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Town of Yucca Valley

Application for a Conditional Use Permit – Wireless Telecommunications Facility Project Narrative

VB BTS II, LLC is requesting approval of a Conditional Use Permit for the operation and construction of an unmanned wireless telecommunications facility and presents the following project information for your consideration.

Project Specific Location

Address: 56750 Mountain View Trail

APN: 0587-411-42

Zoning: RS2-Residential

Project Representative

Samantha Herrmann, Project Representative

1499 Huntington Dr. Suite 305, South Pasadena, CA 91030

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PROJECT DESCRIPTION

VB PROPOSES A MONOPINE WITH A WIRELESS INSTALLATION. THE SOW WILL CONSIST OF THE FOLLOWING:

AT ANTENNA LEVEL:

- INSTALL (6) NEW PANEL ANTENNA
- INSTALL (3) NEW ANTENNA MOUNT ARM

AT EQUIPMENT LEVEL:

- INSTALL (1) NEW 70'-0" MONOPINE
- INSTALL NEW 40'-0" X 60'-0" FENCED AND GRAVELED COMPOUND
- INSTALL (1) NEW 15'-0" X 10'-0" CONCRETE PAD
- INSTALL (1) NEW UTILITY H-FRAME
- INSTALL (1) NEW PPC AC & TELCO COMBINATION CABINET
- INSTALL (1) NEW EQUIPMENT CABINET
- INSTALL (1) NEW EMERSON FIBER CABINET
- INSTALL (1) NEW BATTERY CABINET WITH (3) NEW STRINGS OF BATTERIES
- INSTALL (3) NEW HCS 2.0 TRUNK CABLE
- INSTALL (2) NEW WORKLIGHT
- INSTALL (1) GPS ANTENNA

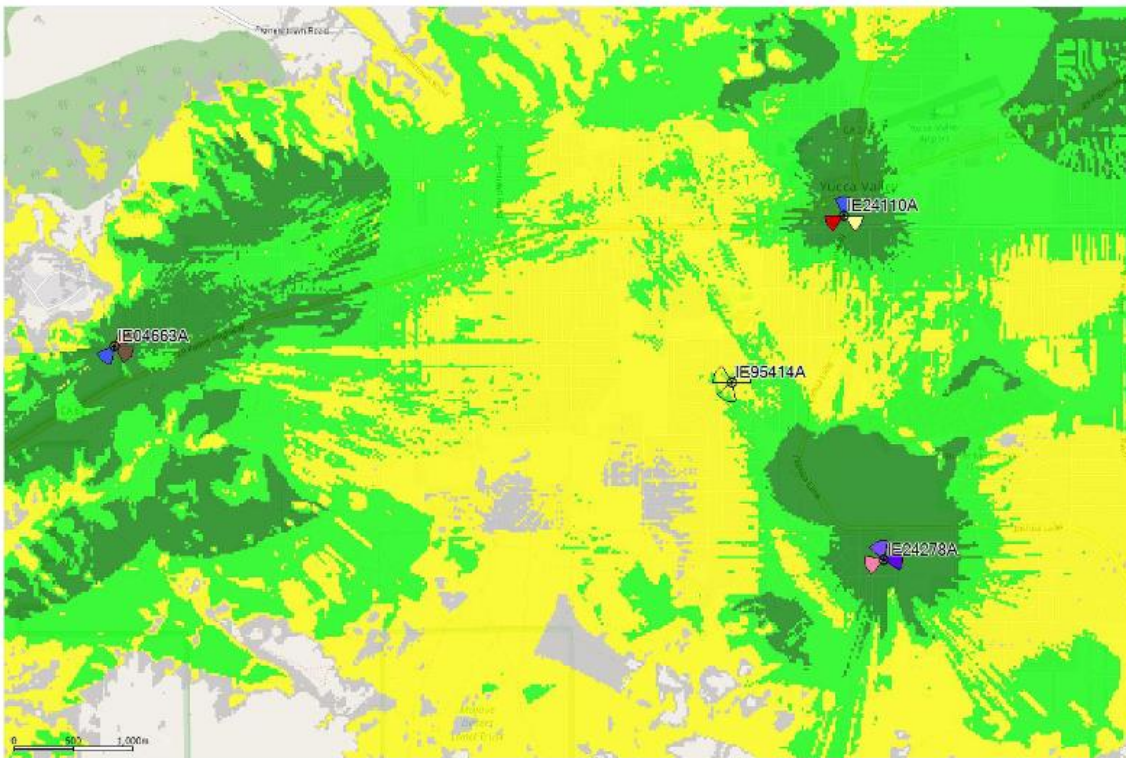
Project Objectives

To provide coverage in this area of the city, any combination or one of the following reasons may apply:

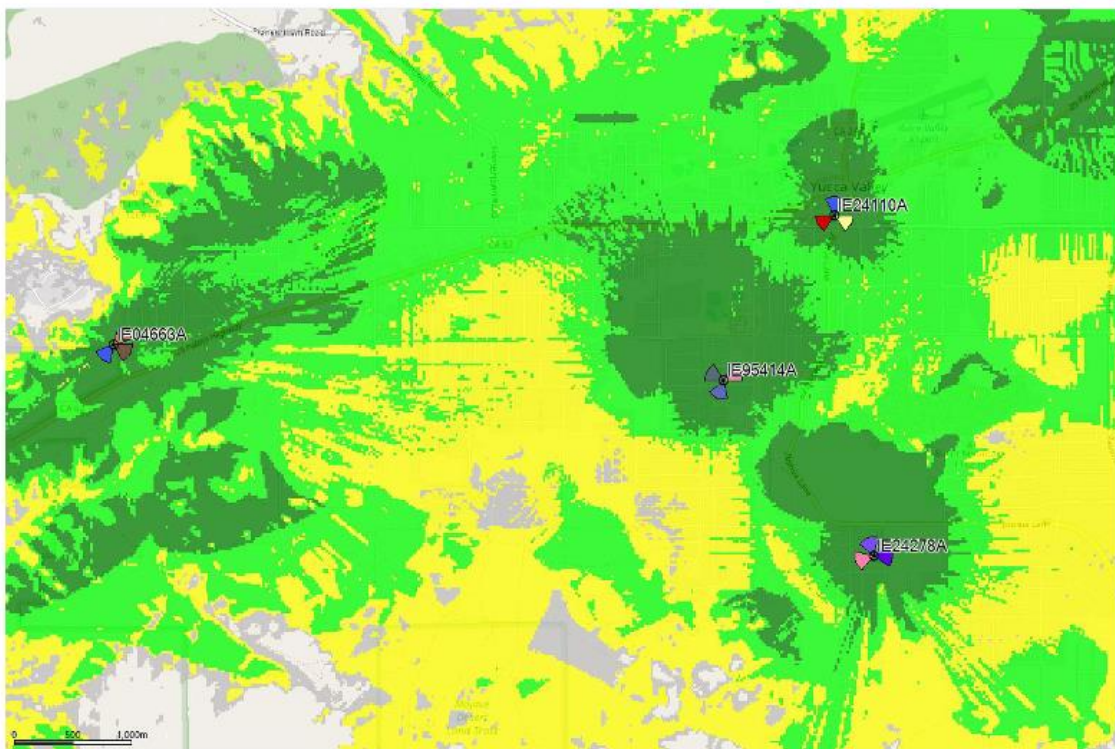
- Coverage: No Service in the area (Indoor, Outdoor or Vehicular) and can apply specifically to the type of service provided (Voice or Data – 3G, 4G, 5G). Specifically, this proposed location addresses the following needs –
 - In-building Commercial – Subscriber anticipated to have accessibility to improved service while indoors within the city's commercially used spaces.
 - In-building – Subscriber anticipated to have accessibility to service while even indoors (ie: residential homes) at lower performance levels.
 - In-vehicle- Subscriber anticipated to have accessibility to service while inside of vehicle.
 - Outdoor – Subscriber anticipated to have accessibility to improved service while outdoors.

- Capacity: Proposed service in surrounding areas would be insufficient to meet anticipated demand by customers in and traversing through the area. Furthermore, proposed facilities servicing the surrounding area would be overloaded preventing service, dropped calls or complete denial of service during peak usage hours in this particular ring. Below are coverage maps reflecting before and after coverage once the site is installed. IE95414 refers to the subject site.

Prediction of Existing Coverage without IE95414A



Prediction of Existing Coverage with IE95414A



Additional Supporting Statements

- 1. The proposed use and development is consistent with the General Plan and any applicable specific plans.*

A robust wireless network will contribute to the county's ability to respond to natural or man-made disasters and other public safety concerns in a potentially life-saving manner.

- 2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the use and development.*

The site is of adequate size, shape, topography, location and access to utilities to accommodate the proposed wireless facility. The site is generally flat and has access to power and telephone connections that can be used for the project. The site is disguised as a tree in an effort to blend the tower with its preexisting surroundings.

- 3. Adequate street access and traffic capacity are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.*

The facility is unmanned and will not contribute to any traffic.

- 4. Adequate utilities and public services are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.*

The facility only requires power and telephone connections which are present in this area of the city.

- 5. The use and development will be compatible with the intended character of the area.*

The facility is designed to blend as much as possible with the surrounding environment that already exists within the vicinity.

Safe – RF is Radio

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. The typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure. All Vertical Bridge cell towers will operate well below these standards as well.

Thank you for your time and assistance throughout the application intake and review process. Please do not hesitate to contact me should you have any questions associated with this project.

Sincerely,

Samantha Herrmann

Samantha Herrmann
Project Representative



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