



June 25, 2014

Barbara Saito
Smartlink
418 N. Cloverdale Lane
Walnut, CA 91789

Re: Conditional Use Permit No. 14-002
Smartlink for Verizon Wireless

Dear Ms. Saito:

On June 18, 2014 the Cathedral City Planning Commission approved Conditional Use Permit No.14-002. We appreciated the opportunity to assist you in the processing of this development project.

Enclosed with this letter is a copy of the Final Conditions of Approval along with an original of the signature page. Please return the original signature page with your signature to our office at your earliest convenience.


Please be advised that this approval will expire on June 18, 2016, unless you obtain a Certificate of Occupancy prior to that date.

You may contact me at (760) 770-0374 should you have any questions regarding your project.

Sincerely,

Ken Davis
Assistant Planner

Enclosure

 <p>Cathedral City</p>	<p style="text-align: center;">CITY OF CATHEDRAL CITY PLANNING COMMISSION</p> <p style="text-align: center;">CONDITIONS OF APPROVAL CONDITIONAL USE PERMIT NO. 14-002 VERIZON WIRELESS STEALTH TELECOMMUNICATION FACILITY AT CATHEDRAL CITY SOCCER PARK</p> <p style="text-align: center;">DATE APPROVED: JUNE 18, 2014</p>
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SECTION 1 ADMINISTRATIVE CONDITIONS

- 1.1 Prior to issuance of a building permit, the Applicant shall sign these approved Conditions of Approval certifying that the Applicant agrees to implement all Conditions of Approval.
- 1.2 A copy of all pages of these Conditions shall be included in the construction drawing package.
- 1.3 The approved plans shall be referenced as "Exhibit A". The construction drawings shall conform substantially to "Exhibit A", with the exception of any detail specifically modified by any of the Conditions of Approval contained herein. Any deviation from "Exhibit A" shall be submitted in writing and approved by the City Planner and/or the City Engineer prior to approval of the construction drawings.
- 1.4 This approval shall be valid for two years to June 18, 2016, unless a complete building permit application has been submitted or a one-year extension has been granted pursuant to Section 9.96.100 of the Cathedral City Municipal Code.
- 1.5 No Final Construction Approval shall be granted until all Conditions of Approval have been completed and approved by the City Planner, City Engineer, and Chief Building Official, unless otherwise identified herein.
- 1.6 The development of the site shall conform to all ordinances, codes, regulations, policies and development design controls pursuant to the Cathedral City Municipal Code in effect prior to issuance of any building permits.
- 1.7 All approved structures, landscaping, and on- and off-site public improvements shall be maintained in a condition that substantially complies with this approval.

SECTION 2 FEES

- 2.01 The Applicant shall pay all applicable City of Cathedral City fees, charges and other costs as prescribed by City ordinance, including development impact fees. Be advised that the fees may change until such time they become due and payable, as permitted by applicable law.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020(d)(1), the 90-day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this approval and any such protest must be in a manner that complies with Section 66020(a), and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project. It further does not apply to any fees, dedication, reservations, or exactions for which the Applicant has been given a notice similar to this, nor does it revive challenges to any fees for which the Statute of Limitations has previously expired.

SECTION 3 PLANNING

- 3.1 All future co-locations of telecommunication facilities at this location shall require a Conditional Use Permit Revision.
- 3.2 Any exterior modifications involving the telecommunication facility that impact the outside of the structure shall be approved by the City Planner.
- 3.3 No exterior equipment and/or conduits resulting from the installation of this telecommunication facility shall be visible on the exterior of the light pole and/or site.
- 3.4 All meters and equipment shall be located within the 8' high walled enclosure.
- 3.5 Any violation of the Conditions of Approval shall result in Code Enforcement action.

SECTION 4 ENGINEERING / PUBLIC WORKS

- 4.1 Construction activities shall be strictly limited to the hours of legal activity in accordance with Cathedral City Municipal Code Section 11.96.090.

- 4.2 At no time shall any adjacent streets for the project be allowed to be used for construction staging, storage or other such construction related activities. Access by heavy equipment shall be limited to the minimum number of trips essential to completing the construction. Any damage to the existing public roadways, sidewalks or other infrastructure shall be repaired or replaced by the Applicant's contractor at his own expense, as directed by the City Engineer.
- 4.3 The installation of utilities required for construction shall not impact the Soccer Parkfields.
- 4.4 Prior to the issuance of a Building Permit the applicant shall have the Utility Routing Plan approved by the City Engineer.

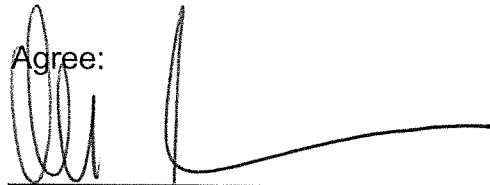
Approved for Planning Entitlements by the Cathedral City Planning Commission on June 18, 2014.

Attest:



Robert Rodriguez
Development Services Manager

Agree:



Applicant
Verizon Wireless