



**TOWN OF YUCCA VALLEY
DEVELOPMENT REVIEW COMMITTEE
MEETING APPLICATION**

The Development Review Committee (DRC) meets at 1:30 PM – 2:30 PM., each Thursday at the Town’s office located at 58928 Business Center Drive. Upon your arrival, please check-in at the front counter.

Meeting date you are requesting: 9/25/25

The deadline for application submittal is a minimum of one week in advance of the meeting date. Each application is granted a meeting not exceeding 20 minutes with the Development Review Committee. A maximum of three applications can be scheduled for one meeting date.

Has this project been considered previously by the Development Review Committee? No

Assessor’s Parcel Number: 0587-011-04

Contact person: Samantha Herrmann Phone: 310-488-6237

Email: sherrman@assurance-group.com Fax: _____

Description of project: Construction of a telecommunications and public utility facility consisting of a 82' faux windmill tower within a 40' x 40' fenced lease area. No water or sewer service is required. This will be an unmanned facility.

To assist staff members with the project, it is recommended to provide basic conceptual site plans and project description/narrative.

Development Review Committee Contact List:

Planning	760-369-6579; ext. 317
Building & Safety	760-369-6579; ext. 302
Engineering & Public Works	760-369-6579; ext. 307

Please be aware that, although the Town will make every effort to have all DRC members present at each meeting, at times this is not possible. A property owner or developer considering building in the Town of Yucca Valley is responsible to contact all other applicable agencies to obtain their standards and requirements for construction.

Return this completed application to the Planning Division via email at ewilloughby@yucca-valley.org

PROJECT NARRATIVE
WCF PRE-APPLICATION REQUEST
US-CA-5466 Yucca Valley

Submitted to the Town of Yucca Valley, California
Planning Division

Applicant: The Towers, LLC, known in California as The Towers of California, LLC
22 W. Atlantic Ave Suite 310
Delray Beach, FL 33444

Co-Applicant: T-Mobile West, LLC ("T-Mobile")
1200 Concord Ave., Suite 500
Concord, CA 94520

Representative: Assurance Development
1499 Huntington Dr #305
South Pasadena, CA 91030
Contact: Phoebe Moffett
323-979-7914
pmoffett@assurance-goup.com

Property-Owner: Thong Por
9580 Spyglass Ave
Hot Springs, CA 92240

Project Address: APN: 0587-011-04
Yucca Valley, CA 92284

Description & Tax Lot: GPS Coordinates: 34.110847° / -116.434975°
Parcel No. 0587-011-04-0000

Zoning Classification: RS-2: Single Family Residential

Assurance Development submits this application on behalf of The Towers, LLC, known in California as The Towers of California ("The Towers, LLC") and T-Mobile West, LLC ("T-Mobile"), collectively referred to as the "Applicants," and the underlying property owner."

The Towers, LLC specializes in developing, constructing, leasing, and maintaining the physical components for wireless networks, including cellular towers. Infrastructure providers lay the physical groundwork that supports wireless communication networks. Wireless carriers, such as T-Mobile, lease space on this infrastructure to house their equipment and offer wireless services to end users. Through strategic partnerships with wireless carriers, The Towers, LLC allows the opportunity for multiple carriers to collocate onto a single tower and reduces the physical footprint of wireless facilities in the community.

1. PROJECT OVERVIEW

The Towers, LLC is proposing to build a new wireless telecommunications facility (“WCF” or “Facility”), US-CA-5466 Yucca valley, at the above noted project address for the colocation of T-Mobile’s equipment. This Facility is intended to fill a significant gap in T-Mobile’s 5G and 4G LTE coverage experienced by its customers in the Town of Yucca Valley, more specifically along Onaga Trail.

As shown in Applicants’ Application, this proposed project meets all applicable Yucca Valley Municipal Code criteria for siting new wireless telecommunications facilities and complies with all other applicable state and federal laws and regulations. The proposal is also the least intrusive mean of meeting T-Mobile’s coverage objectives for this site. Accordingly, the Applicants respectfully requests the Town of Yucca Valley to approve this project as proposed, subject only to Yucca Valley’s standard conditions of approval.

2. PROPOSED PROJECT DETAILS

2.1. Location

Detailed information regarding the subject property and proposed lease area is included in the Attached Zoning Drawings, to the Applicants’ application.

2.1.1. Subject property. The subject property of this proposal is located at APN 0587-011-04-0000 in the Town of Yucca Valley (the “Property”). The Property is owned by Thong Por. The Property is zoned as RS-2: Single Family Residential and is currently used primarily as vacant land.

2.1.2. Lease area.

- The proposed 40 x 40ft lease area for the WCF is located in the middle of the property (the “Lease Area”).
- The lease area will be surrounded by a 6ft chain link fence with access to the lease area secured by a locked gate.

2.1.3. Access and parking. The lease area will be accessed by 12' wide and 220' long gravelled access road stemming from Church Street. Parking will be available.

2.2. Wireless Facilities and Equipment

Specifications of the facilities outlined below, including a site plan, can be found in the Attached Zoning Drawings, to Applicants' Application.

2.2.1. Support structure design. Applicants are proposing to build a new 82 ft tall self-supported tower (the "Tower") on the Property. This will be an unmanned wireless telecommunications facility.

2.2.2. Antennas and accessory equipment.

- The Tower will contain T-Mobile equipment with up to (12) RRU's, (1) 2' microwave, (1) GPS antenna, required antenna cabling, and HCS jumpers.
- The antennas, RRHs, and accessory equipment on the Tower will be painted to match. All paint will have an anti-glare finish.
- Sufficient space will be made available on the Tower as required for future collocations. The proposed T-Mobile antenna centerline is 65' and the proposed T-Mobile antenna tip height is 69'.

2.2.3. Ground equipment.

- The ground equipment will contain (1) raised concrete pad, cable ice bridge, utility backboard and multi-meter utility service mounted on H-frame.

2.3. Additional Details

2.3.1. Landscaping. The removal of 4 Joshua Trees will be required for the proposed access route.

2.3.2. Lighting. The Tower will not be artificially illuminated, and no artificial lighting is required pursuant to state or federal authorities. There will be two service lights on site that will only be utilized during site maintenance visits or in case of an emergency. See sheet A3 of the Attached Zoning Drawings

The following details are service lighting notes for the outdoor service lights which will only be used when the site is undergoing maintenance. The specifications of the light will comply with the Town of Yucca Valley's outdoor lighting standards.

Service lighting notes:

1. The service light is manually switched on/off in emergency situations.

2. Maintenance of the cell sites are normally performed during day-light hours.
3. The service light shall be pointed -45° towards the ground.

Service lighting specifications:

Model: PLTS-12249 (or equal) / LED wattage: 15w
Lumens: 2097 lm / Foot Candle: 194.8 fc

2.3.3. Utilities. No water or sewer service is required. A proposed SCE transformer will be added adjacent to the lease area. The proposed utility route is shown on Sheet A2 of the Attached Zoning Drawings.

