and in addition to normal building permit and public improvement permits that may be required pursuant to the Yucca Valley Municipal Code.
- G15. Prior to the issuance of a Certificate of Occupancy for any habitable structure in each phase of the project, all improvements shall be constructed, final inspection performed, punch-list items completed, and all installations approved by the appropriate agency.
- G16. For any import or export of material, the Project proponent shall provide the following for review by the Town Engineer: the route of travel, number of trucks, daily schedule, and length of time required. No hauling of material shall begin without the Town Engineer's approval.
- G17. Prior to any work being performed within the public right-of-way, the Project proponent 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, shall be provided and such other details as may be required by the Town Engineer.
- G18. The site shall be developed in accordance with the approved plans on file with the Town of Yucca Valley, in accordance with the Conditions of Approval approved for the project, and in accordance with the General Plan and Development Code. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Town.

- G19. Prior to issuances of building permits, all site plans, grading plans, landscape and irrigation plans, drainage/flood control plans, public improvement plans, erosion and sediment control plans, shall be coordinated for consistency with this approval.
- G20. The Town may allow phased construction of the project provided that the improvements necessary to adequately serve or mitigate the impacts of each phase of development are completed prior to the issuance of a Certificate of Occupancy for that phase.
- G21. The applicant or the applicant's successor-in-interest shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.
- G22. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Town before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented.
- G23. All street dedications shall be irrevocably offered to the public and shall continue in force until the Town accepts or abandons such offers. All dedications shall be free of all encumbrances as approved by the Town Engineer.
- G24. The street design and circulation pattern of this project shall be coordinated with adjoining developments.
- G25. Violations of any condition or restriction or prohibition set forth in these conditions, including all approved construction plans, public and private, for this project and subject to the Town's overall project approval and these conditions of approval, shall subject the owner, applicant, developer or contractor(s) to the remedies as noted in the Municipal Code. In addition, the Town Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
- G26. The applicant may be required to enter into a development agreement or similar agreement for implementation of the conditions of approval for this project, as approved by the Planning Commission.

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. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to modifying existing facilities or by securing a drainage easement.
- P2. Utility undergrounding shall be in accordance with Ordinance 233, or as amended.
- P3. All exterior lighting shall comply with the Ordinance 90, Outdoor Lighting and shall be illustrated on all construction plans.
- P4. Prior to the issuance of any permits the applicant/owner shall provide three (3) copies of a landscape plan showing the size, type and location of all plants. All ground within proposed landscape planter areas shall be provided with approved ground cover. This shall include but not be limited to drought-tolerant plant materials or colored desert rock. This shall be completed within 60 calendar days of Planning Commission approval.
- P5. **Applicant shall construct a trash enclosure in compliance with Ordinance 40 of the Town's Development Code** (was not repealed with adoption of new Development Code). This shall be completed within 75 calendar days of Planning Commission approval.
- P6. **The applicant shall pay their portion of the Gateway Reimbursement District in the amount of \$15,039.** This shall be completed within 18 months and is subject to a separate agreement between the property owner and the Town of Yucca Valley.
- P7. Parking and on-site circulation requirements shall be provided and maintained as follows: Areas reserved for access drive and/or fire lanes shall be clearly designated.
- a) Any occupancy, which requires additional parking that has not been provided for through this Site Plan Review, shall not be approved until a revision is submitted for review and approval showing the additional parking.
 - b) All marking to include parking spaces, directional designation, no parking designation and fire lane designations shall be clearly defined and said marking shall be maintained in good condition at all times. The Town Traffic

Engineer shall approve all signage and markings for the circulation related signage.

- c) All paved parking stalls shall be clearly striped and permanently maintained with double or hairpin lines with the two lines being located an equal 9 inches on either side of the stall sidelines. All regular parking stalls be a minimum 9' x 19'.
- d) A minimum of eighteen (18) parking spaces shall be provided, to include one van accessible handicap parking space . This shall be completed within 150 calendar days of Planning Commission approval.

P8. The applicant shall maintain the slatted chain-link fence until solid fencing material, consistent with the Development Code and Commercial Design Guidelines, is installed on the project site. This shall be accomplished within 180 days of Planning Commission approval.

ENGINEERING CONDITIONS

- E1. **The Applicant's engineer shall provide a signed and stamped letter certifying that the proposed improvements will not adversely affect the floodway. Pursuant to the Town's Floodplain Ordinance, not causing an adverse affect means the cumulative effect of the proposed development when combined with all other all other existing and anticipated development will not increase the water surface elevation of the base flood one foot or more. As part of the Floodplain Ordinance the Flood Plain Administrator is required to notify state and federal agencies of development within the floodplain if the Base Flood Elevation is changed due to physical alterations. The Applicants engineer shall be responsible to provide backup information, if requested by such state and federal agencies, supporting his certification. This shall be completed within 30 days of Planning Commission action.**
- E2. **The applicant shall apply for a Town encroachment permit for any new driveways proposed with the development.**
- E3. Any grading or drainage onto private off-site or adjacent property shall require a written permission to grade and/or a permission to drain letter from the affected property owner.
- E4. No on-site or off-site work shall commence without obtaining the appropriate permits for the work involved from the Town. The approved permits shall be readily available on the job-site for inspection by the Town personnel.
- E5. All grading activities shall minimize dust through compliance with MDAQMD Rules 402 and 403.

- E6. The Applicant shall accept and properly dispose of all off-site drainage flowing onto or through the site.
- E7. The Applicant shall install all water and sewer systems required to serve the project. All water and sewer systems shall be completed to the requirements of the Hi Desert Water District.
- E8. The Applicant shall observe the construction and operation 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 and/or property damage 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 is not repairable 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 him the time, amount of surety and other requirements to repair the damage.
- E9. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. Soil testing for the subsurface disposal system shall meet the requirements of the Department of Environmental Health Services. Applicant shall submit a minimum of three (3) copies of percolation reports for the project site and an appropriate fee to DEHS for review and approval, a copy of the cover sheet with an approval stamp to Building and Safety Division at the time of building permit application, and two (2) copies of the approved percolation report to the Building and Safety Division at the time of construction plan check. The location of the septic system shall be shown on the project grading plans. **It shall be the developer's responsibility to ensure that the location of the septic system and any proposed underground stormwater collection system meet applicable codes related to separation distances.**
- E10. It is understood that the Site Plan Review plans correctly show all existing easements, traveled ways and drainage courses, and that their omission may require the Site Plan Review plans to be resubmitted for further consideration.
- E11. All street closures must be approved by Town Council action.
- E12. Any grading or drainage onto private off-site or adjacent property shall require a written permission to grade and/or a permission to drain letter from the affected property owner.

I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I

EA 01-13, SPR 01-13 Allstate Driveshaft/ Billings Transfer
APRIL 14, 2015 Planning Commission Meeting

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 _____

To: Diane Olsen, Planning Consultant
From: Jay Corbin, Planning Consultant
RE: Billings Transfer, Inc., SPR 01-13

March 26, 2015

The following information addresses the issues raised in your request dated March 26, 2015:

- The site at 55525 Yucca Trail will be used by two businesses, a rock, sand and gravel business (Billings Transfer, Inc.) and a driveline repair shop.
- Hours of operation will be 7am to 7pm, seven days a week.
- Typically, two employees will be on site, one for each business. At times, a third employee may be present. Maximum three employees is anticipated at any given time.
- We expect up to five customers per day for the rock, sand and gravel business and two or three customers per day for the driveline business.
- Transport vehicles used in the rock, sand and gravel business, up to a maximum of two, will be stored on site (within screened area) when not in use. Vehicles for customers of the driveline repair business will typically not be stored at the location. There may be rare exceptions when a customer does not pick up a vehicle on time and, in that case, vehicles will be stored overnight; when possible, these vehicles will be stored indoors. There will be no storage of wrecked or dismantled vehicles on the site.
- The 3200 square foot building will be used as follows: 300 square feet for Billings Transfer and the remaining 2900 square feet for the driveline repair business.
- Screening for the property along Yucca Trail has already been installed; per the Planning Commission's August 12, 2014 action, screening for the remaining portions of the property is not required. It is anticipated that landscaping will be installed within 60 days following Site Plan Review approval; paved parking will be installed within 120 days of approval; the trash enclosure will be completed within 150 days of approval.
- Payment of the \$15,039 Gateway Reimbursement District fee, will be made in three equal payments of \$5,013 annually beginning one year from approval.

Please contact me if I can provide additional information or clarification on any matters related to the approval of SPR 01-13.

Jay Corbin
Planning Consultant

cc: Rob Billings

March 26, 2015

Robert Billings
Billings Transfer, Inc
PO Box 314
Yucca Valley, CA 92286

RE: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER
PLANNING COMMISSION MEETING OF MARCH 24, 2015

Mr. Billings:

At the meeting of Tuesday, March 24, 2015, the Planning Commission reviewed Site Plan Review, SPR 01-13. The Commission made the following recommendations:

1. Directed staff to return the project to the Commission at the meeting of April 14, 2015;
2. To include the operation of the second business (driveline repair) in the application materials;
3. The applicant to provide a schedule of when the Conditions of Approval will be satisfied and completed;
4. Remove the requirement for an irrigation system from COA #P4.

In order for the project to be returned as directed to the Planning Commission meeting of April 14, 2015, please provide the following information for each business:

1. Hours of operation
2. Number of employees
3. Number of anticipated customers per day.
4. Number, location and time frame of any vehicles being stored on site.
5. Square footage of the building and site/property allocated to each business.
6. Provide a schedule of when the Conditions of Approval will be satisfied and completed;

Planning
(760) 369-6575 x 317
Public Works
(760) 369-6579 x 308
Building and Safety
(760) 365-0099 x 302
Code Compliance
(760) 369-6575 x 301
Engineering
(760) 369-6575 x 308
Building & Safety
Inspections
(760) 365-1339

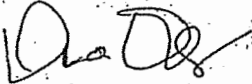


The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, California 92284

If you have any questions or require additional information, please feel free to contact staff at 760-369-6575.

Best regards,

A handwritten signature in black ink, appearing to read "Diane Olsen", with a stylized flourish at the end.

Diane Olsen.
Planning Technician

cc: Jay Corbin

Diane Olsen

From: Shane Stueckle
Sent: Monday, March 23, 2015 10:25 AM
To: Diane Olsen
Subject: FW: Billings site remediation

Diane, for the file, etc.

Thank you

SRS

SHANE R. STUECKLE
Deputy Town Manager
Town of Yucca Valley
760-369-1265, Ext. 305

 Please consider the environment before printing this email.

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From: Brundage, Curtis [<mailto:cbrundage@sbcfire.org>]
Sent: Thursday, March 19, 2015 4:59 PM
To: Shane Stueckle
Cc: evanprivett@freyinc.com; billingstransfer@yahoo.com
Subject: Billings site remediation

Good Afternoon Mr. Stueckle. I wanted to give you a status update of the Billings site remediation case. The site has over-excavated all of the contaminants and all but one barrel of waste has been disposed of. I have reviewed the preliminary confirmation sample results which indicates the regulatory thresholds established for the site have been met. I am currently waiting for a final report from the consultant. Once I receive the final report I can issue a closure letter and close the case. I anticipate to receive the report in the next few weeks. But, I wanted you to know that any risk to human health or the environment has been mitigated. If you have any questions regarding this case please feel free to contact me. Thanks.

Curtis R. Brundage, REHS

Hazardous Materials Specialist IV

Region VI LEPC Chair

San Bernardino County Fire Department

Office of the Fire Marshal

Hazardous Materials Division

Emergency Response/Site Mitigation Section

909-386-8430

cbrundage@sbcfire.org



Site Plan Review Application

Date Received 2-7-13
By Robert
Fee 11,500
Case # SPR 01-13
EA # EA 01-13

General Information

APPLICANT Billings Transfer, Inc Phone 760-910-4425 Fax 866-533-1233

Mailing Address PO Box 314 Email billingstransfer@yahoo.com

City Yucca Valley State CA Zip 92286

REPRESENTATIVE Phone Fax

Mailing Address Email

City State ZIP

PROPERTY OWNER Joel Hughes Phone 760-228-1127 Fax

Mailing Address Email

City State Zip

Project Information

Project Address 55525 Yucca TR Assessor Parcel Number(s) 058 638-104

Project Location South side of Yucca TR, West of Hopi TR.

Project Description: Rock, gravel and sand display and sales

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):
Approximately one acre, Parcel map attached
2. Existing site zoning: OT1/C 3. Existing General Plan designation: OT1/C(SP)
4. Precisely describe the existing use and condition of the site: _____
5. Existing Zoning of adjacent parcels:
North OT1/C South OT1/C East OT1/C West OT1/C
6. Existing General Plan designation of adjacent parcels:
North OT1/C South OT1/C East OT1/C West OT1/C
7. Precisely describe existing uses adjacent to the site: Recycling center, Mini storage; Commercial and industrial uses.
8. Describe the plant cover found on the site, including the number and type of all protected plants: One Cottonwood tree

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: Rock, gravel and sand display/sales
- B. Gross square footage by each type of use: _____
- C. Gross square footage and number of floors of each building: 3200 S.F. one floor
- D. Estimate of employment by shift: 1-2, generally daytime hours
- E. Planned outdoor activities: Display of rock, gravel and sand

2. Percentage of project site covered by: $\frac{\text{Current}}{\text{Proposed}}$
 $\frac{2}{5}$ % Paving, $\frac{8}{8}$ % Building, $\frac{0}{5}$ % Landscaping, $\frac{0}{5}$ % Parking

3. Maximum height of structures 14 ft. _____ in.

4. Amount and type of off street parking proposed: $\frac{5 \text{ paved (ADA)}}{5 \text{ unpaved}}$

5. How will drainage be accommodated? _____
Drainage toward southwest portion of property

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

7. Preliminary grading plans estimate 0 cubic yards of cut and 0 cubic yards of fill

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

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

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.)

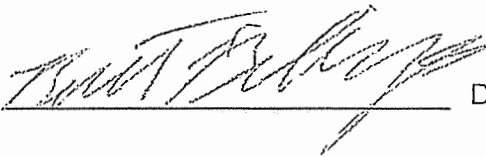
Yes Maybe No

- 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?

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: _____

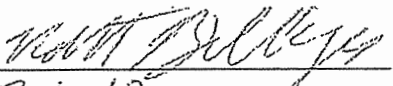


Date: _____

2-6-13

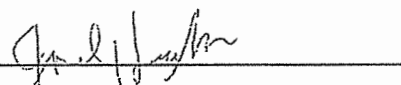
Owner/Applicant Authorization

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: 2-6-13

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

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

Signed: 
Dated: 2-6-2013

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: \$ 1,500

Applicant's Signature *Robert Billings* Date: 2-6-13

Applicants Name Robert Billings
(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: 55525 Yucca TR

Cross street: Hopi TR

Date this Disclosure Statement is completed: 2/6/13

Name of Applicant: Billings Transfer, Inc.

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name Robert Billings Phone 760-910-4425 Fax _____

Mailing Address PO Box 314 Email billings+transfer@yahoo

City Yucca Valley State CA Zip 92286

State of Registration CA

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

Name Jana Billings Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name Robert Billings 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 _____

The Owner is a:

- 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 _____

The Party in escrow is a (if property is in escrow):

N/A

- 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:

Title:

Date of signing:

Location:



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: _____

Applicant/Representative printed name

Applicant/Representative signature

February 6, 2013

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

RE: Site Plan Review (SPR)
APN 058 638 104
Billings Transfer Inc.

Dear Planning Division:

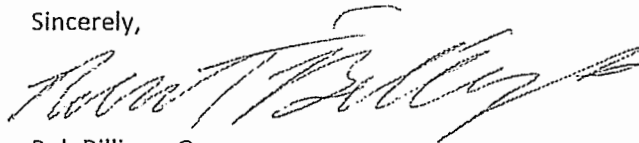
Attached is the Site Plan Review application for my rock and gravel storage yard.

At this time I have a contract with Earth Systems to conduct soils testing of the site and anticipate results of their investigation to be completed within 30 days. It is my intention to mitigate any environmental issues prior to the planning commission's review of my application. I will be in contact with you as progress is being made on the mitigation plan.

A site plan is currently being developed. It will depict the five paved (one to ADA standards) and five unpaved parking stalls. Landscaping will be proposed along the Yucca Trail frontage utilizing drought tolerant plants. Materials will be stored in bins to minimize visual impact; bins will be 12' wide x 15' deep and 6' high.

If additional information is required, please contact me at 760.910.4425.

