



Conditional Use Permit Application

Date Received 11-26-25
 By Em
 Fee \$4,016 + \$1,573
 Case # CUP 06-25
 EA # EA 17-25

General Information

APPLICANT VB BTS III, LLC Phone See Representative
 Mailing Address 22 W. Atlantic Ave Suite 310 Email See Representative
 City Delray Beach State FL Zip 33444
REPRESENTATIVE Samantha Herrmann Phone 310 488 6237
 Mailing Address 1499 Huntington Dr. #305 Email sherrmann@assurance-group.com
 City South Pasadena State CA Zip 91030
PROPERTY OWNER Thong Por Phone See Representative
 Mailing Address 9580 Spyglass Ave Email See Representative
 City Hot Springs State CA Zip 92240

Project Information

Project Address None assigned Assessor Parcel Number(s) 0587-011-04
 Project Location Southeast of intersection of Onaga Trl. and Church St.
 Project Description: Construction of a new 82' faux windmill wireless facility.
Proposed facility will be within a 40' x 40' fenced lease area. This will be an unmanned facility.
No water or sewer provided.

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

Town of Yucca Valley
 Community Development Department
 58928 Business Center Drive
 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 ½ x 11" site plan):
1600 fenced lease area. With a 12' wide and 220' long graveled access road.

2. Existing site zoning: R-S-2

3. Existing General Plan designation: RR-0.5

4. Precisely describe the existing use and condition of the site: _____
 Vacant Land

5. Existing Zoning of adjacent parcels:
North R-S-2 South R-S-2 East R-S-2 West R-S-2
6. Existing General Plan designation of adjacent parcels:
North RR0.5 South RR0.5 East RR0.5 West RR0.5
7. Precisely describe existing uses adjacent to the site:
North Vacant
South Vacant
East Vacant
West residential
8. Describe the plant cover found on the site, including the number and type of all protected plants: 31 joshua trees within the 50' buffer zone of the site, removal of
 4 WJT proposed

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 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: Wireless facility
- B. Gross square footage by each type of use: 1600 square feet
- C. Gross square footage and number of floors of each building: n/a
- D. Estimate of employment by shift: n/a
- E. Planned outdoor activities: n/a

2. Percentage of project site covered by:

Paving n/a % Building n/a % Landscaping n/a % Parking n/a %

3. Maximum height of structures 82'

4. Amount and type of off street parking proposed: n/a

5. How will drainage be accommodated? n/a

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

7. Preliminary grading plan estimate of cut and fill n/a

8. Description of project phasing if applicable: n/a

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) _____
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?

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.

Signature: 

Name: Samantha Herrmann (Representative)

Date: 11/25/25

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 Assurance Development and its employees, as well as VB BTS III, LLC,

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

Signature: 

Name: Thong Por & Che Por

Date: 8-7-25

The Town of Yucca Valley is hereby granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application including phone numbers, addresses and e-mail addresses, for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act (CPRA). If any of these statements cannot be affirmatively acknowledged, please inform the planner before submitting a development application.

