

September 4, 2024

Samantha Herrmann
Assurance Development
1499 Huntington Drive, Suite 305
South Pasadena, CA 91030

**RE: CONDITIONAL USE PERMIT, CUP 03-23; ENVIRONMENTAL ASSESSMENT, EA 14-23;
 VARIANCE, V 03-23
 VERTICAL BRIDGE MONOPINE
 2nd COMPLETENESS REVIEW -**

Samantha Herrmann:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on November 8, 2023. The Town received the resubmitted materials on August 22, 2024. In accordance with Government Code Section 65943, the Town has thirty (30) days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required.

The application is deemed incomplete due to the outstanding submittal item listed below.

1. Biological Assessment.

- a. It is staff's understanding based on the attached cover sheet that an updated version of the biological assessment report addressing CEQA is in process to be submitted as soon as completed.

Additional Comments

The Variance request includes a statement that "As per section 9.44.070(D), this tower will be a non monopole and the Applicants hereby request reduced setbacks."

The Town of Yucca Valley Development Code, Section 9.99.240 defines monopole to include monopines:

Monopole: A freestanding antenna structure with antennas attached to it that consists of a single shaft, including stealth designs (e.g., flagpoles, monopoles, **monopines**) and has a single continuous footing designed to be self-supporting without the use of any guywires.



The Town of
Yucca Valley

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

Planning (760) 369-6575
Public Works (760) 369-6579
Building and Safety (760) 365-0099
Code Compliance (760) 369-6575
Engineering (760) 369-6575
Animal Control (760) 365-1807
Animal Shelter (760) 365-3111
FAX (760) 228-0084

Based on the proposed scope of the project, California Environmental Quality Act (CEQA) analysis and review is required. The Town contracts for CEQA report preparation and environmental review. The applicant may choose to provide a written request for the Town to conduct a formal Request for Proposals (RFP). The contract costs for CEQA analysis are the responsibility of the project proponent. At a minimum, an Initial Study and Negative Declaration or Mitigated Negative Declaration is anticipated to be required based on the proposed project details.

Please submit these items at your earliest convenience. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

Best regards,

A handwritten signature in black ink, appearing to read "Jared Jerome", with a long, sweeping horizontal stroke extending to the right.

Jared Jerome
Associate Planner



ASSURANCE DEVELOPMENT

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

**RE: Conditional Use Permit CUP 03-23; EA 14-23, V 03-23 ("Application")
Vertical Bridge ("Applicant")**

Mr. Jerome,

On behalf of Vertical Bridge, we submit this letter in response to the comment letter dated Dec. 5, 2023 for the Application for Use Permit (CUP 03-23), proposing a 70-foot tall wireless communication facility to be located at 56750 Mountain View Trail, in the Town of Yucca Valley ("Town"), in the RS2 Residential District.

The documents are presented in this order:

- ◆ Attachment 1: Environmental Assessment
- ◆ Attachment 2: Final Zoning Drawings
- ◆ Attachment 3: Photo Simulations
- ◆ Attachment 4: WJT Photo Compendium
- ◆ Attachment 5: Will-Serve Letter
- ◆ Attachment 6: Title Report
- ◆ Attachment 7: Photometrics Letter
- ◆ Attachment 8: Shade and Shadow Report
- ◆ Attachment 9: Variance Application
- ◆ Attachment 10: Entry Agreement
- ◆ Attachment 11: Exhibit of Distance

This letter responds to the comments as follows:

1. Biological Assessment.

Please see Attachment 1, Environmental Assessment, for a report prepared for the original location. An updated version of this report addressing CEQA will be submitted to Planning as soon as possible.

2. Landscaping

The Applicant is currently proposing a faux landscaping design to screen the equipment, as per Planning's indication that this design would be considered. The change has been reflected on Sheet A5 on Attachment 2, Final Zoning Drawings, and on Attachment 3, Photo Simulations.

3. Site Plan

The plans have been adjusted as needed, please see Sheet A1 of Attachment 2, Final Zoning Drawings for the requested changes.



4. Preliminary Grading Plan

Sheet GR1 of Attachment 2, Final Zoning Drawings has been updated to reflect a preliminary grading plan. The grade is to be re-graded to 3432.00' around lease area.

5. Native Plant Plan

The Native Plant Plan has been prepared, please see Sheet A3 of Attachment 2, Final Zoning Drawings, for the requested documentation, as well as Attachment 4, WJT Photo Compendium. The Applicant is no longer proposing to remove or relocate any native species, including Western Joshua Trees, and has been in discussion with CDFW regarding take permits for those within the 50' boundary.

6. Utility Plan

Sheet A1 of Attachment 2, Final Zoning Drawings, has been updated to reflect public utilities within 100 feet of the proposed project. No water or sewage service is required for this project.

7 Applicable Utility Service Availability Letters

SCE has provided a Will-Serve letter stating ability to serve this location, please see Attachment 5, Will-Serve Letter for this documentation.

~~8. Street Improvements~~

9. Preliminary Title Report

Please see Attachment 6 for the Title Report prepared on July 22, 2024.

10. Building Elevations

Please see Sheets A5 and A6 for the elevations from all four directions of the tower. Attachment 3, Photo Simulations, shows a color mock-up of the proposed facility.

11. Photometric Analysis

Please see Attachment 7 for a letter describing the nature of the on-site lighting.

12. Visual Simulation and viewshed Analyses

Please see Attachment 8 for the Shade and Shadow Report and Attachment 3 for Photo Simulations.

13. Variance Request

Please see Attachment 9 for the updated Variance Application to include the request for an increased height.

14. USB/flash drive with the outstanding submittal materials.

The USB drive is included in this package.