3. T-MOBILE NETWORK COVERAGE AND SERVICES

3.1. Overview—T-Mobile 4G & 5G Coverage

T-Mobile is upgrading and expanding its wireless communications network to support the latest 4G LTE and 5G technology. 4G and 5G stand for “4th Generation” and “5th Generation” and LTE stands for “Long Term Evolution.” These acronyms refer to the ongoing process of improving wireless technology standards, now in its 5th generation. With each generation comes improvement in speed and functionality – 4G LTE offers speed up to ten times faster than 3G, and 5G can deliver speeds up to 20 Gbps in ideal conditions. That’s nearly 200 times faster than the 4G network.

Most American consumers currently experience wireless connectivity on 4G networks – and are aware of the profound impact on daily life that has occurred from this connectivity. The emerging standard in voice and data telecommunications – 5G – is poised to transform America’s reliance on densely populated wireless infrastructure.

5G is the latest iteration of cellular technology. While 5G technology operates on the same radio signals as current 4G/4G LTE networks, it is engineered to transmit data more efficiently. That means superior speeds and support for more connected devices than ever before. The ultra-low latency of 5G means quick response times during data-demanding activities.

There are several components of 5G wireless technology and separate bands of wavelength spectrum used to build a 5G network – low-band (<1GHz), mid-band (1-6GHz), and high-band millimeter wave (“mmWave”) (24 GHz and higher):

- **Low-Band Extended Range 5G.** Low-band 5G frequencies are also known as the “coverage layer.” Low-band 5G refers to frequencies below 1 GHz used to roll out substantial 5G coverage as quickly as possible. One example is the 600 MHz spectrum deployed by T-Mobile nationwide. A low-band cell site can cover hundreds of square

miles and deliver a downlink data rate from 30-75 Mbps download—ideal for uses like streaming HD video. Because low-band signals easily pass through buildings, they offer solid coverage indoors and outdoors and are an effective way to connect parts of rural America where even fixed broadband speeds don't always meet national benchmarks.

- **Mid-Band 5G.** Mid-range frequencies (spanning 1 GHz and 6 GHz) strike a balance between coverage and capacity. Mid-band 5G base stations can transmit and receive high-capacity signals over fairly large areas, and they can represent an ideal mix of performance for the bulk of 5G traffic in metropolitan areas.
- **High-Band mmWave 5G.** High-band 5G uses millimeter-wave (mmWave) frequency bands. High-band is a very specialized part of the 5G offering. Functioning over a shorter radius, it's particularly useful in urban areas and busy venues like stadiums and shopping malls. High-band can simultaneously provide many high-speed connections focused on an area of just a block or two, from a small cell site mounted close to street level.

Using these frequencies together can help T-Mobile's 5G network deliver the increased connectivity, reliability, speeds, and security the public demands. Upon completion, the Facility will become part of T-Mobile's statewide and nationwide communications network.

3.2 Coverage Objectives for Proposed Facility

This proposed Facility meets T-Mobile's coverage objectives providing in-vehicle and in-building wireless coverage within a geographic area not adequately served by T-Mobile's network. Specifically, this facility is intended to increase coverage in the town specifically along Onaga Trail. T-Mobile has established a need for service in this geographic area, as determined by market demand, coverage requirements for a specific geographic area, and the need to provide continuous coverage from one site to another in a particular geographic region. The specific coverage objective was determined through a combined analysis of customer complaints, service requests, and radio frequency engineering design. This proposed Facility will allow for uninterrupted wireless service in the targeted coverage area with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the area.

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 82' FAUX WINDMILL TOWER WITH (12) 8' ANTENNAS, (12) RRU'S, (1) 2' MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (1) RAISED CONCRETE PAD, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 40'x40' FENCED LEASE AREA. NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA TITLE 24
3. 2022 CALIFORNIA FIRE CODE
3. 2022 CALIFORNIA ELECTRIC CODE
4. 2022 CALIFORNIA ENERGY CODE
5. 2022 CALIFORNIA MECHANICAL CODE
6. TIA/EIA-222-H OR LATEST EDITION
5. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
6. CITY/COUNTY ORDINANCES



US-CA-5466 YUCCA VALLEY

APN: 0587-011-04

YUCCA VALLEY, CA 92284

82' FAUX WINDMILL TOWER

TENANT SITE ID: IE95414B

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PERMITTING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



22 W ATLANTIC AVE, #310
DELRAY BEACH, FL | 33444
561.406.4073

SITE ACQUISITION



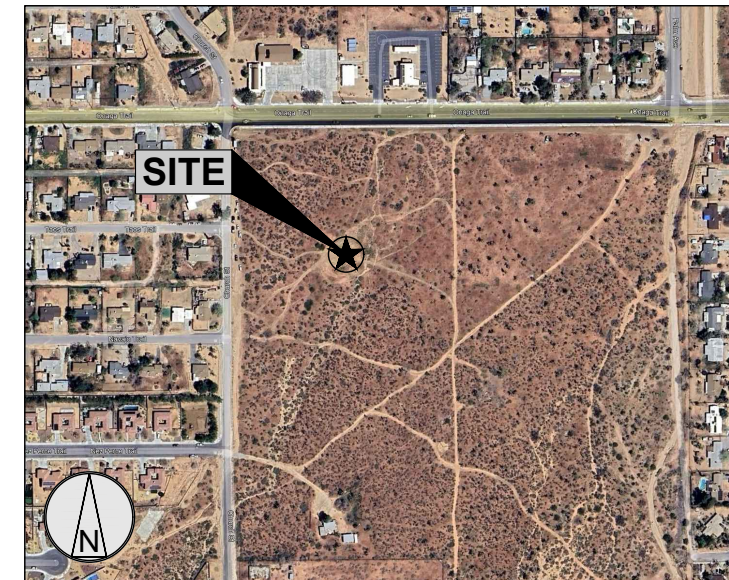
ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
LS-1	SITE SURVEY
LS-2	SURVEY DETAIL
A1	SITE PLAN
A2	ENLARGED COMPOUND PLAN
A3	EQUIPMENT AND ANTENNA PLAN
A4	ELEVATIONS



LOCATION MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	YUCCA VALLEY
SITE NUMBER:	US-CA-5466
TENANT SITE ID:	IE95414B
SITE ADDRESS:	APN: 0587-011-04 YUCCA VALLEY, CA 92284
PARCEL #:	0587-011-04
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	RS-2 SINGLE FAMILY RESIDENTIAL
ZONING JURISDICTION:	TOWN OF YUCCA VALLEY
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	FAUX WINDMILL TOWER
STRUCTURE HEIGHT:	82'
CONSTRUCTION AREA:	1,600 SQ. FT.
GROUND ELEVATION:	3414.00' (NAVD88)
LATITUDE (NAD 83):	34.110847° (34° 06' 39.1" N)
LONGITUDE (NAD 83):	-116.434975° (116° 26' 05.9" W)