Sincerely,

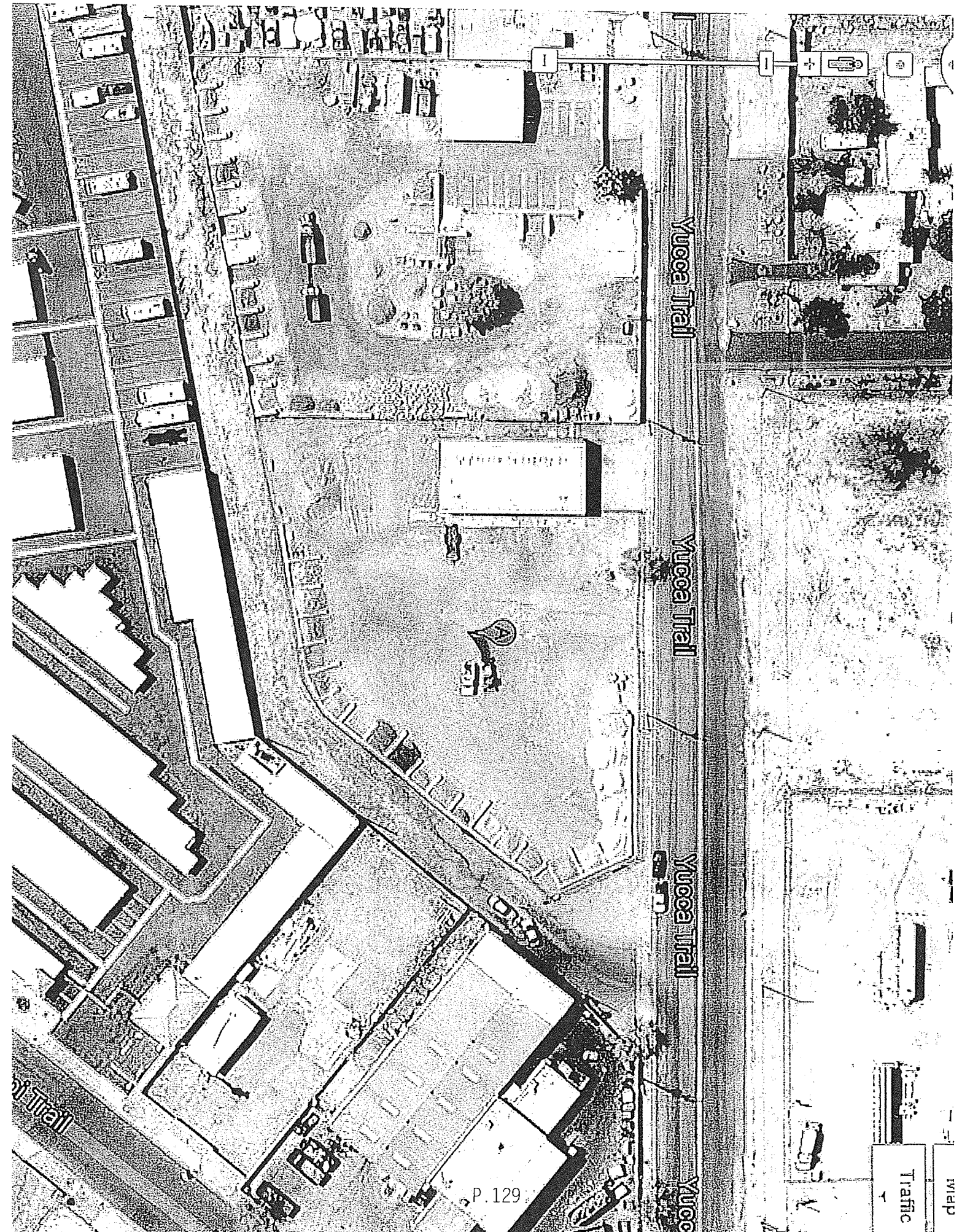


Rob Billings, Owner

Billings Transfer, Inc.
PO Box 314
Yucca Valley, CA 92286

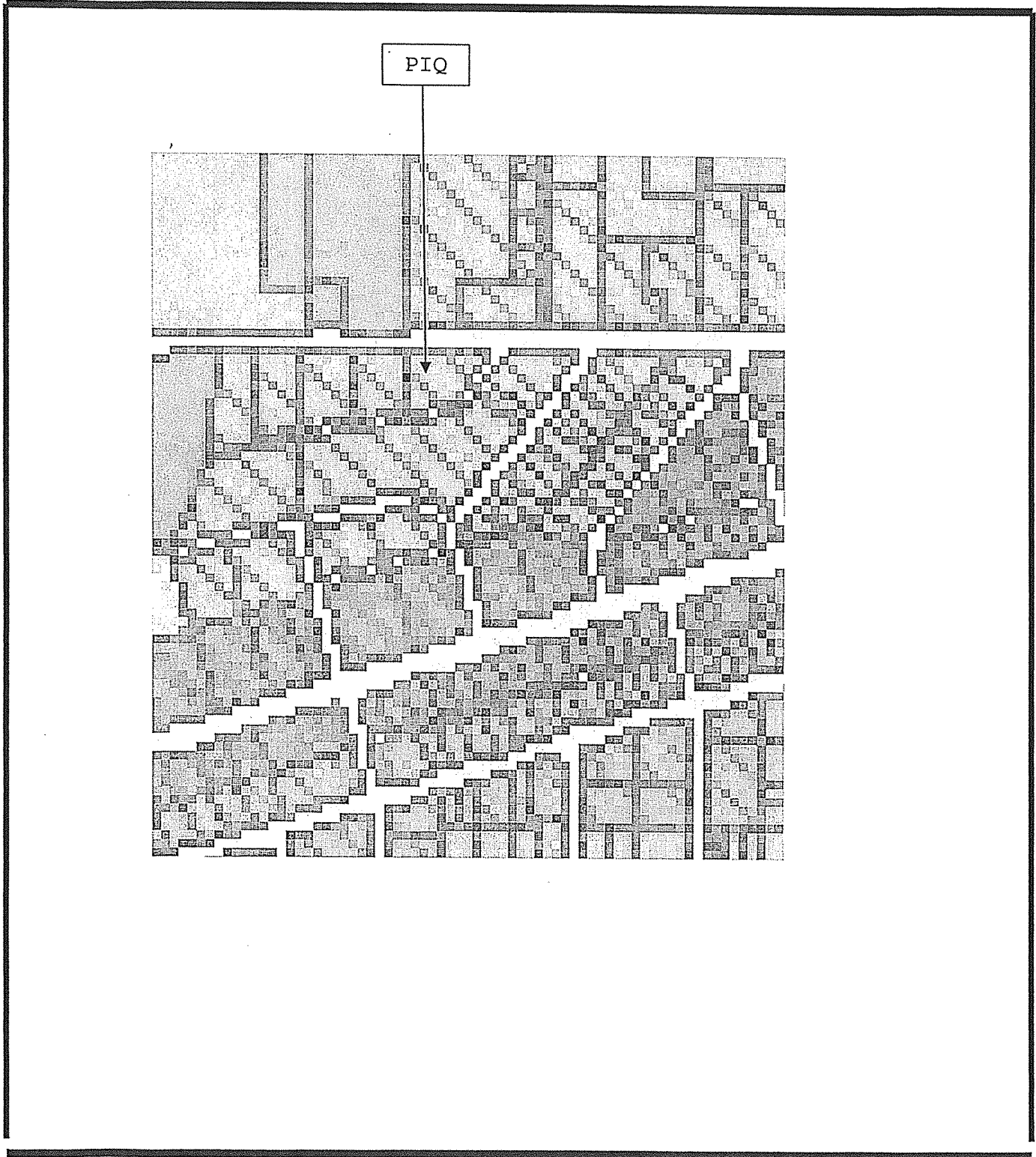
billingstransfer@yahoo.com

760.910.4425



TOWN OF YUCCA VALLEY

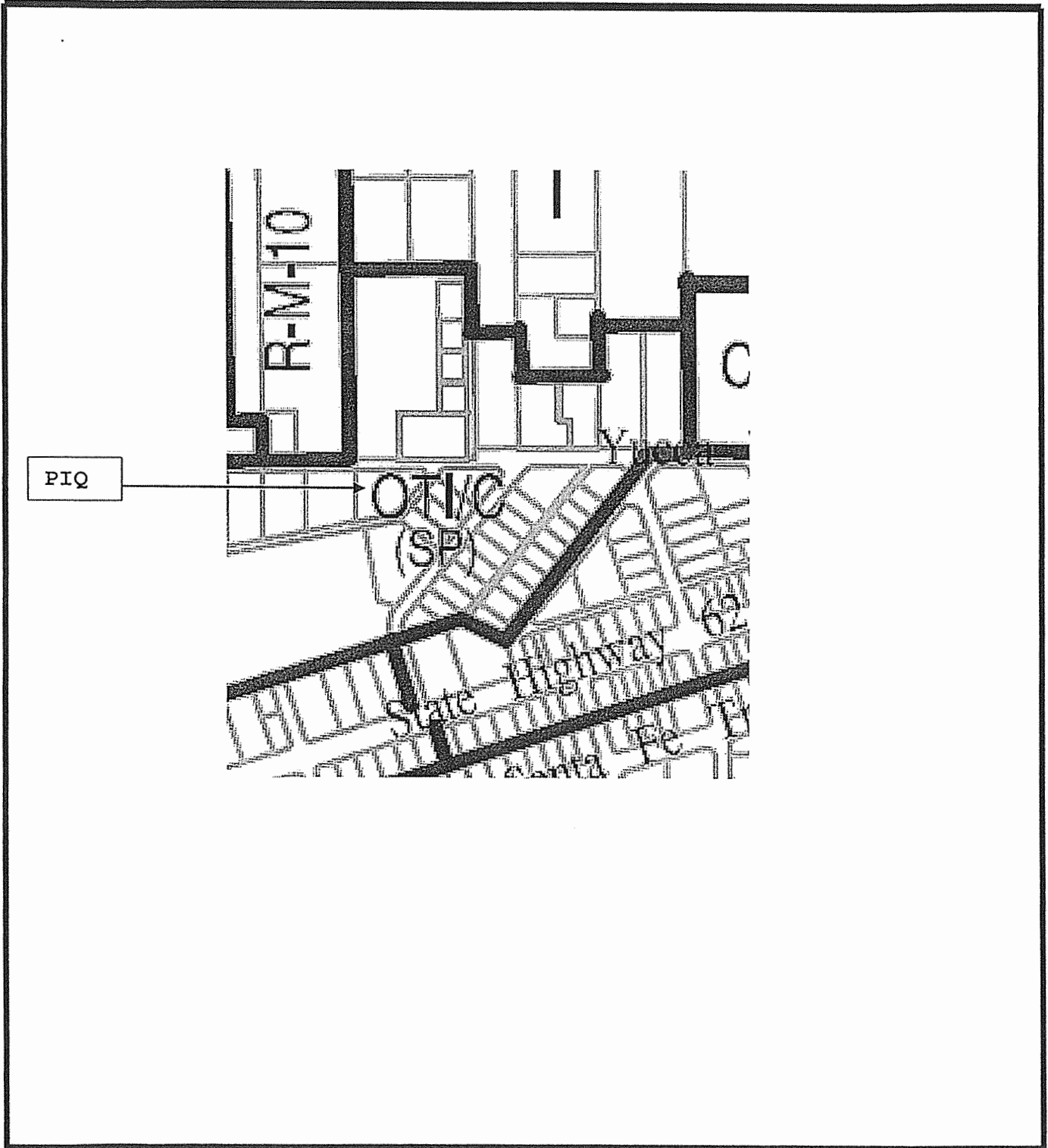
PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER



GENERAL PLAN LAND USE MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER



TOWN OF YUCCA VALLEY

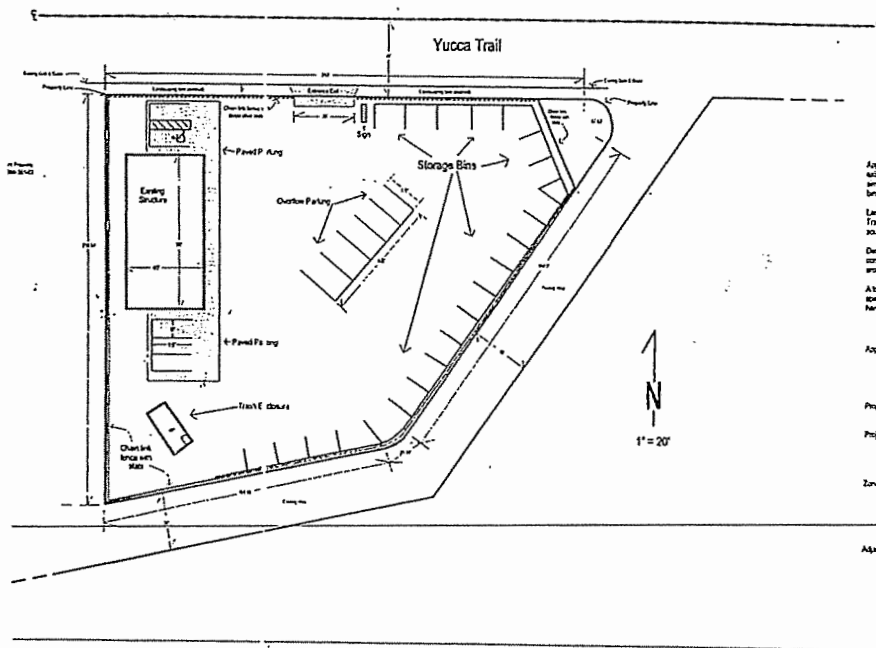
PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER

Billings Transfer, Inc.

55525 Yucca Trail
APN 0586-381-04

Site Plan Review

Prepared for:
Town of Yucca Valley Planning Commission
Change of Use - Solid Greenstick storage and sales facility



Project Description

Applicant Robert Billings of Billings Transfer, Inc. proposes a change of use to utilize the existing structure and property for storage and sales of rock, sand, gravel, boulders and similar construction materials. Materials stored for sale will be stored in the storage bins shown on the site plan.

Landscaping, as shown on the attached landscape plan, will be placed along the Yucca Trail frontage and will consist of a combination of drought tolerant plants and plant sculptures.

Decorative fence materials will also be placed along the Yucca Trail frontage to complement the landscaping. Chain-link fencing with steel and concrete visual relief around the perimeter of the property as shown on the site plan.

A total of ten (10) customer parking spaces will be provided, five (5) paved parking spaces and the unpaved spaces, as shown on the site plan. One (1) space will be handicap accessible per the requirements of the Americans With Disabilities Act (ADA).

