



# Conditional Use Permit Application

Date Received	<u>11/18/23</u>
By	<u>Evra</u>
Fee	<u>—————→</u>
Case #	<u>CUP 03-23</u>
EA #	<u>14-23</u>

\$2,985.00  
\$925.00

## General Information

**APPLICANT** VB BTS II, LLC Phone (701) 368-9949

Mailing Address 750 Park of Commerce, Ste 200 Email Brandon.StMichel@verticalbridge.com

City Boca Raton State FL Zip 33487

**REPRESENTATIVE** Samantha Herrmann/Assurance Phone (310) 488 - 6237

Mailing Address 1499 Huntington Dr, Ste 305 Email sherrmann@assurance-group.com

City South Pasadena State CA Zip 91030

**PROPERTY OWNER** Synod of Southern California Phone \_\_\_\_\_

Mailing Address 1875 N D St. Email \_\_\_\_\_

City San Bernardino State CA Zip 92405

## Project Information

Project Address 56750 Mountain View Trail, Yucca Valley, CA 92284 Assessor Parcel Number(s) 058-741-142

Project Location 34.108978°, -116.108978°

Project Description: Construction of a 70' monopine with wireless installation. It will consist of the following.  
6 new panel antenna, 3 new antenna mount arm, 1 PPC AC & Telco combination cabinet, 1 new equipment cabinet,  
1 new Emerson fiber cabinet, 1 new battery cabinet with 3 strings of batteries, 3 new HCS 2.0 trunk cable, 2 new  
worklights, 1 GPS Antenna, within a 40' x 60' fenced lease area. This will be an unmanned facility.

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

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<b>Environmental Assessment</b>
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1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):

\_\_\_\_\_

2. Existing site zoning: \_\_\_\_\_

3. Existing General Plan designation: \_\_\_\_\_

4. Precisely describe the existing use and condition of the site: \_\_\_\_\_

\_\_\_\_\_

5. Existing Zoning of adjacent parcels:

North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

6. Existing General Plan designation of adjacent parcels:

North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

7. Precisely describe existing uses adjacent to the site:

North \_\_\_\_\_

South \_\_\_\_\_

East \_\_\_\_\_

West \_\_\_\_\_

8. Describe the plant cover found on the site, including the number and type of all protected plants: \_\_\_\_\_

\_\_\_\_\_

**Note:** Explain any "Yes" or "Maybe" responses to questions below. If the information and responses are insufficient or not complete, the application may be determined incomplete and returned to the applicant.

**Yes Maybe No**

9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.)
10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.)
11. Is the site within a resource area as identified in the archaeological and historical resource element?
12. Does the site contain any unique natural, ecological, or scenic resources?
13. Do any drainage swales or channels border or cross the site?
14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)
15. Is the site in a flood plain? (See appropriate FIRM)

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**Project Description**

Complete the items below as they pertain to your project. Attach 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: \_\_\_\_\_
- B. Gross square footage by each type of use: \_\_\_\_\_  
\_\_\_\_\_
- C. Gross square footage and number of floors of each building: \_\_\_\_\_  
\_\_\_\_\_
- D. Estimate of employment by shift: \_\_\_\_\_
- E. Planned outdoor activities: \_\_\_\_\_

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

Paving\_\_\_\_\_% Building\_\_\_\_\_% Landscaping\_\_\_\_\_% Parking\_\_\_\_\_%

**3. Maximum height of structures** \_\_\_\_\_**4. Amount and type of off street parking proposed:** \_\_\_\_\_**5. How will drainage be accommodated?** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_**6. Off-site construction (public or private) required to support this project:**  
\_\_\_\_\_  
\_\_\_\_\_**7. Preliminary grading plan estimate of cut and fill** \_\_\_\_\_**8. Description of project phasing if applicable:** \_\_\_\_\_  
\_\_\_\_\_**9. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s)** \_\_\_\_\_  
\_\_\_\_\_

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

**Yes Maybe No**

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



**Agreement to Pay All Development Application Fees**

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.


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

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: \_\_\_\_\_

Applicants Name \_\_\_\_\_

Applicant's Signature  \_\_\_\_\_

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

(Please print)



## HAZARDOUS WASTE SITE STATEMENT


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

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

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

Dated: 11/8/2023

\_\_\_\_\_  
Applicant/Representative printed name

  
\_\_\_\_\_  
Applicant/Representative signature