PROJECT DIRECTORY	
PROPERTY OWNER:	THONG POR 9580 SPYGLASS AVE, HOT SPRINGS, CA 92240
APPLICANT:	VERTICAL BRIDGE 22 W ATLANTIC AVE, #310 DELRAY BEACH, FL 33444
CONTACT:	ASSURANCE DEVELOPMENT 1499 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079
POWER COMPANY:	SCE
TELCO COMPANY:	FRONTIER

EMERGENCY:
CALL 911

DIG ALERT UNDERGROUND SERVICE ALERT
(800) 642-2444
WWW.CALIFORNIA811.ORG
CALL 2 TO 14 WORKING DAYS UTILITY NOTIFICATION
PRIOR TO CONSTRUCTION

NO.	ISSUED FOR REVIEW	BY	DATE
A	ISSUED FOR REVIEW	JR	09/08/25
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5466

PROJECT TITLE:
**US-CA-5466
IE95414B
YUCCA VALLEY**
APN: 0587-011-04
YUCCA VALLEY, CA 92284

ENGINEER STAMP:

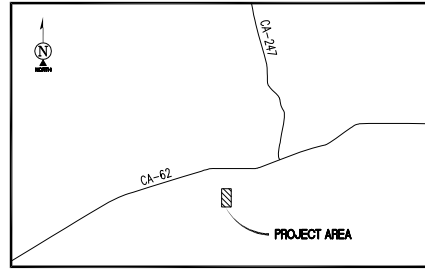
DRAWING TITLE:
TITLE SHEET

DRAWING SCALE:
AS NOTED
ZD
DATE:
09/08/25

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

T1



VICINITY MAP
N.T.S.

SURVEY DATE
08/22/2025

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 18' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99979911

FLOOD_ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD_ZONE "D". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06071C8860H, DATED 8/28/2008

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

TITLE REPORT NOTE
THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, THAT WOULD BE DISCLOSED IN SUCH TITLE REPORT.

LESSOR'S LEGAL DESCRIPTION (PER TITLE)
TO BE PROVIDED BY TITLE.

SURVEYOR'S NOTES
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON MAPS OF RECORD AND DEED INFORMATION AS PROVIDED BY A TITLE REPORT AND A SEARCH OF THE COUNTY RECORDER AND SURVEYOR ONLINE DATABASE. A FIELD SURVEY HAS BEEN PERFORMED AND MONUMENTATION HAS BEEN RECOVERED TO PLACE THE RECORD INFORMATION. RECORD BEARINGS HAVE BEEN ADJUSTED TO THE BASIS OF BEARING STATEMENT SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT MAKE ANY ATTEMPT TO RECONCILE ANY ERRORS IN THE RECORD MAPS OR DEEDS OF RECORD.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

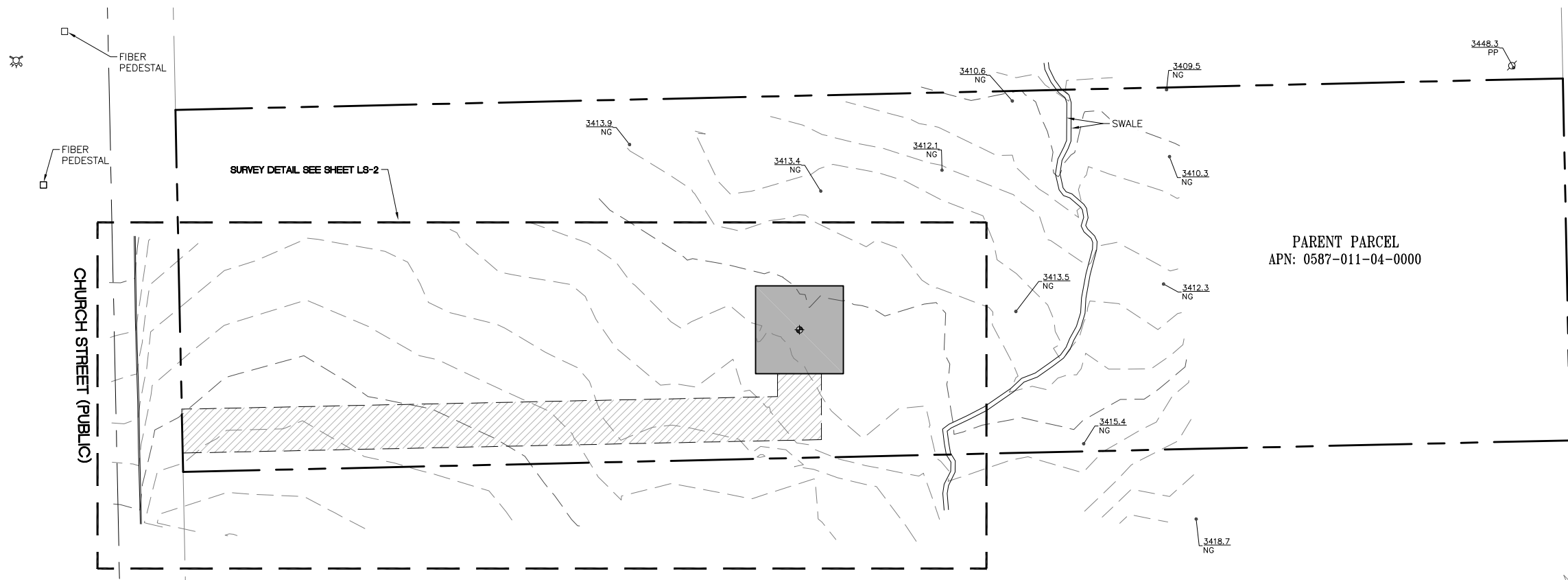
NO WETLANDS HAVE BEEN INVESTIGATED BY THIS SURVEY.

THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE CHURCH STREET RIGHT OF WAY, AND THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

SURVEY WAS PREPARED FOR THE TOWERS, LLC

LEGEND

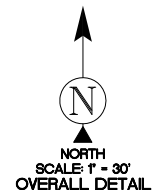
AP	ASPHALT		FIRE HYDRANT
NG	NATURAL GRADE		UTILITY POLE
P.O.B.	POINT OF BEGINNING		POSITION OF GEODETIC COORDINATES
P.O.C.	POINT OF COMMENCEMENT		SPOT ELEVATION
P.O.T.	POINT OF TERMINUS		
	JOSHUA TREE		
	CURBLINES		
	STREET CENTERLINES		
	SUBJECT PROPERTY LINE		
	ADJACENT PROPERTY LINE		
	LEASE AREA LIMITS		
	MAJOR CONTOUR INTERVAL		
	MINOR CONTOUR INTERVAL		



SITE NAME/NO.: _____

THE INFORMATION CONTAINED ON THIS REVISED SURVEY IS AGREED TO AND APPROVED BY THE LANDLORD ON THIS _____ DAY OF _____, 2024. THIS DOCUMENT SHALL BE DEEMED AN AMENDMENT TO THE LEASE AGREEMENT BY AND BETWEEN THE PARTIES.