Applicant:
Billings Transfer, Inc.
P.O. Box 314
Yucca Valley, CA 92286
billings@yucca.com

Property Owner:
Shel Huppin

Project Site:
55525 Yucca Trail
Yucca Valley, CA 92286
South side of Yucca Trail, west of Hopt Trail

Zoning/General Plan Designation:
Site: O1AC
Front: O1AC
Side: O1AC
East: O1AC
West: O1AC

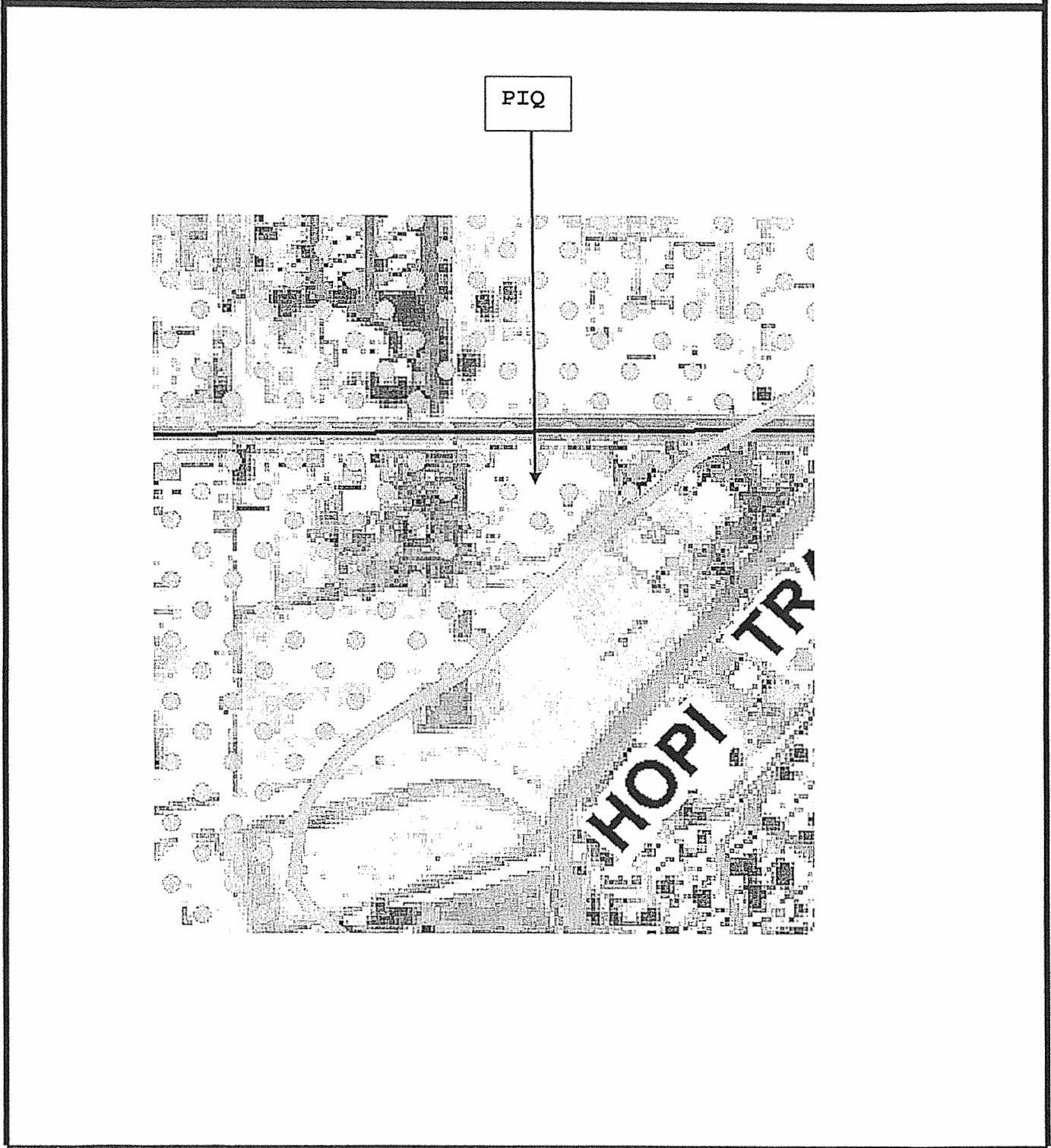
Adjacent Users:
North: Vacant
South: Self storage
East: Recycling Center
West: Rock/Sand Sales

Site Plan (P) prepared by:
Robert Billings
P.O. Box 314
Yucca Valley, CA 92286
Prepared with PG 9013
1/26/2013 - Revised 2/26/2013
Revised version: 02/26/2013

SITE PLAN

TOWN OF YUCCA VALLEY

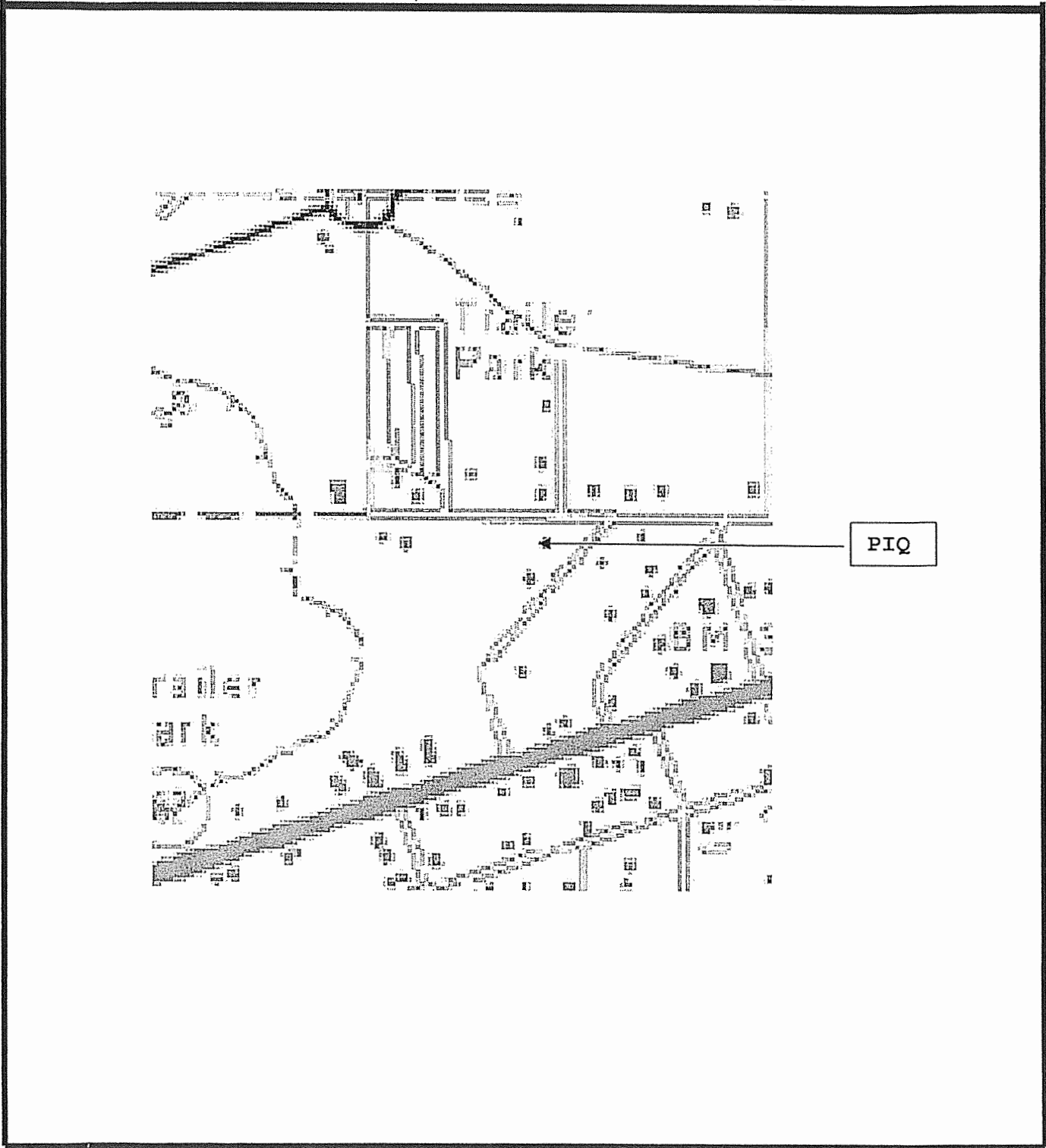
PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER



FEMA FLOOD MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER



ALQUIST PRIOLO MAP

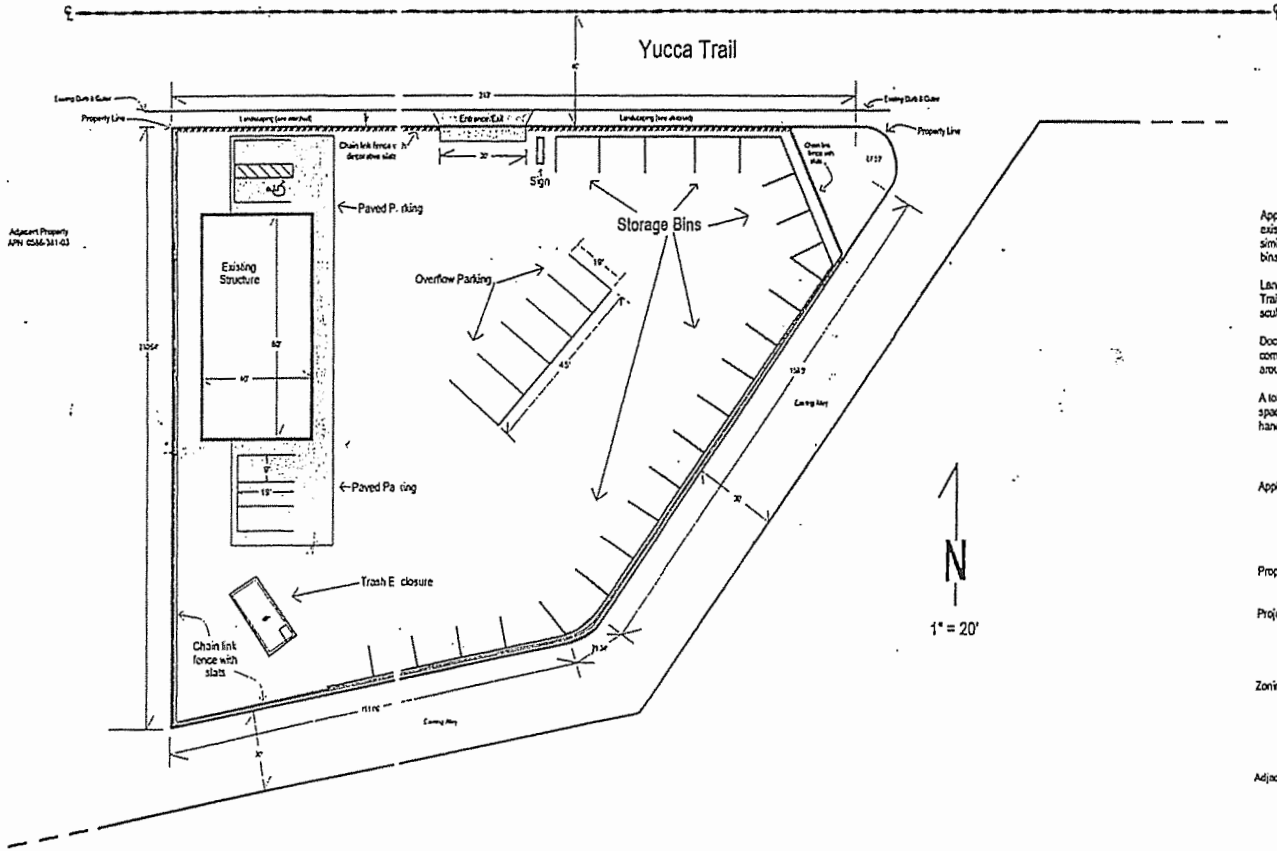
Billings Transfer, Inc.

55525 Yucca Trail
 APN 0586-381-04

Site Plan Review

Prepared for:
 Town of Yucca Valley Planning Commission
 Change of Use - Sand/Gravel/Rock storage and sales facility

P. 135



Project Description

Applicant Robert Billings of Billings Transfer, Inc proposes a change of use to utilize the existing structure and property for storage and sales of rock, sand, gravel, boulders and similar construction materials. Materials offered for sale will be stored in the storage bins shown on the site plan.

Landscaping, as shown on the attached landscape plan, will be placed along the Yucca Trail frontage and will consist of a combination of drought tolerant plants and plant sculptures.

Decorative fence materials will also be placed along the Yucca Trail frontage to complement the landscaping. Chain-link fencing with slats will provide visual relief around the perimeter of the property as shown on the site plan.

A total of ten (10) customer parking spaces will be provided, five (5) paved parking spaces and five unpaved spaces, as shown on the site plan. One (1) space will be handicap accessible per the requirements of the Americans With Disabilities Act (ADA).

Applicant:
 Billings Transfer, Inc.
 P. O. Box 314
 Yucca Valley, Ca 92286
 billingsbtransfer@yahoo.com

Property Owner:
 Joel Hughes

Project Site:
 55525 Yucca Trail
 Yucca Valley, CA 92284
 South side of Yucca Trail, west of Hopi Trail

Zoning/General Plan Designation:
 Site: OT/C
 North: OT/C
 South: OT/C
 East: OT/C
 West: OT/C

Adjacent Uses:
 North: Vacant
 South: Self-storage
 East: Recycling Center
 West: Rock/Sand Sales

Site Plan Prepared by:
 Robert Billings
 P.O. Box 314
 Yucca Valley, CA 92286

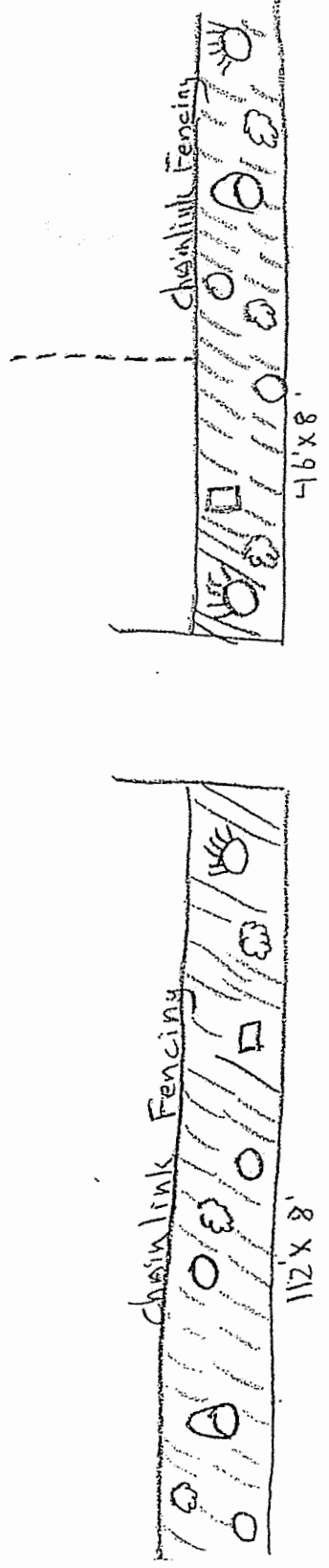
Prepared July 18, 2013
 First submitted October 2, 2013
 Reissued November 20, 2013

Desert Green Landscape
 1425 Carribris Ave.
 Yucca Valley, CA 92284
 760-314-3019

BTI Rock + Sand.

- O = Golden Barrel cacti)
- ☼ = Ocotillo cacti)
- ⊖ = Fat Boy cacti)
- = Red Yucca)
- ⊙ = Boulders)
- //// = D+G decomposed granite)

MATERIAL - 1/2 YARD



 YUCCA TRAIL

All plants are Desert Friendly.
 All plants are water tolerant.
 Plants + cacti need watering one time in the am one time in pm until established

growth with the Town's open space recreation and preservation needs. The Land Use Element must ensure that planning for or preservation of open space areas is taken into account, and can also help to identify areas that are located outside of a ½ mile walking distance from an existing park or open space area, and which areas should be prioritized when new recreational opportunities are identified.

Relationship to the Marine Corps Air Ground Combat Center

Although military installations are not located within Town limits, the operations at nearby Marine Corps Air Ground Combat Center in Twentynine Palms could potentially impact Yucca Valley since it is the largest Marine Corps base in the world. Considering the range of uses and training activities that could occur on site, it is important for the Town of Yucca Valley to be aware of operations that could affect the community. Coordination with the base is also essential to address ongoing noise or circulation impacts that are generated by periodic training exercises performed on the base.

GOAL LU 1

A balanced mixture of integrated land uses that provide desirable neighborhoods, vibrant commercial districts, passive and active open spaces, a strong economic and employment base, appropriate public facilities and services, and fiscal sustainability.

General Policies

- Policy LU 1-1 Encourage infill development to maximize the efficiency of existing and planned public services, facilities, and infrastructure.
- Policy LU 1-2 Require that adjacent land uses and development types complement one another.
- Policy LU 1-3 Require new projects to pay their fair share cost of or make necessary improvements to public facilities, infrastructure, and services that are impacted by the demands generated by new development.
- Policy LU 1-4 Encourage the development of public spaces within commercial mixed use and residential projects to contribute to the community's stock of gathering places and special event venues.
- Policy LU 1-5 Encourage land use development patterns that preserve the Town's scenic resources, such as ridgelines and hillsides.

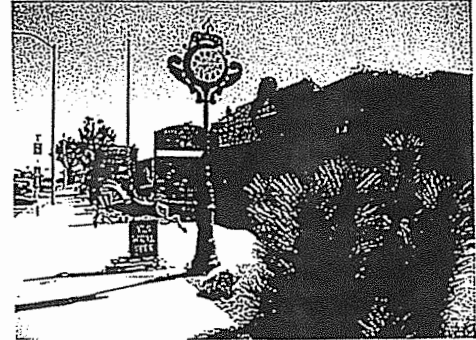
For more detailed information related to ridgelines and hillsides, refer to the Open Space and Conservation Element.

