

Conditional Use Permit Application

		_
Date Re	eceived 11/8/23	
Ву	Eur	
Fee		1
Case #	CUP 03-23	\$2,985.0
EA#_	14-23	\$ 925.00

General Information			
VB BTS II, LLC APPLICANT	_Phone (701	1) 368-994	19
Mailing Address 750 Park of Commerce, Ste 200	Email Brando	on.StMichel@	verticalbridge.com
City Boca Raton	_{State} FL	Zip	33487
REPRESENTATIVE Samantha Herrmann/Assurance	(310) Phone	488 - 6237	
1499 Huntington Dr, Ste 305 Mailing Address	sherrr Email	nann@assura	ance-group.com
South Pasadena City	CA _State	Zip	91030
PROPERTY OWNER Synod of Southern California			
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 922	⁸⁴ _Assessor Pa	rcel 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 8	R Telco combina	tion cabinet, 1 ne	ew 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 leas	e area. This w	ıll be an unmar	nned facility.

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

Town of Yucca Valley
Community Development Department
58928 Business Center Dr
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084

Existing site zoning:
Existing General Plan designation:
Precisely describe the existing use and condition of the site:
Existing Zoning of adjacent parcels:
NorthSouthEastWest
Existing General Plan designation of adjacent parcels:
NorthSouthEastWest
Precisely describe existing uses adjacent to the site:
North
South
East
West

Environmental Assessment

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 archaeologica 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 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:		
	В.	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.	Pero	centage of project site covered by:		
	Pavir	ng% Building% Landscaping% Parking%		
3.	Max	kimum height of structures		
4.	. Amount and type of off street parking proposed:			
5.	Hov	How will drainage be accommodated?		
6.		Off-site construction (public or private) required to support this project:		
7.	Prel	Preliminary grading plan estimate of cut and fill		
8.	Des	Description of project phasing if applicable:		
9.		nis project part of a larger project previously reviewed by the Town? If yes, identify review process and associated project title(s)		

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)		
Yes Maybe No		
	A.	Emit dust, ash, smoke, fumes or odors?
	В.	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?
	Н.	Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
	I.	Displace any residential occupants?

Owner/Applicant Authorization	
Applicant/Representative: I/We have reviewed this completed application with this application is true and correct to the best of my/our knowledg approve the application as submitted, and may set conditions of approval. reports, etc., submitted with this application are deemed to be public reco constitute a building permit application. Additional fees may be required of Signature: Name: Date:	e. I/We further understand that the Town may not Further, I/We understand that all documents, maps, rds. This application does not guarantee approval or
Property Owner: I/We certify that I/We are presently the legal owner(s) of different from the legal property owner, a letter of authorization must account of this application and certify that all of the above information is true and accensuring compliance with conditions of approval. I/We hereby authorize the enter onto the subject property to confirm the location of existing condition with applicable Town Code Requirements. Further, I/We understand that a application are deemed to be public records. This application does not application. Additional fees may be required depending on additional admitto act as my agent and is further authorized to sign any and all documents of	mpany the form). Further, I/We acknowledge the filing curate. I/We understand that I/We are responsible for Town of Yucca Valley and or/its designated agent(s) to a sand proposed improvements including compliance II documents, maps, reports, etc., submitted with this guarantee approval or constitute a building permit inistrative costs. I am hereby authorizing
Signature:	,
Name:	
Date:	
The Town of Yucca Valley is hereby granted release to copy and reproduce elementerials submitted with this development application including phone num regulatory, administrative, and legal functions, including sharing of info compliance with the California Public Records Act (CPRA). If any of these states inform the planner before submitting a development application.	bers, addresses and e-mail addresses, for the Town's rmation with other governmental entities and for

Signature:

Name:

Date:

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	
Applicants Name	Λ
Applicant's Signature	Jan Ju-
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
	San Ju
	Applicant/Representative signature