LANDLORD NAME, TITLE



PROJECT INFORMATION:

SITE NAME:
YUCCA VALLEY

SITE ID:
US-CA-5466

SITE ADDRESS:
NO SITUS ADDRESS
YUCCA VALLEY, CA 92284
SAN BERNARDINO COUNTY

Rev:	Date:	Description:	By:
A	08/26/2025	PRELIMINARY	CK

LAND SURVEY PREPARED BY:

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

LICENSURE NO:

PATRICK B. DONOHOE
P.L.S. NO. 9332

ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY:	CHK BY:	APV BY:
CK	PD (A)	XX

Sheet Title:

SITE SURVEY

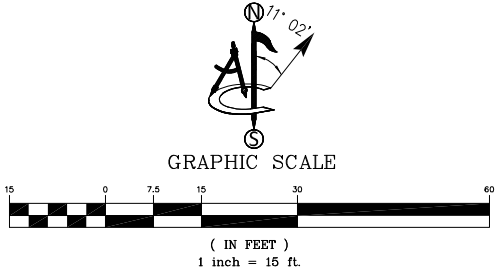
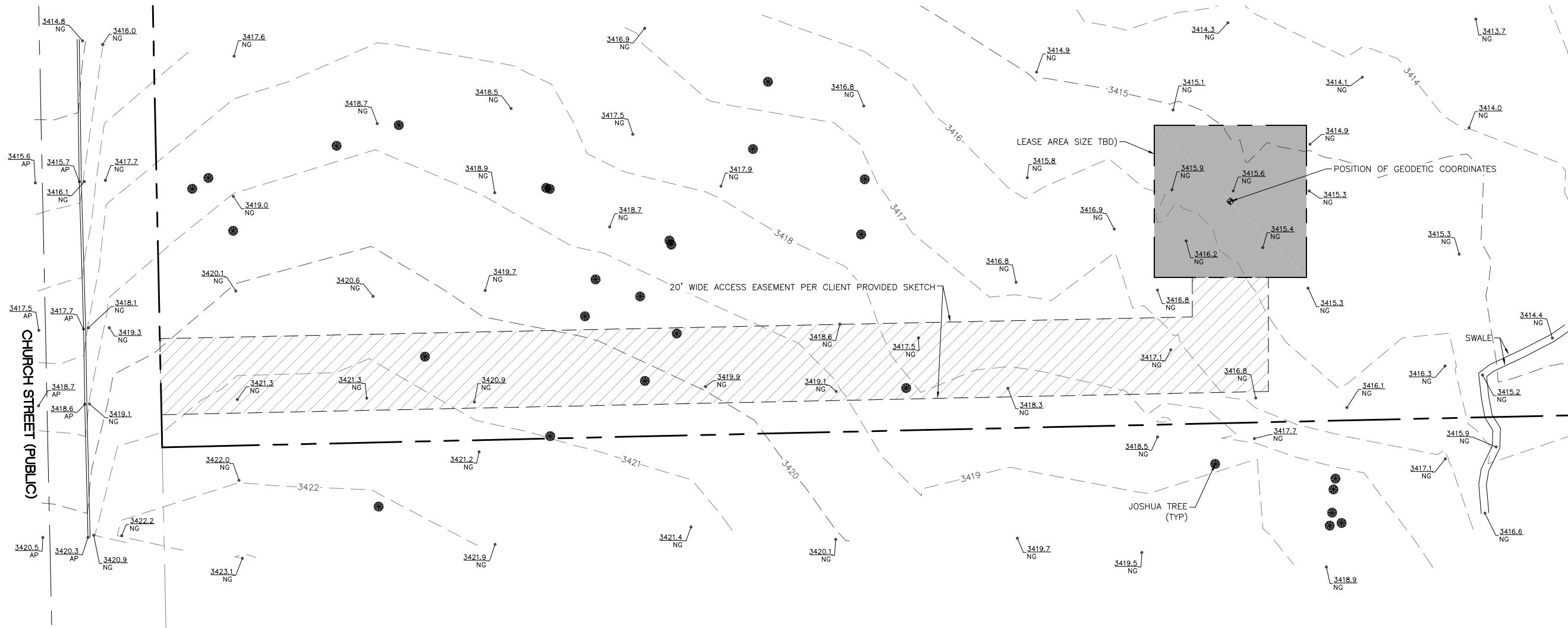
Sheet Number:

LS-1

POSITION OF GEODETIC COORDINATES
 LATITUDE 34° 06' 39.25" (34.110903') NORTH (NAD83)
 LONGITUDE 116° 26' 05.81" (116.434947') WEST (NAD83)
 GROUND ELEVATION @ 3415.5' (NAVD88)

LEGEND

AP	ASPHALT		FIRE HYDRANT
NG	NATURAL GRADE		UTILITY POLE
P.O.B.	POINT OF BEGINNING		POSITION OF GEODETIC COORDINATES
P.O.C.	POINT OF COMMENCEMENT		SPOT ELEVATION
P.O.T.	POINT OF TERMINUS		
	JOSHUA TREE		
	CURLINES		
	STREET CENTERLINES		
	SUBJECT PROPERTY LINE		
	ADJACENT PROPERTY LINE		
	LEASE AREA LIMITS		
	MAJOR CONTOUR INTERVAL		
	MINOR CONTOUR INTERVAL		



PROJECT INFORMATION:

SITE NAME:
YUCCA VALLEY

SITE ID:
US-CA-5466

SITE ADDRESS:
 NO SITUS ADDRESS
 YUCCA VALLEY, CA 92284
 SAN BERNARDINO COUNTY

Rev:	Date:	Description:	By:
A	08/26/2025	PRELIMINARY	CK

LAND SURVEY PREPARED BY:

428 MAIN STREET
 SUITE 206
 HUNTINGTON BEACH, CA 92648
 PH. (480) 659-4072
 www.ambitconsulting.us

LICENSURE NO:

PATRICK B. DONOHOE
 P.L.S. NO. 9332

ALL SCALES ARE SET FOR 22"x34" SHEET




DRAWN BY:	CHK BY:	APV BY:
CK	PD (A)	XX

Sheet Title:

SURVEY DETAIL

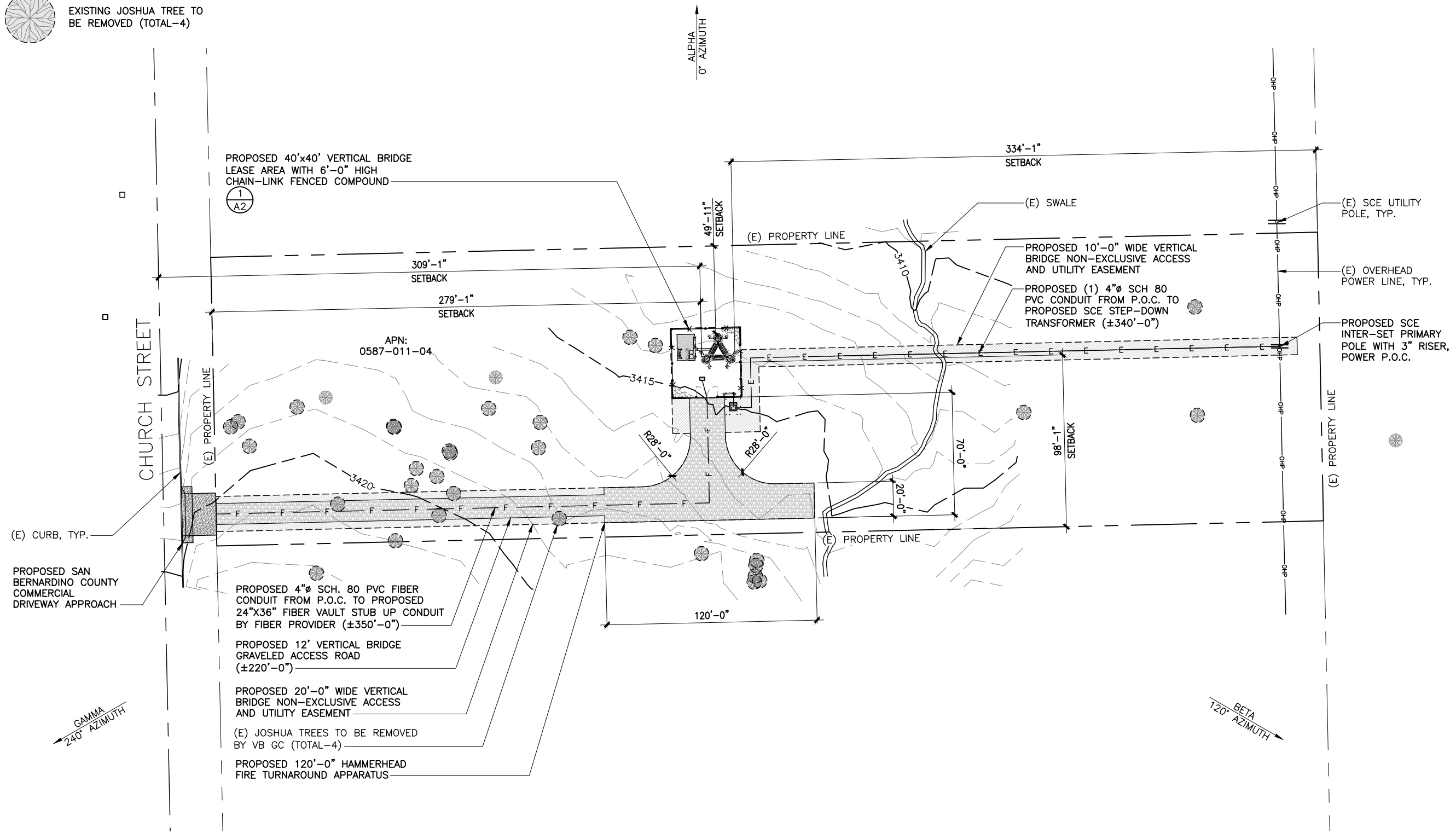
Sheet Number:

LS-2

-  EXISTING JOSHUA TREES OUTSIDE THE 50' BUFFER ZONE
-  EXISTING JOSHUA TREES WITHIN 50' BUFFER ZONE (TOTAL-31)
-  EXISTING JOSHUA TREE TO BE REMOVED (TOTAL-4)

CLIENT
verticalbridge
 22 W ATLANTIC AVE, #310
 DELRAY BEACH, FL | 33444
 561.406.4073

SITE ACQUISITION
AD
ASSURANCE DEVELOPMENT
 1499 HUNTINGTON DR. | SUITE 305
 SOUTH PASADENA, CA | 91030
 626.765.5079



NO.	SUBMITTAL / REVISION	BY	DATE
A	ISSUED FOR REVIEW	JR	09/08/25

DRAWN: JR
 DESIGNED: JR
 CHECKED: BL

PROJECT NUMBER: US-CA-5466

PROJECT TITLE:
US-CA-5466
IE95414B
YUCCA VALLEY
 APN: 0587-011-04
 YUCCA VALLEY, CA 92284

ENGINEER STAMP:

DRAWING TITLE:
SITE PLAN

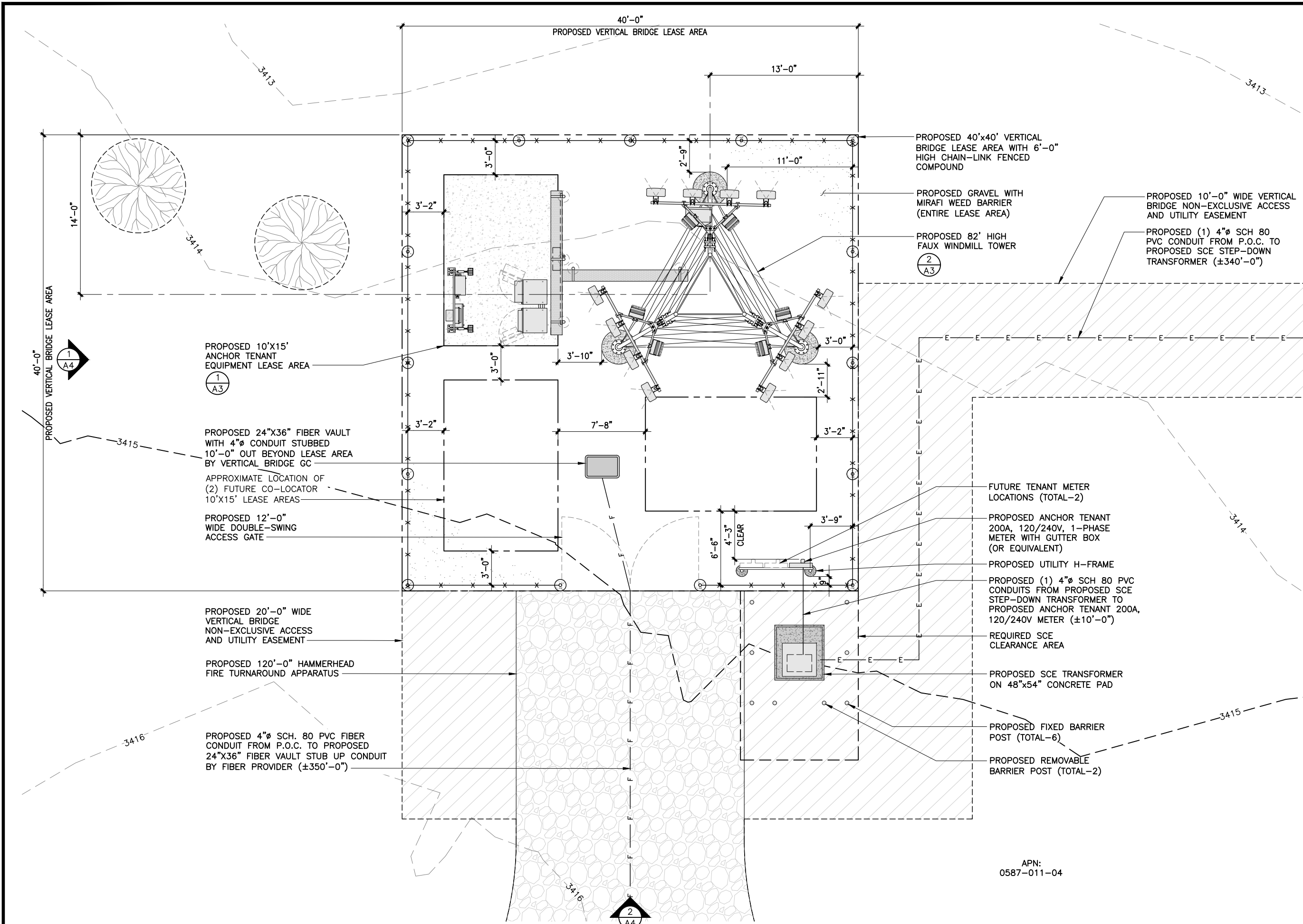
DRAWING SCALE:
 AS NOTED

DATE:
 09/08/25

ZD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A1



CLIENT
verticalbridge
 22 W ATLANTIC AVE, #310
 DELRAY BEACH, FL | 33444
 561.406.4073

SITE ACQUISITION
AD
ASSURANCE DEVELOPMENT
 1499 HUNTINGTON DR. | SUITE 305
 SOUTH PASADENA, CA | 91030
 626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
A	ISSUED FOR REVIEW	JR	09/08/25

DRAWN: JR
 DESIGNED: JR
 CHECKED: BL

PROJECT NUMBER: US-CA-5466

PROJECT TITLE:
US-CA-5466
IE95414B
YUCCA VALLEY
 APN: 0587-011-04
 YUCCA VALLEY, CA 92284

ENGINEER STAMP:

DRAWING TITLE:
ENLARGED COMPOUND PLAN

DRAWING SCALE:
 AS NOTED

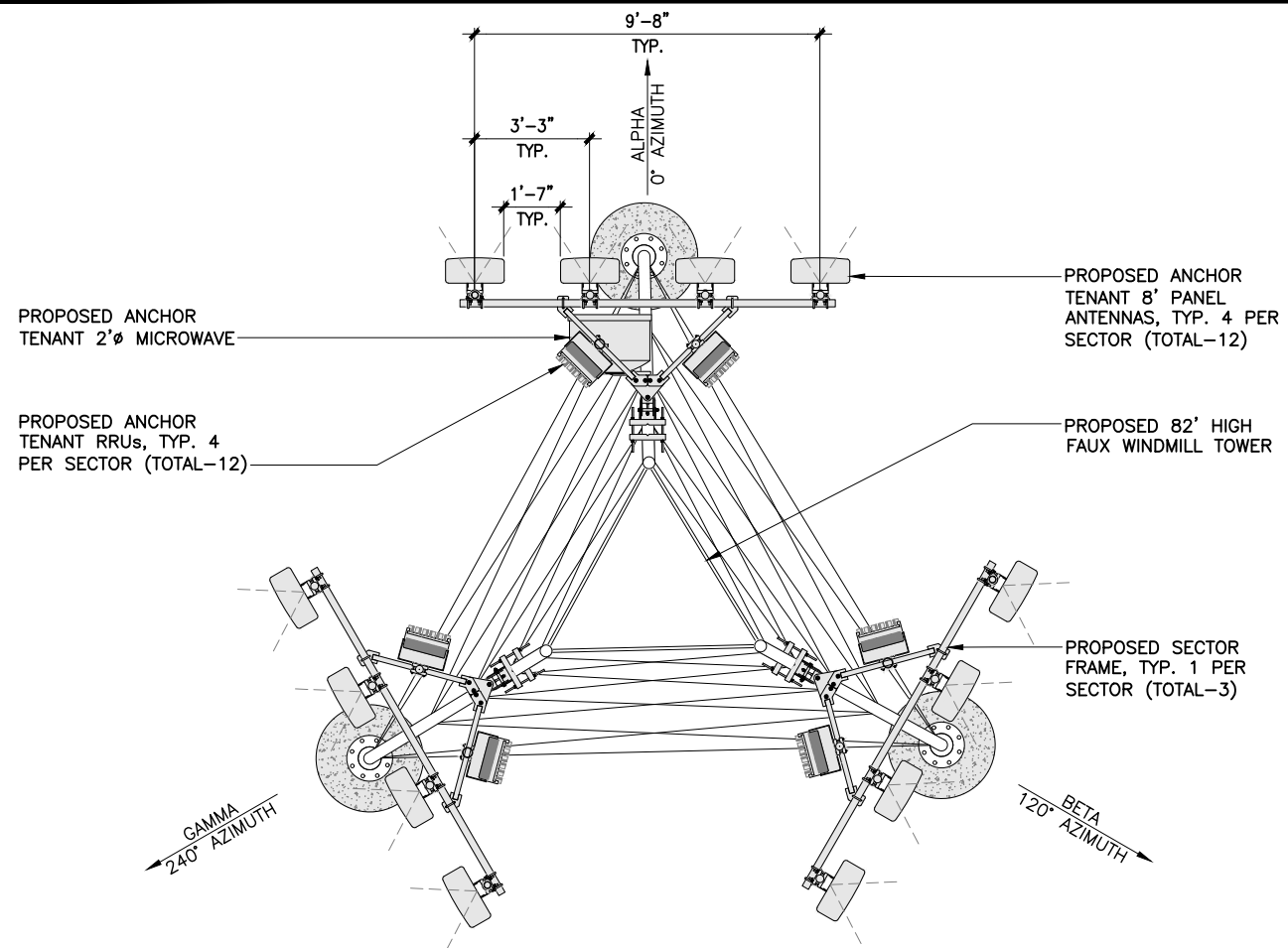
DATE:
 09/08/25

ZD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A2

APN:
 0587-011-04



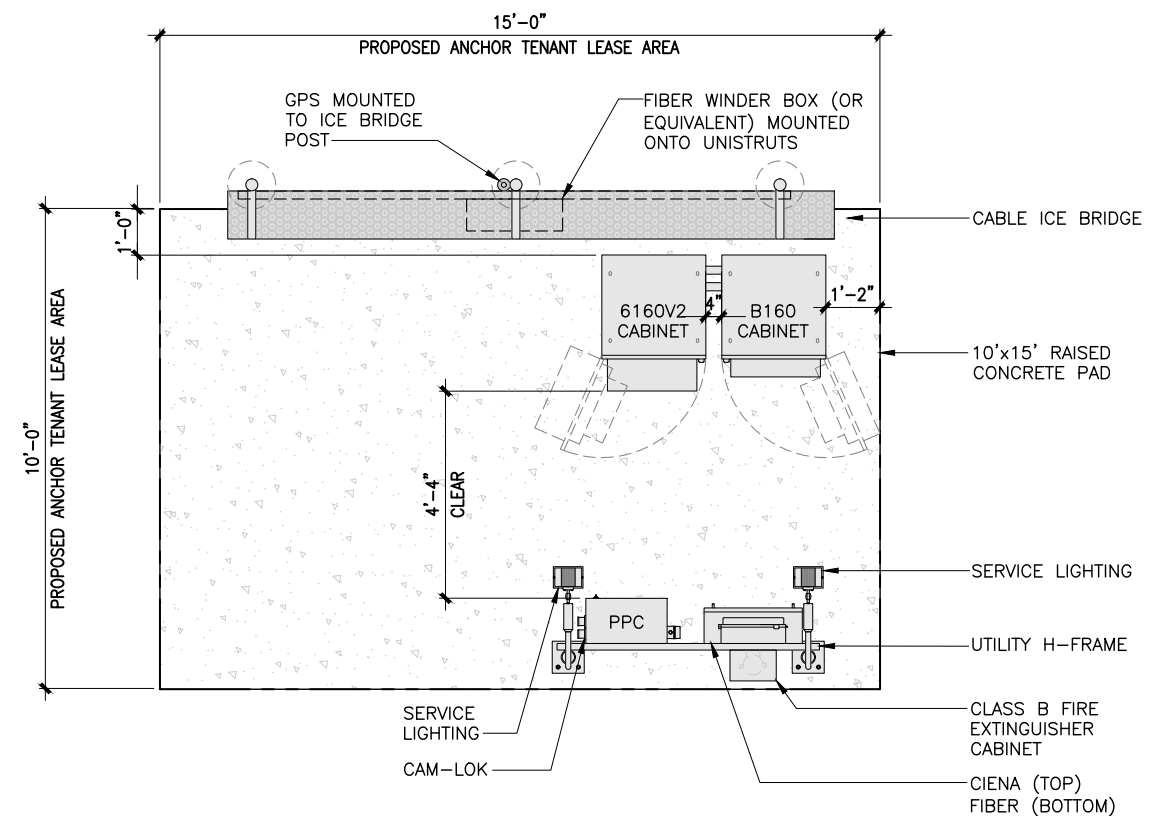
ANTENNA PLAN

11"x17" SCALE: 3/16" = 1'-0"
 24"x36" SCALE: 3/8" = 1'-0"
 0 1' 2' 4' 2

SERVICE LIGHTING NOTES:
 1. THE SERVICE LIGHT IS MANUALLY SWITCHED ON/OFF BY THE SITE TECHNICIAN IN EMERGENCY SITUATIONS.
 2. MAINTENANCE OF THE CELL SITES ARE NORMALLY PERFORMED DURING DAY-LIGHT HOURS.
 3. THE SERVICE LIGHT SHALL BE POINTED -45° TOWARDS THE GROUND.

SERVICE LIGHTING SPECIFICATIONS:
 MODEL: PLTS-12249 (OR EQUAL)
 LED WATTAGE: 15W
 LUMENS: 2097 LM
 FOOT CANDLE: 194.8 FC

NOTES:
 1. ALL UTILITY CONDUITS TO BE ROUTED UNDERGROUND



NOT USED

SCALE N.T.S. 3

EQUIPMENT PLAN

11"x17" SCALE: 1/4" = 1'-0"
 24"x36" SCALE: 1/2" = 1'-0"
 0 1' 2' 4' 1

CLIENT
verticalbridge
 22 W ATLANTIC AVE, #310
 DELRAY BEACH, FL | 33444
 561.406.4073

SITE ACQUISITION
AD
ASSURANCE DEVELOPMENT
 1499 HUNTINGTON DR. | SUITE 305
 SOUTH PASADENA, CA | 91030
 626.765.5079

NO.	ISSUED FOR REVIEW	JR	09/08/25
A	ISSUED FOR REVIEW	JR	09/08/25
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
 DESIGNED: JR
 CHECKED: BL

PROJECT NUMBER: US-CA-5466

PROJECT TITLE:
US-CA-5466
IE95414B
YUCCA VALLEY
 APN: 0587-011-04
 YUCCA VALLEY, CA 92284

ENGINEER STAMP:

DRAWING TITLE:
EQUIPMENT AND ANTENNA PLAN

DRAWING SCALE: AS NOTED
ZD
 DATE: 09/08/25

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A3

NO.	ISSUED FOR REVIEW	JR	09/08/25
A	ISSUED FOR REVIEW	JR	09/08/25
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
 DESIGNED: JR
 CHECKED: BL

PROJECT NUMBER: US-CA-5466

PROJECT TITLE:
US-CA-5466
IE95414B
YUCCA VALLEY
 APN: 0587-011-04
 YUCCA VALLEY, CA 92284

ENGINEER STAMP:

DRAWING TITLE:
ELEVATIONS

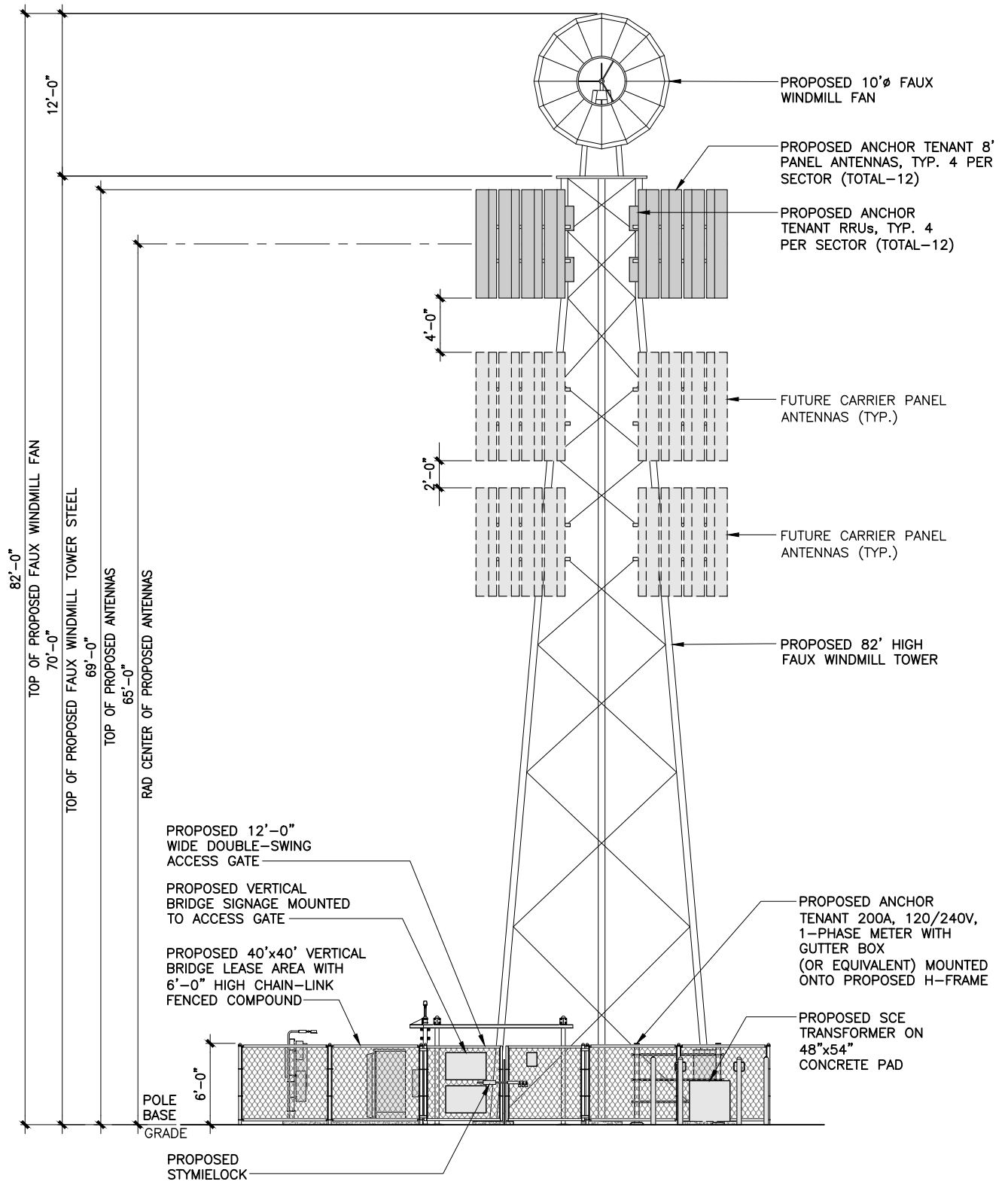
DRAWING SCALE:
 AS NOTED **ZD**

DATE:
 09/08/25

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

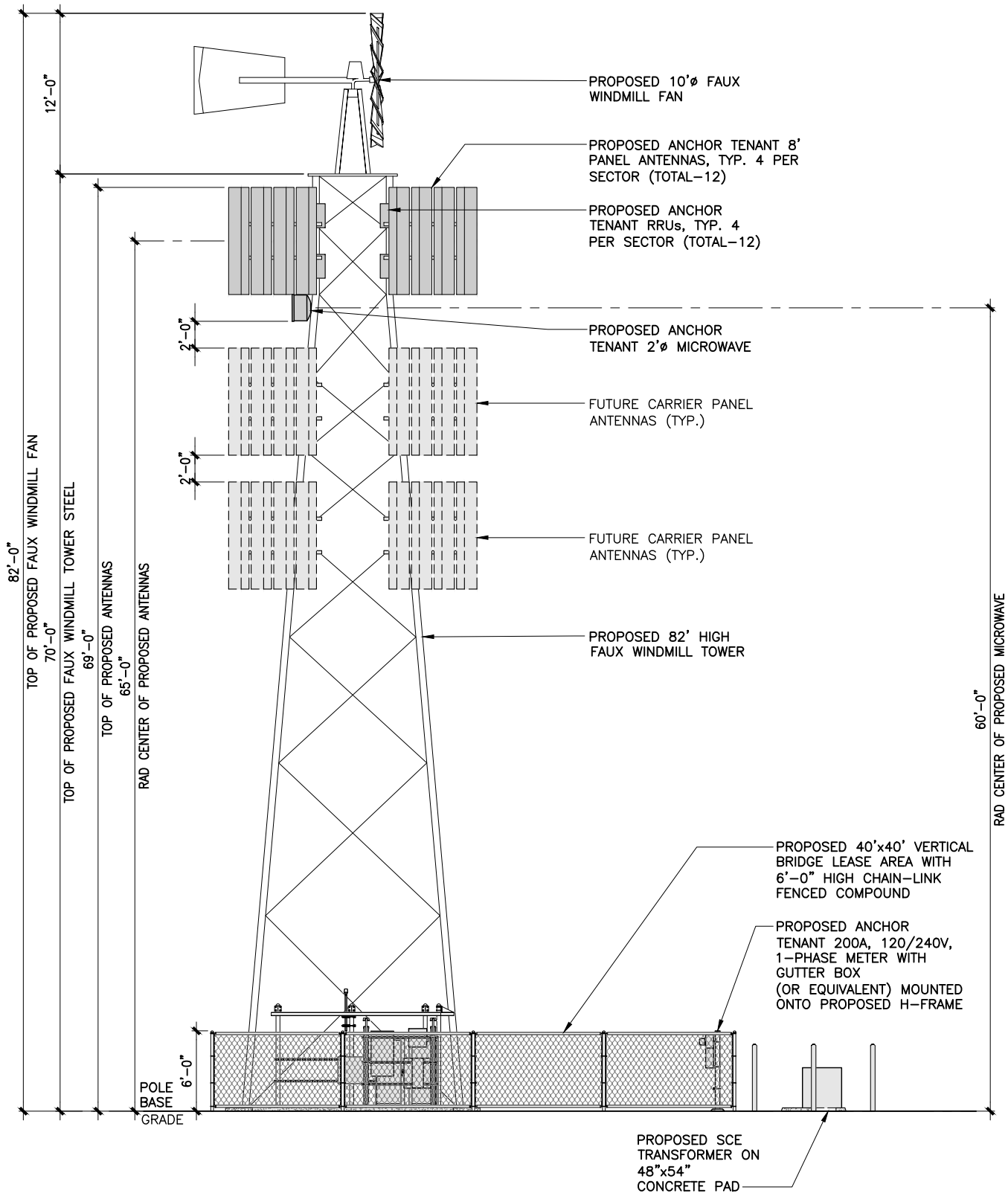
A4



SOUTH ELEVATION

11"x17" SCALE: 3/32" = 1'-0"
 24"x36" SCALE: 3/16" = 1'-0"
 0 2' 4' 8'

2



WEST ELEVATION

11"x17" SCALE: 3/32" = 1'-0"
 24"x36" SCALE: 3/16" = 1'-0"
 0 2' 4' 8'

1