Commercial and Industrial Policies

- Policy LU 1-15 Maintain Yucca Valley's position as the economic hub of the Morongo Basin. Support a broad range of commercial retail, service, office, business park, research and development, light industrial, and industrial uses to provide employment opportunities and contribute to the Town's economic sustainability.
- Policy LU 1-16 Require high quality building design, property maintenance, amenities for pedestrian access, and adequate circulation, utilities, and infrastructure.
- Policy LU 1-17 Encourage the renovation of existing commercial and industrial areas to improve appearance, environmental responsiveness, use of infrastructure, and functionality.
- Policy LU 1-18 Locate industrial uses near commercial uses when feasible to create synergy between the uses and established business nodes.
- Policy LU 1-19 Encourage the relocation of industrial operations that are not compatible with adjacent uses to areas that are conducive to such operations.
- Policy LU 1-20 Focus commercial development along SR-62 to take advantage of infrastructure improvements.
- Policy LU 1-21 Facilitate lot consolidation to create larger sites for higher performing commercial and industrial projects.
- Policy LU 1-22 Attract and retain nonpolluting, clean industrial development that expands the economic opportunities in the Town.
- Policy LU 1-23 Adequately buffer or otherwise ensure compatibility between commercial and industrial uses and residential areas (See also Policy LU 1-17).

Public/Quasi-Public Policies

- Policy LU 1-24 Plan for the adequate and logical expansion of public facilities that are compatible with surrounding land uses, reflect community character, are educationally enriching, and meet a broad range of local needs.
- Policy LU 1-25 Support a variety of educational opportunities and foster a culture of life-long learning through libraries, museums, schools, and other institutions.



Commercial Businesses are a vital part of the SR-62 corridor.

Notice of Exemption

Form D

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

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

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

Project Title: Site Plan Review, SPR 01-13 Billings Transfer

Project Location - Specific:

The project is at 55525 Yucca Tr and is identified as APN:586-381-04.

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

Description of Project:

A proposal to develop a rock, sand and gravel yard at 55525 Yucca Trail.

Name of Public Agency Approving Project: Town of Yucca Valley

Name of Person or Agency Carrying Out Project: Billings Transfer, Inc

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 15301, Class 1 Existing Facilities
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is located at an existing facility and no expansion of the existing building is proposed.

Lead Agency
Contact Person: Shane Stueckle Area Code/Telephone/Extension: (760) 369-6575 X305

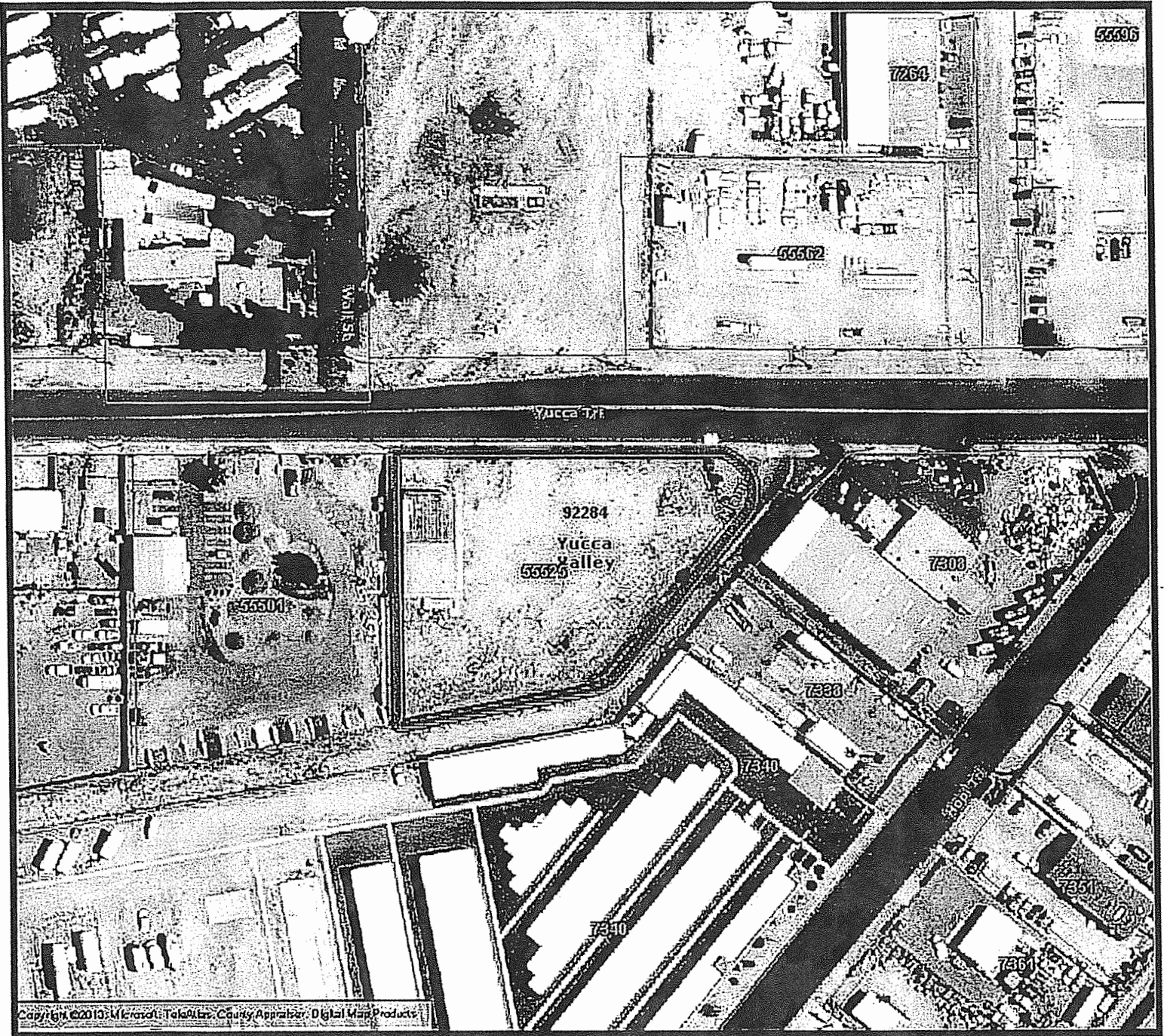
If filed by applicant:

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: _____

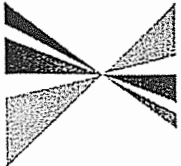
- Signed by Lead Agency
 - Signed by Applicant
- Date received for filing at OPR: _____

Revised May 1999



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SOUTHERN CALIFORNIA



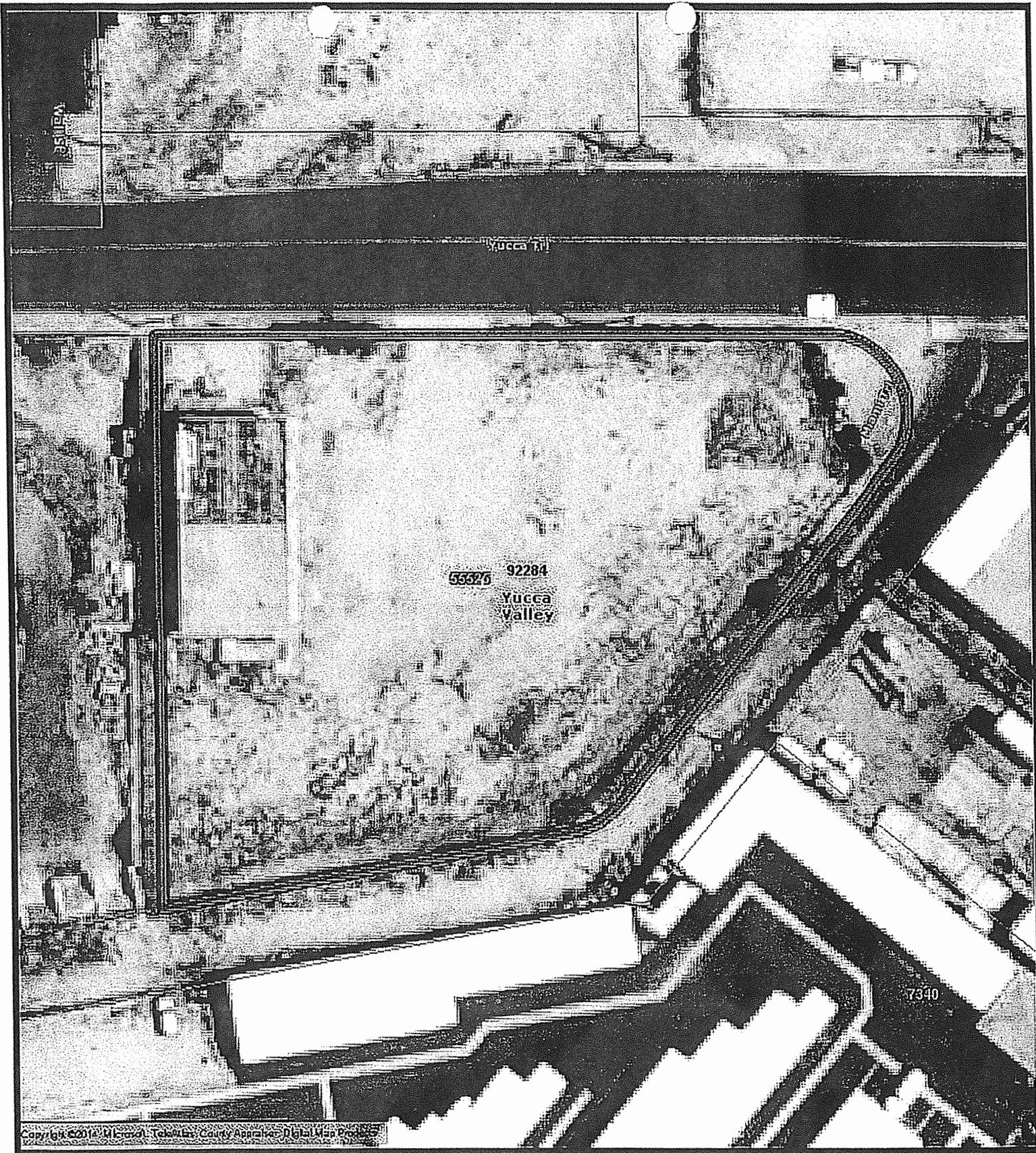
ASSOCIATION of
GOVERNMENTS



108 ft

RDIR

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Property Detail Report for:



55525 YUCCA TRL, YUCCA VALLEY CA , 92284-2530

Owner Information:

Owner Name: HUGHES, JOEL
 Mailing Address: PO BOX 137, YUCCA VALLEY, CA, 92286- 0137
 Vesting Code: Phone Number:

Location Information:

Legal Description: TRACT 3383 LOT 5 TRACT NO 3383 LOT 5
 County: SAN BERNARDINO FIPS Code: 06071 Census Trct/Blk: 010411 / 4
 APN: 0586-381-04 Alternative APN: Map Ref:
 Twnshp-Rnge-Sect: -- Legal Book/Page: 0586-38 / Tract No: 3383
 Legal Lot: 5 Legal Block:
 Subdivison:

Last Market Sale Information:

Sale Date: 06/28/2012 Sale Price: \$150,000 1st Mtg Amount: \$138,000
 Sale Doc No: 2012-0260199 Price Per SqFt: 1st Mtg Int Type:
 Transfer Doc No: Price Per Acre: 2nd Mtg Amount: \$
 Multi/Split Sale: 1st Mtg Doc No: 2012-0260200 2nd Mtg Int Type:
 Sale Type: FULL AMOUNT COMPUTED
 Deed Type: GRANT DEED/DEED OF TRUST
 Title Company: ADVANTAGE TITLE INC
 Lender: STANLEY ZARAKOV ETAL
 Seller Name: ZARAKOV, STANLEY; STANLEY ZARAKOV REVOCABLE INTERVIVOS TRU,

Property Characteristics:

Building Area:	Total Rooms:	Construction:
Living Area:	Bedrooms:	Heat Type:
Garage Area:	Baths: 0.0	Air Cond:
Basement Area:	Fireplace:	Roof Type:
Parking Type:	No of Stories:	Roof Material:
Yr Built/Effective: /	Quality:	Style:
Pool Code:		

Tax and Value Information:

Assessed Value: \$102,900	Assessed Year: 2012	Est Market Val:
Land Value: \$29,000	Property Tax: \$1,316	Assessor Appd Val:
Improvement Value: \$73,900	Improvement %: 71.82	
Total Taxable Value:	Tax Exemption:	

Site Information:

Assessor Acres:	Zoning:	Land Use: 278
Assessor Lot SqFt:	No of Buildings:	Land Use Desc: STORE BUILDING
Assessor Lot W/D: /	Res/Comm Units:	County Use Code: 0300
Calculated Acres: 1.0006	Sewer Type:	
Calculated Lot SqFt: 43,586	Water Type:	

Property Detail Report for:



55525 YUCCA TRL, YUCCA VALLEY CA , 92284-2530

Owner Information:

Owner Name: HUGHES, JOEL
 Mailing Address: PO BOX 137, YUCCA VALLEY, CA, 92286- 0137
 Vesting Code: Phone Number:

Location Information:

Legal Description: TRACT 3383 LOT 5 TRACT NO 3383 LOT 5
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 Legal Lot: 5 Legal Block:
 Subdivison:

Last Market Sale Information:

Sale Date: 06/28/2012 Sale Price: \$150,000 1st Mtg Amount: \$138,000
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 Transfer Doc No: Price Per Acre: 2nd Mtg Amount: \$
 Multi/Split Sale: 1st Mtg Doc No: 2012-0260200 2nd Mtg Int Type:
 Sale Type: FULL AMOUNT COMPUTED
 Deed Type: GRANT DEED/DEED OF TRUST
 Title Company: ADVANTAGE TITLE INC
 Lender: STANLEY ZARAKOV ETAL
 Seller Name: ZARAKOV, STANLEY; STANLEY ZARAKOV REVOCABLE INTERVIVOS TRU,

Property Characteristics:

Building Area: Total Rooms: Construction:
 Living Area: Bedrooms Heat Type:
 Garage Area: Baths: 0.0 Air Cond:
 Basement Area: Fireplace: Roof Type:
 Parking Type: No of Stories: Roof Material:
 Yr Built/Effective: / Quality: Style:
 Pool Code:

Tax and Value Information:

Assessed Value: \$102,900 Assessed Year: 2012 Est Market Val:
 Land Value: \$29,000 Property Tax: \$1,316 Assessor Appd Val:
 Improvement Value: \$73,900 Improvement %: 71.82
 Total Taxable Value: Tax Exemption:

Site Information:

Assessor Acres: Zoning: Land Use: 278
 Assessor Lot SqFt: No of Buildings: Land Use Desc: STORE
 Assessor Lot W/D: / Res/Comm Units: BUILDING
 Calculated Acres: 1.0006 Sewer Type: County Use Code: 0300
 Calculated Lot SqFt: 43,586 Water Type:



Site Plan Review Application

Date Received 2-7-13
By Robert
Fee \$1,500
Case # SPR 01-13
EA # EA 01-13

General Information

APPLICANT Billings Transfer, Inc Phone 760-910-4425 Fax 866-533-1233

Mailing Address PO Box 314 Email billingstransfer@yahoo.com

City Yucca Valley State CA Zip 92286

REPRESENTATIVE Phone Fax

Mailing Address Email

City State ZIP

PROPERTY OWNER Joel Hughes Phone 760-228-1127 Fax

Mailing Address Email

City State Zip

Project Information

Project Address 55525 Yucca TR Assessor Parcel Number(s) 058 638-104

Project Location South side of Yucca TR, West of Hopi TR.

Project Description: Rock, gravel and sand display and sales

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
P.144

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
Approximately one acre, Parcel map attached
2. Existing site zoning: OT1/C 3. Existing General Plan designation: OT1/C (SP)
4. Precisely describe the existing use and condition of the site: _____
5. Existing Zoning of adjacent parcels:
North OT1/C South OT1/C East OT1/C West OT1/C
6. Existing General Plan designation of adjacent parcels:
North OT1/C South OT1/C East OT1/C West OT1/C
7. Precisely describe existing uses adjacent to the site: Recycling center, Mini Storage; Commercial and industrial uses.
8. Describe the plant cover found on the site, including the number and type of all protected plants: One Cottonwood tree

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: Rock, gravel and sand display/sales
- B. Gross square footage by each type of use: _____
- C. Gross square footage and number of floors of each building: 3200 S.F.
one floor
- D. Estimate of employment by shift: 1-2, generally daytime hours
- E. Planned outdoor activities: Display of rock, gravel and sand
2. Percentage of project site covered by: $\frac{\text{Current}}{\text{Proposed}}$
 $\frac{2}{5}$ % Paving, $\frac{8}{8}$ % Building, $\frac{0}{5}$ % Landscaping, $\frac{0}{5}$ % Parking
3. Maximum height of structures 14 ft. _____ in.
4. Amount and type of off street parking proposed: $\frac{5 \text{ paved (ADA)}}{5 \text{ unpaved}}$
5. How will drainage be accommodated? _____
Drainage toward southwest portion of property
6. Off-site construction (public or private) required to support this project: _____
None
7. Preliminary grading plans estimate _____ 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: Town SPR
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.)