Signature: _____

Name: _____

Date: _____

Conditional Use Permit Application Submittal Requirements

Initial Submittal Requirements	# Required
Completed and Signed Applications and Filing Fee	1
Project Description and Existing Conditions Letter	1
Signed completed Environmental Information form	1
Signed Agreement for Cost Recovery	1
Signed Hazardous Waste Site Statement	1
Preliminary Title Report within 60 days of application date	1
Grant Deeds for all involved properties	1
Site Plan (See Section A)	5
Floor Plans	5
Building elevations, including a minimum of one (1) color set	5
Preliminary Grading and Drainage Plan (Section B)	5
Detailed slope analysis if project contains any slopes of 15 percent or greater	5
Preliminary Landscape Plans	5
Native Plant Plan	5
Photometric Plan	5
Exterior Lighting Cutsheets	1
Utility Plan including location and capacity	5
Materials Board	1
8 1/2 x 11 reductions of all plans	1
Applicable utility service availability letters	1
Water purveyor service letter or ground water report prepared and signed by a registered civil engineer	1
Signed statement indicating method of sewage disposal and if Regional Water Quality Control Board approval is required	1
Signed surrounding property owners list certification	1
Surrounding property owners mailing list and labels	2
Surrounding properties radius map showing project site	1
Underlying Conditions of Approval (if applicable)	1
Copy of underlying Recorded Map and Environmental Constraints Sheet (if applicable)	1
Planned Development Document (if applicable)	2
Specific Plan (if applicable)	2
All maps, plans, special studies, reports, etc. submitted in hard copy as part of this application are also to be delivered electronically, by CD, flash drive or email at time of submittal.	1
Upon review of the initial submittal, the Town will determine which of the following studies will be required for the project:	
Air Quality and Greenhouse Gas Inventory/Analysis	2
Archaeological Survey	2
Biological Report to include Native Plant Inventory and Focused Desert Tortoise	2
Geological Report, if property is located within an Alquist Priolo zone	2
Geotechnical/Soils Report	2
Hydrology Report prepared by a registered Civil Engineer	2
Noise Study	2
Traffic Study/Analysis prepared by a registered Civil Engineer	2
<i>Please note that each project and each property are unique. Some projects may not require the submittal of each item listed above at time of submittal. Some circumstances may require items not included on the above list. Please contact Planning Staff if you have any questions.</i>	

Plan Preparation and Guidelines

All plans shall be drawn on uniform sheets no less than 24" X 36" (or as approved by the Community Development Department). All plans must be collated, stapled and folded as close as possible to 8 ½" x 11" notebook size. All plans shall be clear, legible and accurately scaled. The site plan, preliminary landscape plan, photometric plan, building elevations and native plant plan should all be at the same scale and shall be consistent with each other.

Section A. Site Plan Content

Scale: Engineering scale not to exceed 1"=100'.

The following information shall be included on the plan:

- ◆ Data table formatted in the following order:
 - Assessor's Parcel Number(s) (book, page and parcel number)
 - Legal description
 - Existing and proposed zoning designation
 - Existing and proposed General Plan designation
 - Specific Plan identification and land use designation (if applicable)
 - Existing and proposed land use
 - Total Gross Area: square feet and acres
 - Total Net Area: square feet and acres
 - Name of utility purveyors and type of sewage disposal

- ◆ Name, address, phone number, and email of applicant, owner and registered civil engineer or licensed surveyor.
- ◆ Graphic scale (with bar scale) and north arrow
- ◆ North arrow (make top of map north)
- ◆ Vicinity map with labeled streets
- ◆ Date plan prepared
- ◆ Revision block indicating date when plan is revised through the development review process
- ◆ Surrounding information for adjoining properties including zoning and land use
- ◆ Existing buildings and traveled ways within the proposed project and within 100 feet of the exterior boundaries.
- ◆ Property lines, dimensions (metes & bounds) and location of adjoining lot lines.
- ◆ The locations, names and existing widths of all highways, streets, or easements within 100 feet of the project boundaries that provide legal access to the property.
- ◆ The location of existing wells, cesspools, sewers, culverts, drain pipes, underground structures, or excavated areas within 100 feet of any portion of the project noting thereon whether or not they are to be abandoned, removed, or remain in operation.
- ◆ The location of all existing and proposed fire hydrants.
- ◆ Location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains.

- ◆ The approximate location of all areas subject to storm water overflow, inundation or flood hazard (indicate limits of FEMA floodplain and floodway), and the location and direction of flow of each watercourse.
- ◆ Delineation of special hazard zones (i.e., earthquake faults, liquefaction zones, etc.).
- ◆ If the site is proposed to be developed in phases, the proposed sequence of phasing shall be provided.

Section B. Preliminary Grading Plan Content

Scale: Engineering scale not to exceed 1"=40'.