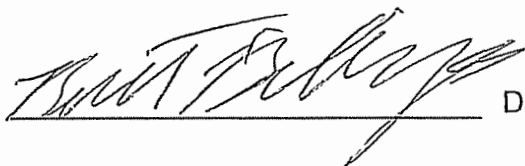
Yes Maybe No

- 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?

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:

2-6-13

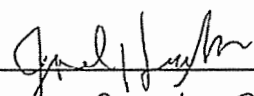
Owner/Applicant Authorization

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: 2-6-13

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

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

Signed: 
Dated: 2-6-2013

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: \$ 1,500

Applicant's Signature *Robert Billings* Date: 2-6-13

Applicants Name Robert Billings
(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: 55525 Yucca Tr

Cross street: Hopi Tr

Date this Disclosure Statement is completed: 2/6/13

Name of Applicant: Billings Transfer, Inc.

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name Robert Billings Phone 760-910-4425 Fax _____

Mailing Address PO Box 314 Email billingstransfer@yahoo

City Yucca Valley State CA Zip 92286

State of Registration CA

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

Name Jana Billings Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name Robert Billings 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 _____

The Owner is a:

- 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 _____

The Party in escrow is a (if property is in escrow):

N/A

- 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: _____

Title: _____

Date of signing: _____

Location: _____ P. 152 _____



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: _____

Applicant/Representative printed name

Applicant/Representative signature

February 6, 2013

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

**RE: Site Plan Review (SPR)
APN 058 638 104
Billings Transfer Inc.**

Dear Planning Division:

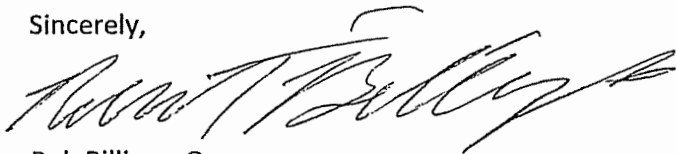
Attached is the Site Plan Review application for my rock and gravel storage yard.

At this time I have a contract with Earth Systems to conduct soils testing of the site and anticipate results of their investigation to be completed within 30 days. It is my intention to mitigate any environmental issues prior to the planning commission's review of my application. I will be in contact with you as progress is being made on the mitigation plan.

A site plan is currently being developed. It will depict the five paved (one to ADA standards) and five unpaved parking stalls. Landscaping will be proposed along the Yucca Trail frontage utilizing drought tolerant plants. Materials will be stored in bins to minimize visual impact; bins will be 12' wide x 15' deep and 6' high.

If additional information is required, please contact me at 760.910.4425.

Sincerely,



Rob Billings, Owner

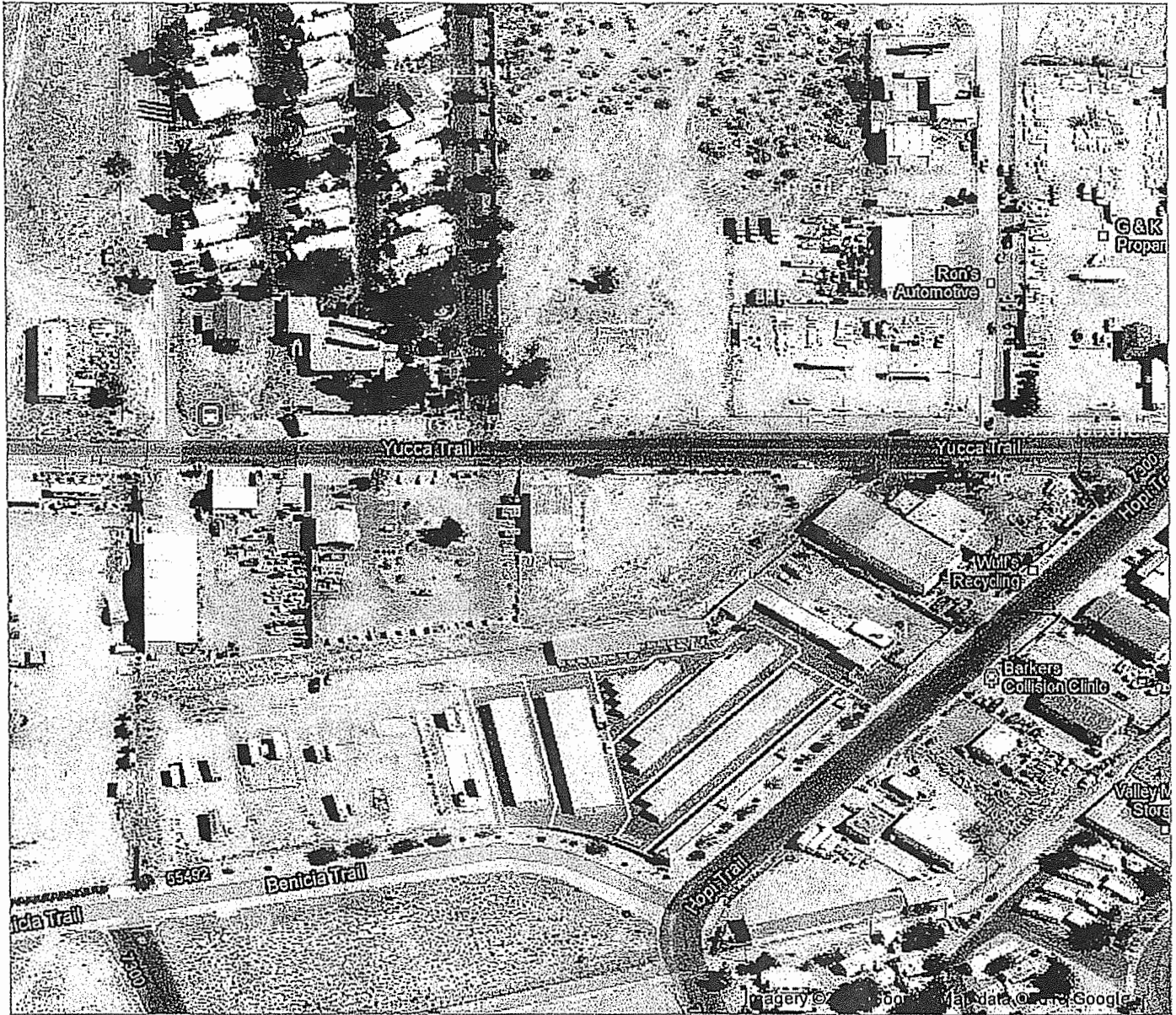
Billings Transfer, Inc.
PO Box 314
Yucca Valley, CA 92286

billingstransfer@yahoo.com

760.910.4425

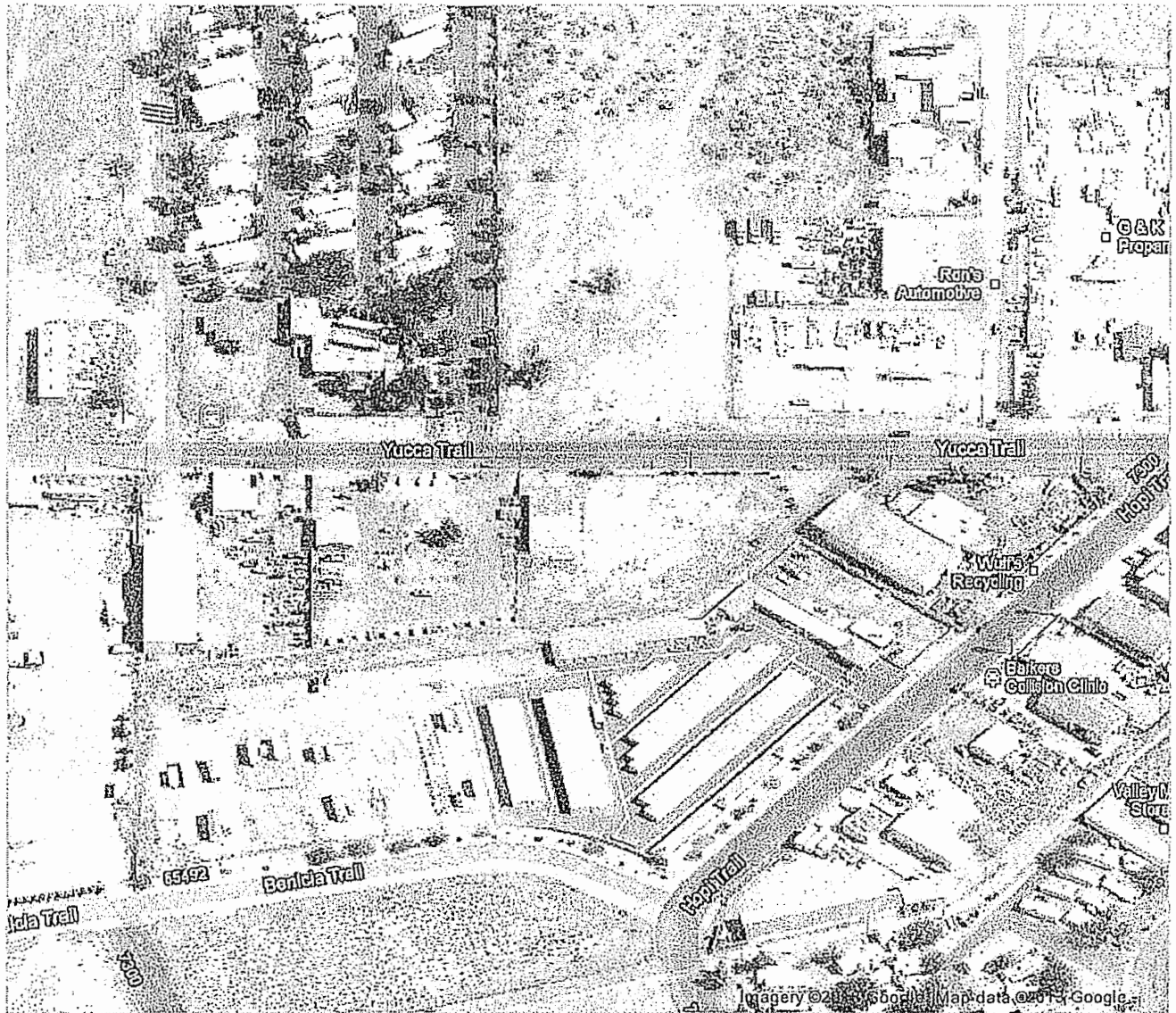
To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



To see all the details that are visible on the screen, use the "Print" link next to the map.

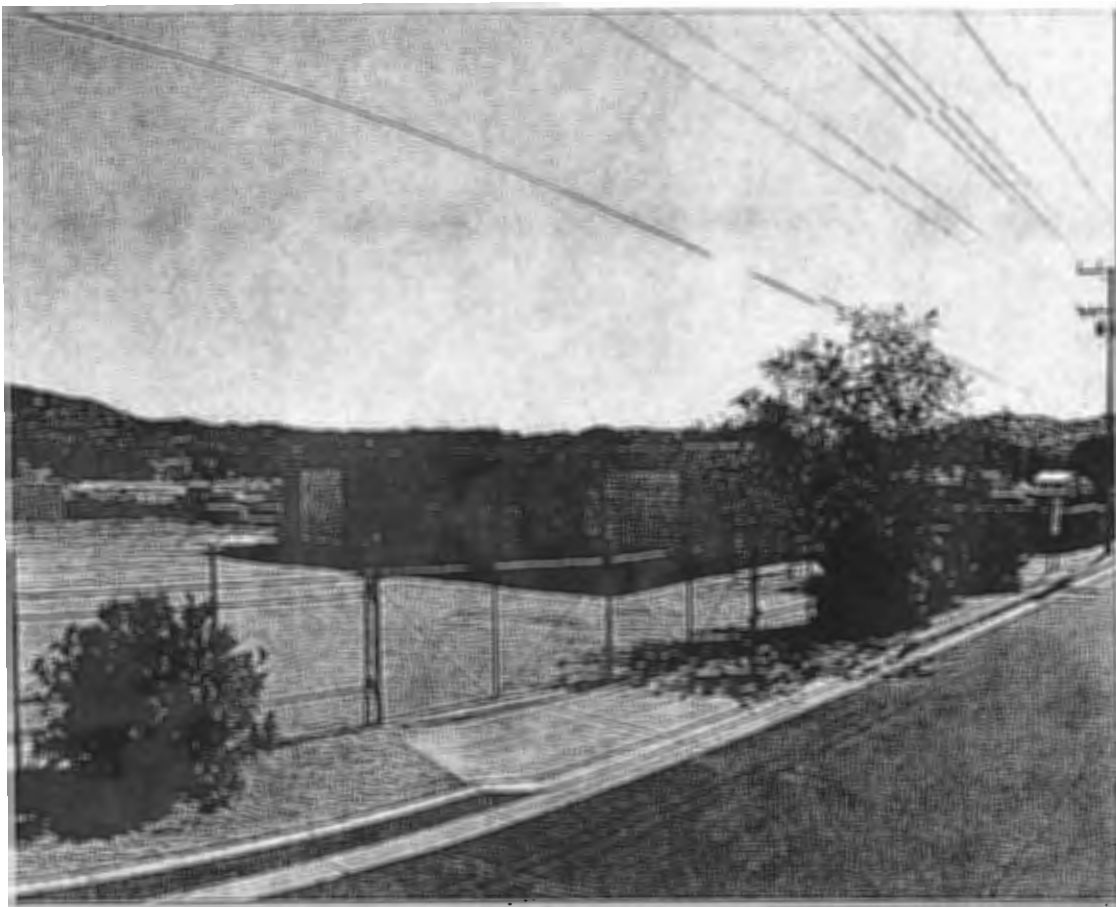
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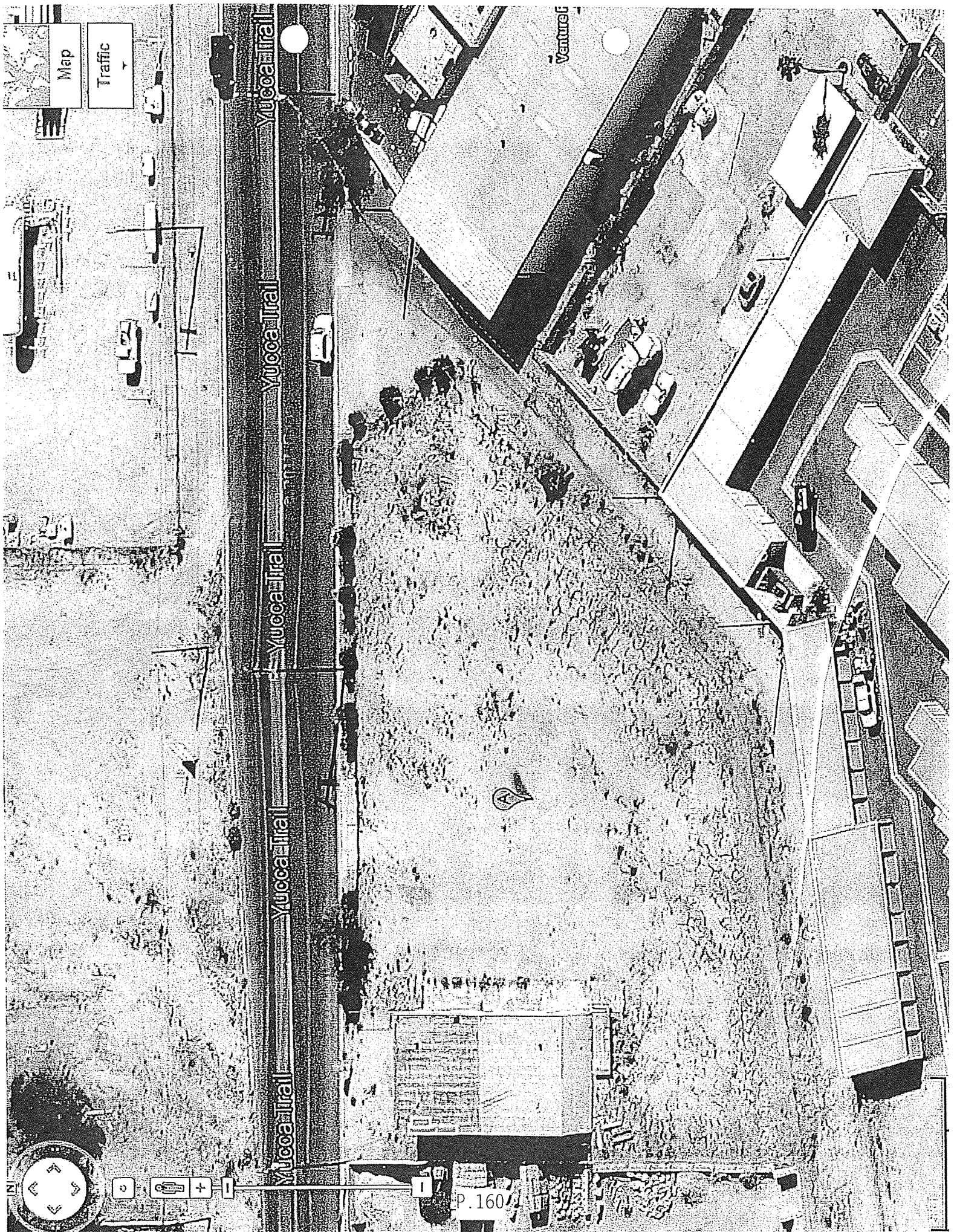
Google

Address 55525 Yucca Trail

Address is approximate



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Landscape Plan

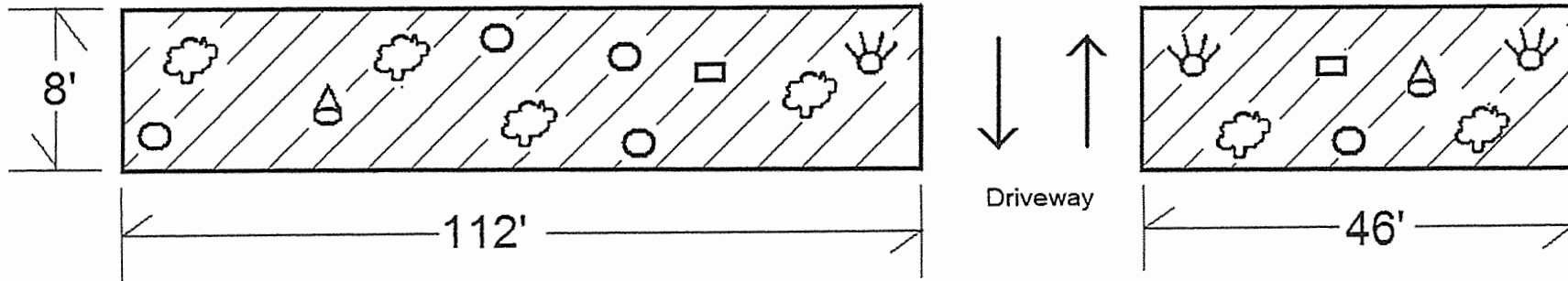
Billings Transfer, Inc
 55525 Yucca Trail, Yucca Valley, CA

Prepared by Desert Green Landscape
 1425 Cambria Avenue, Yucca Valley, Ca
 760-364-3019

Note: To conserve water, an irrigation system is not proposed. All plants will be watered by hand until established. Because native desert plants are proposed, watering is not necessary after the initial period following planting.

LEGEND	
	Golden Barrell Cacti (1 gal)
	Ocotillo Cacti (1 gal)
	Fat Boy Cacti (1 gal)
	Red Yucca (1 gal)
	Boulders
	DG Decomposed Granite

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Development Regulations

4.1 General Provisions

4.1.1 Minimum Requirements

The land use and development standards contained herein are minimum requirements. In reviewing individual projects requiring discretionary approval, more restrictive standards or conditions may be applied by the Town of Yucca Valley to accomplish the goals and objectives of this Specific Plan.

4.1.2 Applicability of Development Standards and Guidelines

The land use and development standards contained in this Chapter 4 shall apply to parcels within the Specific Plan's project area boundaries. All new development projects, including additions to buildings and changes in use on a parcel, are subject to the provisions of this chapter.

4.1.3 Interpretation, Administration, Enforcement, and Appeals

The Department Director is authorized by the Town Council to interpret, administer, and enforce the provisions of this chapter. The Department Director may designate a representative to act on his or her behalf.

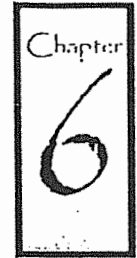
The provisions of this chapter shall be interpreted in a manner that best fulfills the spirit and intent of the Specific Plan. The Department Director shall interpret questions arising from the application of this Chapter. A decision or determination of the Department Director may be appealed in compliance with the appeals procedures set forth in this Specific Plan in addition to the provisions of the Yucca Valley Municipal Code.

4.2 Establishment of Land Use Districts

4.2.1 Purposes of Land Use Districts

Section A describes the purpose and intent of each of the land use districts in the Old Town Yucca Valley Specific Plan.

1. (OTMU) Old Town Mixed-Use District. The Old Town Mixed-Use District is intended to serve as the core downtown district of the Specific Plan and is envisioned to provide a complementary mix of land uses and development types that are compatible with and reinforce pedestrian activity, interaction, and convenient access. The OTMU District is envisioned to unify the area and establish a core downtown environment providing a complementary mix of residential, commercial, and smaller-scale, street-oriented retail developments. This land use district encourages quality design, compact and vertically mixed development, higher residential densities and development intensities.



CHAPTER 6: ADMINISTRATION AND IMPLEMENTATION

The development and/or redevelopment of Old Town Yucca Valley Specific Plan project area will be a multi-year effort. The preferred land use development concept and associated improvements necessary are envisioned to occur over a 20-year period. Therefore, future development and/or redevelopment in the Specific Plan area will be dependent upon and responsive to prevailing market conditions, making it challenging to forecast the timing and extent of future conditions.

6.1 Applicability

The provisions of this chapter are applicable to development activity and land use within the boundary of the Old Town Yucca Valley Specific Plan. The regulations, development standards, and guidelines as contained in the Specific Plan, shall apply in their entirety to the review of new development proposals. However, for review of proposals to modify existing development, existing site conditions may constrain the extent to which the Specific Plan development standards and guidelines can be met. Acceptable accommodations of existing development are noted where applicable.

6.2 Amendments to the General Plan

Concurrent with adoption of the Old Town Yucca Valley Specific Plan, the Town of Yucca Valley Comprehensive General Plan shall be modified by amendment to provide consistency between the General Plan and Specific Plan. The following amendments to the General Plan shall ensure consistency:

- ◆ Amending the General Plan
 - Land Use Element – designate area as Specific Plan (SP)
 - Circulation Element – Update Map to include revised circulation

6.3 Amendments to the Zoning Code and Map

The Zoning Classifications in the Old Town Yucca Valley Specific Plan area existing before adoption of the Specific Plan, including a mixture of commercial, light industrial, and residential use classifications, shall be repealed within the Specific Plan area. The zoning map shall be amended to indicate the new Old Town Yucca Valley Specific Plan zoning classification "SP," including the OTMU, OTHC, OTIC, OTCR, and HE districts. (See Chapter 3 for more information on the zoning districts.)

Development Regulations

3. Odor Emissions. Noxious, odorous emissions from a substance or in a volume that is detrimental to, or endangers the public health, safety, comfort, or welfare is a public nuisance, is unlawful, and shall be modified to prevent further emissions release.

4.1.1.2 Electrical Interference

Activities, processes, and uses shall not operate in a manner that produces electric and/or magnetic fields that adversely affect the public health or safety, or the general welfare of the community, including interference with normal radio, telephone, or television reception from off the premises where an activity is located.

4.1.1.3 Light and Glare

Lights, spotlights, floodlights, reflectors, and other means of illumination shall be shielded or equipped with special lenses in such a manner as to prevent any glare or direct illumination on any public street or other property.

4.1.1.4 Noise

Activities, processes, and uses shall not produce noise that may be considered a nuisance or hazard on any adjacent property.

4.1.1.5 Vibrations

Uses that generate vibrations that may be considered a nuisance or hazard on any adjacent property shall be cushioned or isolated to prevent the generation of vibrations.

4.1.1.6 Outdoor Storage

Outdoor storage areas for commercial, industrial, and manufacturing uses shall be utilized only for the express purpose of the storage of material or equipment directly related to the use or activity on site. Such outdoor storage shall be fully enclosed by a masonry wall, and the stored material shall be kept below the horizontal plane of the top. Outdoor storage areas shall not be used for manufacturing, assembly, or construction of any equipment or material.

4.1.1.7 Parking

Parking shall be designed to provide adequate space for access and adequate on-site maneuvering. Loading facilities shall not conflict with or obstruct the proper function of parking facilities.

Off-street parking for one use shall not be considered as providing required off-street parking for any other use, except as expressly authorized by this section.

Parking facilities shall maintain adequate access and maneuverability for emergency vehicles.

Table 4-2 (cont'd)
General Development Standards
Requirements by Individual Zoning District

Development Feature	HE Highway Environs Overlay
Floor Area Ratio	Refer to Section 4.14
Dwelling Units (du/ac)	Refer to Section 4.14
Minimum Setbacks:	
Front (Building)	Refer to Section 4.14
Front (Parking)	Refer to Section 4.14
Side (each)	Refer to Section 4.14
Street side	Refer to Section 4.14
Rear	Refer to Section 4.14
Minimum Street Frontage	Refer to Section 4.14
Maximum Height	Refer to Section 4.14
Accessory Structures	See Section 4.10
Landscaping	See Section 4.8
Parking	See Section 4.7
Signs	See Section 4.9

4.5.1 Limitations and Exceptions to Allowed Uses and Structures

1. Limitation on Storage. No material or equipment shall be stored within the space between a street and setback line except temporarily during construction on the same parcel. No required setback area shall be used for storage of any motorized vehicle, mechanical equipment, or parts thereof, or any type of antenna except as provided in this Specific Plan.
2. Limitation on Outdoor Uses.
 - a. All uses shall be conducted entirely within a completely enclosed building, that is attached to a permanent foundation.
 - Exceptions: Outdoor eating, temporary retail sales, vehicle sales and rental, parking, growing plants, cut flowers, Christmas tree and pumpkin lots, and similar uses, consistent with the Yucca Valley Municipal Code.
 - b. Unless screened from view consistent with Yucca Valley Municipal Code, the outside storage of equipment, materials, supplies, or tools is prohibited.

Chapter 9.10 Industrial Districts

Sections:

- 9.10.010 – Purpose of Industrial District
- 9.10.020 – Permitted Uses and Permit Requirements
- 9.10.030 – Development Standards
- 9.10.040 – Native Landscape Documentation Package

9.10.010 – Purpose of Industrial District

This Chapter lists the land uses that may be allowed within the Industrial Zoning District established by the General Plan, determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

9.10.020 – Permitted Uses and Permit Requirements

Table 2-18 identifies the uses of land allowed by this Development Code in the industrial zoning district established by Chapter 9.05 (Zoning Districts and Zoning Map).

All uses listed in the following table are subject to the applicable standards of this Development Code and the permit requirements referenced in the Notes and Other Regulations column and in Section 9.06.030B, Permit Requirements.

Pursuant to Section 9.06.030.A.3 – Similar and Compatible Uses May be Permitted, the Director may determine that a proposed use permitted, providing that the Director makes the required findings that the proposed use is similar, compatible and consistent with the uses described in the table, the purposes, and the General Plan.

The following land uses shall be permitted, pursuant to the conditions stipulated.

- A. Accessory Uses including parking lots and structures, accessory signs, and exterior storage which is fully fenced and screened with a solid fence and where no storage is visible above the fence. Accessory uses and structures shall comply with all requirements of this Code.
- B. Industrial land uses proposed to operate from existing structures shall be permitted by right in the following cases
 1. The structure has historically been utilized in fashion similar to the proposed use.
 2. There are no structural off-street, on-site improvements lack thereof which pose an immediate threat to the health safety or general welfare of the Town.
 3. There are no additions or alterations to the square footage of the existing structure.

Chapter 9.09 Commercial Districts

Sections:

- 9.09.010 – Purpose
- 9.09.020 – Permitted Uses and Permit Requirements
- 9.09.030 – Development Standards
- 9.09.040 – Projections and Encroachments into Required Setback Areas
- 9.09.050 – Native Landscape Documentation Package

9.09.010 – Purpose

This Chapter lists the land uses that may be allowed within the commercial zoning districts listed in Section 9.05.030, determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

Properties located within the Commercial Mixed Use (C-MU) zoning district are subject to the regulations and development standards of the General Commercial (C-G) zoning district until such time as Commercial Mixed Use (C-MU) regulations and development standards are adopted by the Council.

9.09.020 – Permitted Uses and Permit Requirements

Table 2-15 identifies the uses of land allowed by this Development Code in each commercial zoning district established by Chapter 9.05 (Zoning Districts and Zoning Map).

All uses listed in the following table are subject to the applicable standards of this Development Code and the permit requirements referenced in the Notes and Other Regulations column and in Section 9.06.030(B), Permit Requirements.

Pursuant to Section 9.06.030(A)(3) – Similar and Compatible Uses May be Permitted. The Director may determine that a proposed use is permitted, providing that the Director makes the required findings that the proposed use is similar, compatible and consistent with the uses described in the table, the purposes, and the General Plan .

The following land uses shall be permitted, pursuant to the conditions stipulated

- A. Accessory Uses including parking lots and structures, accessory signs, and exterior storage which is fully fenced and screened with a solid fence and where no storage is visible above the fence. Accessory uses and structures shall comply with all requirements of this Code.
- B. Commercial land uses proposed to operate from existing structures shall be permitted by right in the following cases
 1. The structure has historically^{p. 167}utilized in fashion similar to the proposed use.

Development Regulations

Table 4-2 (cont'd)
 General Development Standards
 Requirements by Individual Zoning District

Development Feature	Old Town Commercial/Residential (OTCR)	Old Town Industrial/Commercial (OTIC)
Floor Area Ratio	0.40	0.40
Dwelling Units (du/ac)	24	30 ¹
Minimum Setbacks:		
Front (Building)	15 feet	15 feet
Front (Parking)	N/A	10 feet (minimum landscape setback when parking is located at the front setback)
Side (each)	0 feet; when abutting an alley, 5 feet; when abutting residential 10 feet, plus 5 feet for each story above two	0 feet; when abutting residential 10 feet, plus 5 feet for each story above two
Street Side	0 feet;	15 feet
Rear	10 ft; when abutting an alley, 5 feet; when abutting residential, 20 feet plus 5 feet for every story above two	10 feet; when abutting residential, 20 feet plus 5 feet for every story above two
Minimum Street Frontage	50 feet	50 feet
Maximum Height	3 stories or 45 feet, whichever is less	3 stories or 45 feet, whichever is less
Accessory Structures	See Section 4.10	
Landscaping	See Section 4.8	
Parking	See Section 4.7	
Signs	See Section 4.9	

Development Regulations

TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District					Notes
	OTMU	OTHC	OTCR	OTIC	HE Overlay	
Big Box Retail Stores (greater than 30,000 square feet)		P			SPR	
Services						
Automated Teller Machines (ATMs)	P		P	P	SPR	
Banks and Financial Services	P	P	P	P	SPR	
Business Support Services, Secretarial and Administrative	P	P	P	P	SPR	
Check Cashing	P	P		P	SPR	
Contractor's Equipment Yards				P	SPR	
Convalescent/Rest Homes			P		SPR	
Equipment Rental Establishments				P	SPR	
Hotels/Motels	P	P			SPR	
Laundromats, Self-Service and Dry Cleaning, Drop-off only	P	P	CUP	CUP	SPR	
Massage Therapy	Refer to Title 8 of the Yucca Valley Municipal Code					
Medical Services, Clinics	P	P	P		SPR	
Medical Services, Laboratories	P		P	P	SPR	
Offices, Professional	P		P	P	SPR	

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TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Outdoor Active Activities (e.g., Walk-up Windows)	P				SPR		
Personal Services, General	P	RESO 09-09	P	P	SPR		
Photocopy/Printing/Desktop Facilities	P		P	P	SPR		
Printing/Photo Developing/Printing Shops	P		P	P	SPR		
Photography Studio/Supply Shop	P		P	P	SPR		
Propane/Liquid Fuel (Storage and Sales)				P	SPR		
Repair and Maintenance, Consumer Products	P		P	P	SPR		
Storage (Mini, Personal, and Self-Storage) Facilities		CUP		P	SPR		
Tanning Studios/Salons	P	P			SPR		
Travel Agencies	P	P	P	P	SPR		
Veterinarian Clinics and Animal Hospitals	P		P	P	SPR		
Residential							
Accessory Uses and Structures	P	P	P	P	SPR		
Multiple Family Residential	P		P	P	SPR		