The following grading information shall be included on the plan:

- ◆ Title Block
 - Name, address, phone, and email address of applicant, owner, and engineer
- ◆ Legend, north arrow, bar and graphic scale
- ◆ Data Table
 - Assessor's Parcel Number(s)
 - Project Name
 - Legal Description (i.e. Tract/Parcel Map and lot(s)/parcel(s))
 - Approximate earthwork quantities (CY), include cut and fill
 - Date and Source of Topography (should be current)

- ◆ Preliminary pad elevations
- ◆ Minimum 1-foot contour interval
- ◆ Drainage facilities
- ◆ Existing and proposed easements, property lines, rights-of-way
- ◆ Overall cut and fill cubic yards (quantity to be called out on the plan)
- ◆ Vicinity map, bar and graphic scale
- ◆ Existing and proposed improvements within and 50' beyond the site boundaries (label those proposed to remain or to be removed)
- ◆ Shade pavement areas and fill slopes 3:1 or steeper
- ◆ Streets; typical cross-sections to show existing and proposed improvements, utilities, right-of-way, etc.
- ◆ Limits of FEMA floodplain and floodway
- ◆ Delineate open space areas
- ◆ Delineation of special hazard zones (i.e., earthquake faults, liquefaction zones, etc.)
- ◆ Existing topography at least fifty (50) feet beyond project boundary including natural features to be preserved.
- ◆ Proposed street grades with arrows indicating the direction of flow.

Property Owners Mailing List

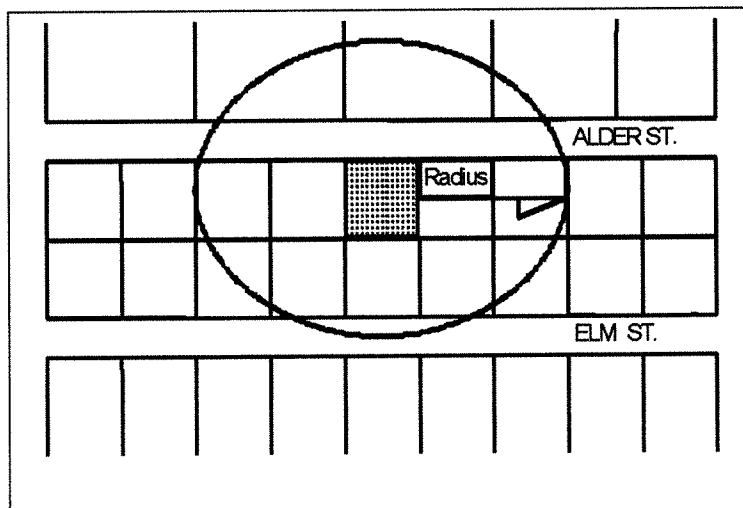
All applications that are subject to a Public Hearing require the applicant to submit a list of property owners who own property contiguous to and within 300 feet of the project site. This process is required by Section 83.010330 of the Development Code to notify residents and property owners in the immediate vicinity. Staff will send public notices to these individuals informing them of the proposed project and scheduled public hearings.

The surrounding property owner information must be obtained from the most current San Bernardino County Assessor's roll or shall be prepared and verified by a title company doing business in San Bernardino County. A County Assessor's office is located at 63665 29 Palms Hwy in Joshua Tree. The general telephone number for the Assessor's office is 760-366-1420.

MATERIALS REQUIRED:

- Two (2) sets of adhesive labels containing the mailing address of the owner(s), applicant(s) and of all surrounding property owners, including vacant properties. Mailing labels must contain: Assessor's Parcel Number, property owners name, address and zip code.
- One (1) copy of the labels sheets.
- One (1) radius map showing the subject property and all surrounding properties. The appropriate radius shall be drawn from the exterior boundaries of the subject property as shown in the sample below. The scale of the radius map shall be large enough to clearly show all surrounding properties.
- One (1) electronic copy of all submitted materials.


Sample Vicinity/Radius Map





SURROUNDING PROPERTY OWNERS LIST CERTIFICATION
(To be submitted with application)

I, ROBERT E. CUELLAR, certify that on 10-27-2025 the attached property owners list was prepared by GC MAPPING SERVICE INC pursuant to the requirements of the Town of Yucca Valley. Said list is a complete compilation of the owner(s), applicant(s) and representative of the subject property and all owners of surrounding properties within a radius of 300' feet from all exterior boundaries of the subject property and is based on the latest equalized assessment rolls of the San Bernardino County Assessor's Office dated 10-27-2025. I further certify that the information filed is true and correct to the best of my knowledge; I understand that incorrect and erroneous information may be grounds for rejection or denial of the development application.