Development Regulations

TABLE 4-1

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Key to Table:	OTMU = Old Town Mixed-Use
SPR Site Plan Review is Required	OTHC = Old Town Highway Commercial
P Use is Allowed (Refer to Development Review Procedures section)	OTCR = Old Town Commercial/Residential
CUP Conditional Use Permit is required	OTIC = Old Town Industrial/Commercial
	HE = Highway Environs (SR-62)

Land Use	Permit Requirement by District						Notes
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Assisted Living Facilities			P	P	SPR		
Condominiums/Townhomes	P		P	P	SPR		
Live-Work Facilities	P		P	P	SPR		
Mixed-Use Developments (Residential over Retail/Office)	P	P	P	P	SPR		
Mixed-Use Developments (Use distributed horizontally on a site)	P	P	P	CUP	SPR		
Residential Care Homes			P		SPR		

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TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Miscellaneous							
Alternative Fuels and Recharging Facilities	P		P		SPR		
Broadcast and Recording Studios	P		P		SPR		
Motor Vehicle Storage Facilities				P	SPR		
Public Utility Service Yards	P			P	SPR		
Public Utility Structures and Service Facilities	P			P	SPR		
Public Works Maintenance Facilities and Storage Yards				P	SPR		
Satellite Dishes/Antennas (less than 3 feet/2meters in diameter)	P	P	P	P	SPR		
Education							
Community/Cultural Centers	P		P		SPR		
Commercial Day Care Centers	P		P		SPR		
Membership Organization Facilities – Lodges and Clubs	P		P		SPR		
Schools – K-12, Private	P		P		SPR		

Development Regulations

TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Schools, Specialized Education and Training – less than 50 students	P		P	P	SPR		
Schools, Specialized Education and Training – more than 50 students			P	P	SPR		
Studios – Art, Dance, Music Photography, etc.	P		P	P	SPR		
Universities/Colleges, Private	P	P	P	P	SPR		
Entertainment, Recreation, Public Assembly							
Adult-Oriented							
Refer to Adult Business Ordinance							
Dancing and Live Entertainment	CUP	CUP			SPR		
Health /Fitness Centers	P	P	P	P	SPR		
Indoor Amusement/ Entertainment/ Recreation Centers/ Arcades	P				SPR		
Nightclubs	CUP				SPR		Accessory to restaurant use only
Places of Worship	P	P	P	P	SPR		
Theaters, Auditoriums, and Meeting Halls	P	P	P		SPR		
Manufacturing and Processing							
Chemical Products				P	SPR		

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TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Clothing Products				P	SPR		
Cosmetics				P	SPR		
Electronics and Equipment Manufacturing				P	SPR		
Foam/Plastics Fabrication				P	SPR		
Food and Beverage Product Manufacturing				P	SPR		
Furniture/Cabinet Shops				P	SPR		
Glass Products				P	SPR		
Handicraft Industries, Small Scale Assembly (premanufactured)				P	SPR		
Hazardous Material Storage				P	SPR		
Laboratories			P	P	SPR		
Metal Products Fabrication				P	SPR		
Paper Products				P	SPR		
Pharmaceutical Manufacturing				P	SPR		
Plastics and Rubber Products				P	SPR		
Printing and Publishing	P		P	P	SPR		
Recycling Facilities – Small Collection Facility	P		P	P	SPR		

Development Regulations

TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Recycling Facilities – Reverse Vending Machines	P		P	P	SPR		
Research and Development	P		P	P	SPR		
Structural Clay and Pottery Products				P	SPR		
Textile Products				P	SPR		
Warehousing, Wholesaling, and Distribution Facility, Incidental (less than 75% of floor area)				P	SPR		
Motor Vehicle and Related Retail Trade and Services							
Car Wash, Full & Self-Service		P		P	SPR		
Marine Sales, Indoor	P	P	P	P	SPR		
Motor Vehicle Leasing, No Onsite Storage	P	P	P	P	SPR		
Motor Vehicle Leasing, Onsite Vehicle Storage (less than 10 vehicles)		P	P	P	SPR		
Motor Vehicle Parts and Supplies Sales (no onsite repairs)	P	P		P	SPR		

Key to Table:
 SPR Site Plan Review is Required.
 P Use is Allowed (Refer to Development Review Procedures section)
 CUP Conditional Use Permit is required.

OTMU = Old Town Mixed-Use
 OTHC = Old Town Highway Commercial
 OTCR = Old Town Commercial/Residential
 OTIC = Old Town Industrial/Commercial
 HE = Highway Environs (SR-62)

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TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use...	Permit Requirement by District					Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay	
Automated Car Washing		P			SPR	
Motor Vehicle Repair and Maintenance, MAJOR, and only when conducted in an enclosed structure.		P		P	SPR	
Motor Vehicle Repair and Maintenance, MINOR, and only when conducted in an enclosed structure.		P		P	SPR	
Motor Vehicle Sales (New and/or Used), With Service Facilities		P		P	SPR	
Motor Vehicle Sales (New and/or Used), Without Service Facilities, Storage or Outdoor Display	P	P	P	P	SPR	
Motor Vehicle Window Tinting		P		P	SPR	
Service Stations		P		P	SPR	
Public						
Libraries/ Museums, Public	P		P		SPR	
Parking Lots/Structures, Public	P	P	P	P	SPR	
Parks, Public	P	P	P	P	SPR	

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Development Regulations

TABLE 4-1

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Service Uses/ Structures, Public			P		SPR		
Retail Trade							
Accessory Retail Uses	P	P	P	P	SPR		
Art, Antiques, Collectibles, and Gifts	P	P	P	P	SPR		
Bakeries, Retail	P	P		P	SPR		
Book Stores	P	P		P	SPR		
Building Material Stores/Yards		P		P	SPR		
Candy Stores	P	P		P	SPR		
Catering Businesses, ONLY When Ancillary to a Restaurant	P	P		P	SPR		
Convenience Markets/Stores (under 5,000 square feet)	P	P		P	SPR		
Furniture, Furnishings and Equipment Stores	P	P		P	SPR		
Garden Centers/Plant Nurseries	P	P		P	SPR		
Grocery Stores, 5,000 sq. ft. and greater		P			SPR		
Liquor Sales (On-site Consumption Only) - Restaurant	P	P			SPR		

Key to Table:
 SPR: Site Plan Review is Required.
 P: Use is Allowed (Refer to Development Review Procedures section)
 CUP: Conditional Use Permit is required.

OTMU = Old Town Mixed-Use
 OTHC = Old Town Highway Commercial
 OTCR = Old Town Commercial/Residential
 OTIC = Old Town Industrial/Commercial
 HE = Highway Environs (SR-69)

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TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Liquor Sales (Off-site Consumption Only)	P	P			SPR		
Liquor Sales (Off-site Consumption Only) – Beer and Wine Only	P	P			SPR		
Meat Markets or Delicatessens	P	P			SPR		
Music Stores	P	P			SPR		
Pet Stores	P	P			SPR		
Pharmacies/Drug Stores	P	P			SPR		
Pharmacies/Drug Stores, Drive-thru Service		P			SPR		
Restaurants, Fast Food, Drive-thru Service		P			SPR		
Restaurants, Fast Food, Without Drive-thru Service	P	P			SPR		
Restaurants or Cafes (excluding Fast Food or Drive-ins)	P	P			SPR		
Retail Stores, General Merchandise	P	P			SPR		
Shopping Centers (five or more tenants on contiguous parcel)	P	P			SPR		
Temporary Uses/Activities							

Key to Table
 SPR Site Plan Review is Required
 P Use is Allowed (Refer to Development Review Procedures section)
 CUP Conditional Use Permit is required.

OTMU= Old Town Mixed-Use
 OTHC= Old Town Highway Commercial
 OTCR= Old Town Commercial/Residential
 OTIC= Old Town Industrial/Commercial
 HE= Highway Environs (SR-62)

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call vote.

AYES: Council Members Abel, Huntington, Leone, Rowe and Mayor Lombardo
NOES: None
ABSTAIN: None
ABSENT: None

PUBLIC HEARINGS

**14. Resolution No. 14-
 Appeal of Planning Commission Decision
 Site Plan Review, SPR-01-13, Billings Transfer
 Rock, Gravel and Sand Yard**

Mayor Lombardo announced the public hearing on the Appeal of Planning Commission decision of Site Plan Review, SPR 01-13 Billings Transfer, Rock, Gravel and Sand Yard.

Town Clerk Copeland announced that written communication has been received on the item prior to the hearing from John LeBoutillier of JLT Rock and Sand. Copeland read the item into the record.

Deputy Town Manager Stueckle presented the staff report on the item. The Planning Commission approved Site Plan Review SPR 01-13 at their meeting of August 12, 2014, for business activity by Billings Transfer at 55525 Yucca Trail. Council Member Rowe is the appellant on the item, for possible non-compliance of certain conditions of approval.

The property is located within the Old Town Specific Plan (OTSP). The Planning Commission found the use of the property consistent with similar uses identified in the OTSP. Currently, a point of concern is the application of standards being consistent between two abutting businesses with similar land uses. Neighboring JLT Rock and Sand was approved for its location prior to adoption of the OTSP. For each business, the Planning Commission reviewed and approved comparably as possible with the guiding requirements in place at the time of each application. There are two outstanding items of approval that are not being met 1) slats in the chain-link fenced along the east fence line, and 2) a trash enclosure.

Stueckle continued to explain that the OTSP is not consistent with the current General Plan and needs review and modification. There is a disparity of industrial/commercial land use districts.

Mayor Lombardo opened the public hearing.

Council Member Rowe expressed the reasons for bringing this appeal before the council regarding the perceived lack of consistencies in various Town planning documents such as the Old Town Specific Plan, and interpretations of those codes and documents as made by staff and/or the Planning Commission.

Jay Corbin, representing Billings Transfer stated that the Planning Commission was correct in approving the Site Plan Review. Corbin distributed an environmental report for 55525 Yucca Trail by Frey Environmental, Inc. to the Town Council, with the cost of mitigating the environmental hazards being estimated at \$50,000.

Council Member Rowe reiterated, the appeal is not intended to revoke the business.

John Le Boutillier, Yucca Valley, owner of neighboring business JLT Rock and Sand spoke of the lengthy approval process he endured for his Conditions of Approval. Le Boutillier stated he would like to see clear guidelines that are not subject to interpretation.

Fritz Koenig, Yucca Valley spoke of the environmental report from Frey Environmental, Inc.

Tami Roleff, Yucca Valley commented on the unsightliness of the Billings property.

Jay Corbin, stressed that this is an industrial area.

Council Member Rowe spoke of concern, questioning if sand and gravel product is laying on contaminated soil and being distributed to offsite locations.

Robert Billings responded to Council Member Rowe's concern that rock material is not on top of the test site and they are working as quickly as they can to clean up the property.

Council Member Abel questioned the length of operation. Billings reported that work began immediately to pay fees and address the conditions of approval.

Rowe questioned two years of operating without a license with known environmental issues. Rowe also inquired on the changes in the building and how ADA compliance needs were being addressed.

Mayor Lombardo inquired about two businesses currently being conducted on the same property, the sand and gravel company and an auto repair business.

Mayor Pro Tem Huntington recommended returning the item to the Planning Commission for review of the Conditional Use Permit, and inquired on any recourse the Town may have to enforce compliance.

Council Member Leone agreed with Mayor Pro Tem Huntington, based on the information presented.

Council Member Abel also concurred with Mayor Pro Tem Huntington's recommendation.

Council Member Rowe stated that the Town Council should give the Planning Commission clear guidelines to assure consistency between the Old Town Specific Plan and the General Plan.

Council Member Leone moved to return Site Plan Review- SPR-01-13 Billings Transfer to the Planning Commission for further review. Mayor Pro Tem Huntington seconded. Motion carried 5-0 on a roll call vote.

AYES: Council Members Abel, Huntington, Leone, Rowe and Mayor Lombardo
NOES: None
ABSTAIN: None
ABSENT: None

Council Member Rowe moved to request that the Planning Commission review the Old Town Specific Plan to be consistent in interpretation and application with the Town’s General Plan and other applicable documents. Council Member Leone seconded. Motion carried 5-0 on a roll call vote.

AYES: Council Members Abel, Huntington, Leone, Rowe and Mayor Lombardo
NOES: None
ABSTAIN: None
ABSENT: None

**15. Planning Commission Recommendation
Development Code Amendment, DCA-04-14
Draft Development Code Article 1, Authority and Applicability
CEQA Exemption 15061(b)(3)**

Mayor Lombardo announced the public hearing for Development Code Amendment, DCA-04-14; Draft Development Code Article 1, Authority and Applicability; CEQA Exemption 15061 (b)(3)

Town Clerk Copeland announced that no written communication was received on the item prior to the hearing.

Deputy Town Manager Stueckle presented the staff report the public hearing. Article 1 of the Draft Development Code identifies the authority, purpose, and applicability of the Development Code and standard procedures for non-conforming lots, structures and uses.

Town Clerk Copeland announced that no written communication was received on the item prior to the hearing.

Mayor Lombardo opened the public hearing.

Fritz Koenig, Yucca Valley spoke in opposition on all of the Development Code items due to the review process the Code went through to reach this point.

Town Attorney Laymon read the title of the ordinance into the record.

Chair Humphreville moved to grant the request for an extension of CUP 09-07 for a period of three years, with an expiration date of May 6, 2017. Commissioner Bridenstine seconded the motion and it passed unanimously.

**6. ENVIRONMENTAL ASSESSMENT, EA 01-13
SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER**

Chair Humphreville recused himself from this item, due to his business dealings with the applicant.

Deputy Town Manager Stueckle provided the staff report, and provided an overview of the project and the recommended conditions of approval. Staff noted that the land use tables did not specifically identify rock and sand type businesses, but that the tables addressed and number of similar uses and permitted in the Old Town Specific Plan. The business owners started operation without town approval. The owners had been working with staff to bring the application forward. Staff also noted that there had been some soil contamination from when the site had previously been a recycling center. The applicant had been working with a soil engineering firm to prepare a soil report with recommended remediation within 90 days.

PUBLIC COMMENTS

- Jay Corbin, representative for the applicant, said that the applicant was requesting some modifications to the conditions. The applicant asked that condition P4 be modified to remove the requirement for irrigation for the landscaping. The applicant intends to use drought tolerant plants which will not require watering once they are established, and intends to hand water the plants until they are established. The applicant also noted that, while they were not objecting to condition P6, it required them to pay \$15,039 to the Gateway Reimbursement District. The applicant also asked that condition P8 be changed to allow the existing chain link fence to remain as is. The fence has been in place for a number of years, and other businesses in that location have operated with that fence. The also said that having people able to see the materials for sale is helpful to their business.
- Margo Sturges, Yucca Valley, said that Jay Corbin is a council member for Twentynine Palms and that she felt he has done an excellent job. She said that when Chair Humphreville recused himself he did not state the reason why he recused himself. She also expressed concern over the fact that there is a mobile home park nearby and that business operations might affect residents. She approved of condition P6.
- Fritz Koenig, Yucca Valley, said that the proposed project was not an existing use and did not qualify under CEQUA. He said that staff had not presented the history of the site. He alleged that a former staff member had tried to impose conditions on this project and had be fired. He said that he had asked for copies of the CUP files for both businesses and had not received them yet. He said he had also asked for copies of all of the code enforcement

for the entire town and had not received that. He said that the Town was hiding that information.

END PUBLIC COMMENTS

Commissioner Drozd asked the applicant if it was correct that nothing would be higher than normal building height of about eight or ten feet. The applicant said that was correct. He asked how long the business had been operating there. The applicant said that it had been operating close to two years.

Commissioner Lavender had no comments.

Commissioner Whitten said that he was concerned about the soil issues. Soil contamination can migrate. He said that if the soil report came in before 90 days it should come to the Planning Commission immediately. He said that he would be in favor of dropping the irrigation requirement. He asked staff to explain the Gateway Reimbursement District was. Staff said that was an area where the Town had performed improvements and the Town's costs for those improvements was being reimbursed, which was why there were no requirement for offsite improvements for this project. Commissioner Whitten said that he appreciated the use of product and advertising, so he would be in favor of removing the requirement for slats along to road frontage. He also asked about dust prevention procedures. Applicant said that they wet down loads to mitigate dust issues. Commissioner Whitten asked about loading zones. Staff said that given the open area located on the site, which provided sufficient loading area. Commissioner Whitten also asked if the road was rated for the truck that would be delivering material. Staff said it was.

Commissioner Bridenstine and Commissioner Whitten asked for greater clarification of the layout of the site. Applicant described the site more completely for the Commission.

Commissioner Bridenstine asked staff if they could remove the requirement for irrigation. Staff said that they could, but they would have to replace the red yucca with a different plant, as those would not survive without irrigation.

There was Commission consensus to remove the requirement for landscape irrigation, provided that they replaced the red yuccas from condition P4.

There was Commission consensus to remove the requirement for slatting from condition P8 given that three sides of property are essential blocked from view, and the remaining side provided view of the product.

MOTION

Commissioner Whitten moved that the Commission find the project exempt from CEQA under Section 15301, existing facilities, and approved Site Plan Review, SPR 01-13, based upon the

required findings and Conditions of Approval, with the following modifications: that condition P4 be modified to remove the requirement for irrigation, provided that red yuccas be replaced, and that P8 be modified to remove the requirement to slat the chain link fence. Commissioner Drozd seconded the motion and it passes unanimously.

**7. STREET VACATION, SV-01-14
CEQA EXEMPTION, SECTION 15301, Class 1**

Project Engineer Alex Qishta presented the staff report. He provided an overview of the item which was a proposal to vacate a 10ft by 132ft easement along Sage Ave, at the southwest corner of Sage Ave and Hidden Gold Dr. Staff had found that the vacation was consistent with the new General Plan.

PUBLIC COMMENTS

None

END PUBLIC COMMENTS

Commissioner Lavender recused himself because he had drawn the plans.

Commissioner Whitten said that the vacation could only be granted with substantial evidence that the easement was no longer needed for vehicular traffic or perspective public use. He felt that the development of Sage Estates was perspective public use, given the number of perspective residents. He said that if they were going to vacate one lot, they should vacate the whole street.

Commissioner Drozd asked about vacating one lot, and asked if each property owner would have to apply separately. Staff said that they would work on contacting the property owners along the rest of the street to make it consistent with the new General Plan. He asked if there was currently a house on that property, and was told that there is a house under construction.

Commissioner Whitten asked about improvements to Sage Avenue. Staff said that the project will improve the road on the east side in that section.

Commissioner Bridenstine asked what the existing edge of pavement to centerline was currently. Staff did not have that information on hand. Commissioner Bridenstine said that she doubts that the edge of pavement is at the 20 ft mark. She also pointed out that there was a traffic study in the new general plan, and that road was shown as a local road. She doesn't think there is a reason to deny the request.

Chair Humphreville asked if the road was currently paved in the easement. Staff said that it was not. He didn't see a reason to deny the request.

Staff said that the Commission had questions about the issue, but aid that unfortunately the representatives of the applicant were not able to be present at the meeting. The applicant had



Illustration #49

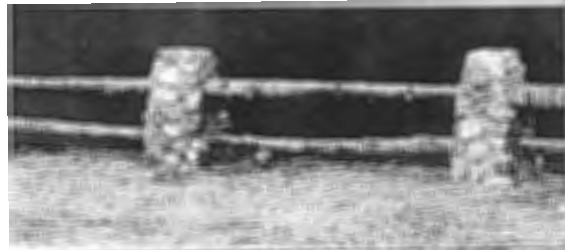


Illustration #50



Illustration #51



Illustration #52



Illustration #53

1. Wall and fence materials shall consist of wood, stone or masonry construction. Ceramic tile and wrought iron should also be encouraged.
2. Wall and fence colors shall consist of desert tones, such as brown, tan, beige and sand. Other colors may be used if they are part of an approved architectural theme and color scheme. Colors shall complement the nearest buildings and structures.
3. Walls and fences should serve as unifying design elements along public streets and pedestrian corridors. They should be consistent in material, design and height in such locations.

Focal Points

1. Architectural focal points provide visual interest and can help define a sense of place within a development or along a streetscape. The use of building or design elements, such as towers, articulated rooflines, artwork, fountains, pedestrian seating areas, or

use prior to such change. A change in occupancy is not a change of use unless the new occupant is considered a different land use classification than the former occupant

4. Change in use when no paved parking exists: Where a change in use requires additional parking on a site where there is no existing paved parking, fifty percent of the required number of parking spaces shall be improved in accordance with this chapter.

B. Nonconforming Parking or Loading. No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking or loading facilities required by this chapter, provided that facilities being used for off-street parking and loading as of the date of adoption of this chapter is not being reduced.

C. Spaces required for Multiple Uses. In the case of mixed occupancies for all new development, the total requirements for off-street parking shall be the sum of the requirements for the various uses computed separately. Development projects with uses having different peak hours may be eligible for a reduction in parking up to a maximum of 20 percent.

D. Location and Ownership. Parking required to serve a residential use shall be on the same site as the use served, except that subject to approval of the Director, parking for interim housing may be located on a different site under the same or different ownership provided it is adjacent to the use served. Parking required to serve a non-residential use shall be on the same site as the use served or different site under same or different ownership with an approved parking agreement. Any required landscape setback shall not be used to meet off-street parking requirements.

E. Common Loading Facilities. The off-street loading facilities required by this chapter may be satisfied by the permanent allocation of the prescribed number of spaces for each use in a common truck loading facility, provided that the total number of spaces shall not be less than the sum of the individual requirements.

F. Computation of Spaces Required. If, in the application of the requirements of this chapter, a fractional number is obtained, the number shall be rounded up or down to the nearest whole number.

G. Mixed Use Developments. For planned mix-use developments which consist of retail, office, and theater or hotel, or other similar combination of uses parking may be reduced by a maximum of 20 percent provided documentation is provided which demonstrates sufficient parking is being provided. Reduced parking would not be considered for development consisting of only retail and office.

9.33.030 Off-Street Loading Spaces Requirements

A. The required number of loading spaces shall be provided in accordance with Table 3-4 (Required Loading Spaces).

B. References to spaces per square foot are to be computed on the basis of gross floor area unless otherwise specified, and shall include allocations of shared restroom, halls, and lobby area, but shall exclude area for stair or elevators.

**TABLE 3-4:
REQUIRED LOADING SPACES**

**TABLE 3-5:
RESIDENTIAL PARKING SPACE REQUIREMENTS**

Use	Parking Spaces Required
Bed and Breakfast	1 space per room available for rent in addition to that required for the primary residence.
Boarding House	1 space per sleeping room or 1 space per bed, whichever is greater.
Senior Housing	1 space per unit within a carport or garage.

B. Commercial Parking Space Requirements. The required number of parking spaces for commercial uses is provided in Table 3-6 (Commercial Parking Space Requirements).

**TABLE 3-6:
COMMERCIAL PARKING SPACE REQUIREMENTS**

Use	Parking Spaces Required
Commercial Retail and Services	
Ambulance Service	1 space per 500 sq. ft. plus 1 space per ambulance.
Animal Service:	
Animal Boarding	1 space per 400 sq. ft.
Animal Grooming	1 space per 400 sq. ft.
Animal Hospital	1 space per 400 sq. ft.
Auto Repair and Service	6 spaces plus 3 spaces per bay.
Automobile Sales, Boat Sales, Mobile Home Sales and Other Similar Uses	1 space per 2,000 sq. ft. of open area devoted to display or sales; provided that where such areas exceed 10,000 sq. ft., only 1 space need to provide for each 5,000 sq. ft. above the first 10,000 sq. ft. contained in such area.
Auto Rental	1 space per 300 sq. ft. of lot area, plus 1 per rental vehicle.
Auto Storage	1 space per 5,000 sq. ft. of lot area, plus a minimum of 2 spaces outside any perimeter fence or secure area.
Bingo Parlors	1 space per 2 seats.
Catering Services	1 space per 400 sq. ft.
Carwash:	
Full Service	1 space per 200 sq. ft. of sales, office, or waiting area; plus a 5 space stacking lane per washing station.
Self Service	1 space per stall, plus 2 space stacking lane in front of each stall.
Communications Facility	1 space per 500 sq. ft.
Daycare Center	1 space per each employee or teacher, and 1 space for each 5 children that the facility is designed to accommodate.
Fitness Center	1 space per 200 sq. ft. of gross floor area
Furniture Stores, Appliance Store, Home Improvement	1 space per 300 sq. ft.

**TABLE 3-6:
COMMERCIAL PARKING SPACE REQUIREMENTS**

Use	Parking Spaces Required
Funeral and Interment Services	1 space per 50 sq. ft. of seating area.
Hotel/Motel	1 space per guest room, plus 1 space per 3 employees on largest shift, plus, 1 space per 50 sq. ft. of banquet seating area, plus parking for other uses and facilities as required by this schedule.
Lumber yards and Plant Nurseries; (non warehouse retail facilities)	1 space per 300 sq. ft. of interior space plus 1 space per 1,000 sf of outdoor or open area used for display or service
Maintenance and Repair (No Autos)	1 space per 400 sq. ft.
Restaurants (including cafés, night clubs, bars, taverns and other similar establishments)	1 space per 50 sq. ft. of seating area (Including outdoor dining)
Restaurants (Fast Food with Drive Through)	1 space per 50 sq. ft. of seating area (Including outdoor dining), plus a stacking area to accommodate a minimum of 10 cars for drive-through service independent of any on-site parking, parking maneuvering areas, and traffic ways. The drive-through lanes shall be protected and/or defined by a curbed landscape strip not less than 3 feet wide or the driveway shall be segregated to as to not interfere with pedestrian or vehicle traffic and parking as approved by the Commission.
Restaurants (Take Out Service – No Seating)	1 space per 250 sq. ft.
Retail Sales	1 space per 250 sq. ft.
Shopping Centers	1 space per 250 sq. ft.
Studio (art, dance, martial arts, music)	1 space per employee, plus 1 space per 2 students at maximum capacity based on occupancy of the building per California Building Code.
Swap Meet	1 space per 1,000 sq. ft. of lot area.
Theaters, Movie, or Live Performance	1 space per 4 fixed seats for up to 800 seats, plus 1 per 8 fixed seats for seats in excess of 800 seats.
Commercial Recreation	
Bowling Alleys	5 spaces per alley, 2 per pool/billiard table, plus 1 per 250 sq. ft. of public assembly and retail areas.
Driving Range	3 spaces plus 1 space per tee.
Golf Course	4 spaces per hole, plus as required for any accessory use.
Gymnasium	1 space per 600 sq. ft. of floor area plus 1 per employee.
Miniature Golf	3 spaces per hole, plus as required for any accessory use.
Pool/Billiards Hall	2 spaces per pool/billiard table, plus 1 space per 250 sq. ft. of public assembly area.

**TABLE 3-6:
COMMERCIAL PARKING SPACE REQUIREMENTS**

Use	Parking Spaces Required
Tennis/Racquet Ball Courts	2 per court, plus as required for any accessory uses.
Skating Rink (ice or roller)	1 per 5 fixed seats, or 1 per 35 sq. ft. of seating area if there are no fixed seats; plus 1 per 250 sq. ft. of additional public assembly area and retail sales (excluding rink area)
Video Arcade, Internet café	1 space per 200 sq. ft. or 1 space per computer terminal, whichever is greater.
Offices	
General Office	1 space per 250 sq. ft., minimum of 4 spaces
Medical and Dental	1 space per 200 sq. ft., minimum of 4 spaces

C. Industrial Parking Space Requirements. The required number of parking spaces for industrial uses is provided in Table 3-7 (Industrial Parking Space Requirements).

**TABLE 3-7:
INDUSTRIAL PARKING SPACE REQUIREMENTS**

Use	Parking Spaces Required
Hazardous Waste Facility	1 space for each 4000 sq ft of outdoor storage of material or 1 space for 250 sq ft of office space or 1 space for each 500 sq ft of indoor storage, whichever is greater.
General Manufacturing and Industrial Uses	1 per 350 sq. ft. of industrial use plus 1 per 350 sq. ft. of office use plus 1 per vehicle operated in conjunction with the business
Mini-Storage/Public Storage	6 spaces plus 2 for caretaker, when meeting Fire Dept. drive aisle width requirements.
Recycling Facility (Large and Small Collection Facilities)	1 space for each 4,000 sq. ft. of outdoor storage of material or 1 space for 250 sq. ft. of office space or 1 space for each 500 sq. ft. of indoor storage, whichever is greater.
Research and Development	1 per 500 sq. ft.
Salvage and Wrecking Yard	1 per 5,000 sq. ft. of lot area, plus 1 per 300 sq. ft. for office and sales area
Warehousing	1 per 1,000 sq. ft. plus 1 per 250 sq. ft. for auxiliary office and sales uses

D. Public Facilities Parking Space Requirements. The required number of parking spaces for public facility uses is provided in Table 3-8.

**TABLE 3-8:
PUBLIC FACILITIES PARKING SPACE REQUIREMENTS**

use prior to such change. A change in occupancy is not a change of use unless the new occupant is considered a different land use classification than the former occupant

4. Change in use when no paved parking exists: Where a change in use requires additional parking on a site where there is no existing paved parking, fifty percent of the required number of parking spaces shall be improved in accordance with this chapter.

B. Nonconforming Parking or Loading. No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking or loading facilities required by this chapter, provided that facilities being used for off-street parking and loading as of the date of adoption of this chapter is not being reduced.

C. Spaces required for Multiple Uses. In the case of mixed occupancies for all new development, the total requirements for off-street parking shall be the sum of the requirements for the various uses computed separately. Development projects with uses having different peak hours may be eligible for a reduction in parking up to a maximum of 20 percent.

D. Location and Ownership. Parking required to serve a residential use shall be on the same site as the use served, except that subject to approval of the Director, parking for interim housing may be located on a different site under the same or different ownership provided it is adjacent to the use served. Parking required to serve a non-residential use shall be on the same site as the use served or different site under same or different ownership with an approved parking agreement. Any required landscape setback shall not be used to meet off-street parking requirements.

E. Common Loading Facilities. The off-street loading facilities required by this chapter may be satisfied by the permanent allocation of the prescribed number of spaces for each use in a common truck loading facility, provided that the total number of spaces shall not be less than the sum of the individual requirements.

F. Computation of Spaces Required. If, in the application of the requirements of this chapter, a fractional number is obtained, the number shall be rounded up or down to the nearest whole number.

G. Mixed Use Developments. For planned mix-use developments which consist of retail, office, and theater or hotel, or other similar combination of uses parking may be reduced by a maximum of 20 percent provided documentation is provided which demonstrates sufficient parking is being provided. Reduced parking would not be considered for development consisting of only retail and office.

9.33.030 Off-Street Loading Spaces Requirements

A. The required number of loading spaces shall be provided in accordance with Table 3-4 (Required Loading Spaces).

B. References to spaces per square foot are to be computed on the basis of gross floor area unless otherwise specified, and shall include allocations of shared restroom, halls, and lobby area, but shall exclude area for stair or elevators.

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY



SITE LOCATION MAP

SITE NAME: KARACHI (LAX-402)

SITE ADDRESS: UNADDRESSED PARCEL
YUCCA VALLEY, CA 92284

DATE: 12/23/2014

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING D, 1ST FLOOR
IRVINE, CA 92618

(949) 286-7000

CONTACT: MICHAEL HAYES



2014 AGOOGLE MAPS

The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.



EXISTING -VIEW 1:
LOOKING EAST

PHOTOGRAPHIC SIMULATION -
VIEW 1: LOOKING EAST



PROPOSED INSTALLATION OF '65 MONOPINE WITH ANTENNA ARRAY, ALONG WITH INSTALLATION OF EQUIPMENT COMPOUND SCREENED BY A 8' BRICK WALL. ADDITION OF FOUR (4) LIVE AFGHAN PINE TREES.



EXISTING -VIEW 2:
LOOKING NORTHWEST

PHOTOGRAPHIC SIMULATION -
VIEW 2: LOOKING NORTHWEST



PROPOSED INSTALLATION OF '65 MONOPINE WITH ANTENNA ARRAY, ALONG WITH INSTALLATION OF EQUIPMENT COMPOUND SCREENED BY A 8' BRICK WALL. ADDITION OF FOUR (4) LIVE AFGHAN PINE TREES.



EXISTING -VIEW 3:
LOOKING SOUTHEAST

PHOTOGRAPHIC SIMULATION -
VIEW 3: LOOKING SOUTHEAST



PROPOSED INSTALLATION OF '65 MONOPINE WITH ANTENNA ARRAY, ALONG WITH INSTALLATION OF EQUIPMENT COMPOUND SCREENED BY A 8' BRICK WALL. ADDITION OF FOUR (4) LIVE AFGHAN PINE TREES.