Signed: 

Print Name: ROBERT E. CUELLAR Date: OCTOBER 27, 2025

Hazardous Waste and Substance Sites

Government Code Section 65962.5 requires each applicant for any development project to consult the State List of Hazardous Waste and Substance Sites. Based upon the list, the applicant/representative is required to submit a signed statement to the Town of Yucca Valley indicating whether the project is located on a site which is included on the list before the Town accepts the application as complete. If the project is listed by the State as a hazardous waste or substance site, the applicant must fully describe on the "Environmental Information Form" the nature of the hazard and the potential environmental impact. Attached is a standard statement for the applicant to sign.

The State list of Hazardous Waste and Substance Sites (which is annually updated) may be reviewed at the following web site address:

http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Attachment: Hazardous Waste Site Statement



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: 11/25/2025

Samantha Herrmann

Applicant/Representative printed name


Applicant/Representative signature

In order to ensure a project will comply with applicable local, State and Federal requirements, special studies or reports may be required for a project. These special studies can include biological, hydrologic, soils, geotechnical, noise, photometric, traffic, etc. Some of these studies are valid for a limited period of time. The following information is intended to provide some basic information on the types of studies that may be necessary based upon the project

Biological:

A General Biological Assessment is typically required for projects that have seen little or no disturbance. The report generally includes a focused tortoise survey and burrowing owl habitat assessment. The desert tortoise is protected under both state and federal law. The burrowing owl is listed as a species of special concern by the state Fish and Game Department. Together this study helps to evaluate the site and recommend mitigation measures to help avoid impacts to biological resources if required.

Additional information on the Desert Tortoise can be obtained from the following website: <http://www.deserttortoise.org/documents/2010DTPre-projectSurveyProtocol.pdf>

Additional information on the Burrowing Owl can be obtained from the following website: <http://www.dfg.ca.gov/wildlife/nongame/docs/boconsortium.pdf>

The studies are valid for a period of one year. If a project is in the planning process and the report expires prior to the start of construction it is possible that an update will be required.

Native Plant Plans: Should your site be enriched with native plants, including but not limited to Joshua trees, Mojave yuccas, or junipers a native plant plan is required to be submitted with your project. The plan shall include an inventory of the size, health, and condition of the plant. Recommendations for the plant can include relocate, protect in place or destroy. It is encouraged to incorporate as many plants as possible back into the project landscaping.

Traffic: When it is anticipated that a project will have an impact on traffic circulation or a project is expected to generate in excess of 50 average daily trips (ADTs) then a traffic study is likely required. These reports can range from a simple one page letter prepared by a traffic engineer to complex traffic studies depending on the scope of the project.

Hydrology: The project shall provide retention for the incremental storm flows generated during the worst case 100 year storm event plus an additional 10% minimum, and 20% incremental retention is desired. A hydrology study shall be provided detailing the retention amounts required.

Geotechnical/Soils Report: This study evaluates what type of soils occur onsite and makes recommendations for construction on the site. These are required to be submitted with the final grading plans.

Photometric Analysis: A photometric analysis evaluates lighting to be installed on the site and predicts the intensity of the light and locations on the site. Additionally, lighting cut sheets of all proposed exterior lights shall be submitted.

Geotechnical/Fault Hazard Investigation: If any portion of your site is in an Alquist-Priolo Special Study, area fault trenching approved and coordinated with the Town and San Bernardino County Geologist, is required. The trenching is to determine the location of any faults on the site. The consultants, in conjunction with the County Geologist will determine if there are any restrictions that must be imposed for construction on the site.

Noise: A noise study or acoustical analysis may be required for different reasons. One example is if the project is expected to generate large amounts of noise that could impact surrounding neighbors, businesses, etc. Another example is if a nearby roadway may be generating noise in excess of acceptable standards and mitigation to protect the future occupants is required.

Air Quality Assessment: Larger projects and/or those that involve the movement of significant amounts of earth, or will have an impact on air quality are required to provide an air quality assessment. This assessment will recommend mitigation measures to reduce the impacts to less than significant levels.

Greenhouse Gas Inventory: In order to comply with state requirements, many projects are required to prepare and submit a greenhouse gas emissions inventory. The study will look at both short and long term impacts the project will have on Greenhouse gas and make recommendations to reduce any impacts to levels which are less than significant.



ASSURANCE
DEVELOPMENT

Attachment 3

Application Package