



LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

HEARING DATE: September 25, 2025

Project Description

AGENDA ITEM # 4

Vicinity Map

APN: 0454-243-04-0000

Applicant: Coastal Business Group, Inc

Representative: Conrad Serrano

Community: Johnson Valley

Location: 51471 Old Woman Springs Road Johnson Valley, CA 92285

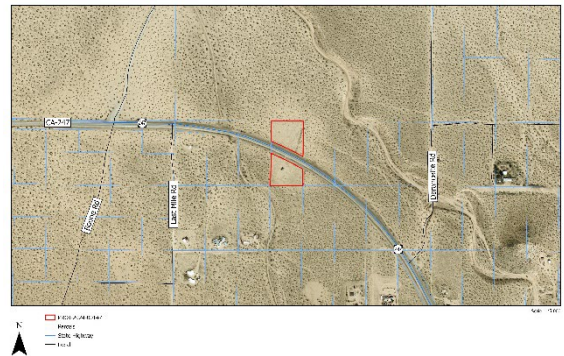
Project No.: PROJ-2024-00147

Staff: Valerie Flores, Planner II

Proposal: McClain Cell Tower - Minor Use Permit to construct a T-Mobile wireless telecommunications facility, installing a 120' monopole with 12 panel antennas, 1 GPS antenna, 2 equipment cabinets, 1 diesel generator, and 1 steel canopy. All related equipment will be enclosed within an 8-foot-high wall enclosure on a 2,056 SQ FT lease area of a 4.09-acre parcel.

30 hearing Notices Sent On: September 15, 2025

Report Prepared By: Valerie Flores, Planner II



SITE INFORMATION

Parcel Size: 4.09-acre parcel

Terrain: Flat

Vegetation: Native

SURROUNDING LAND DESCRIPTION:

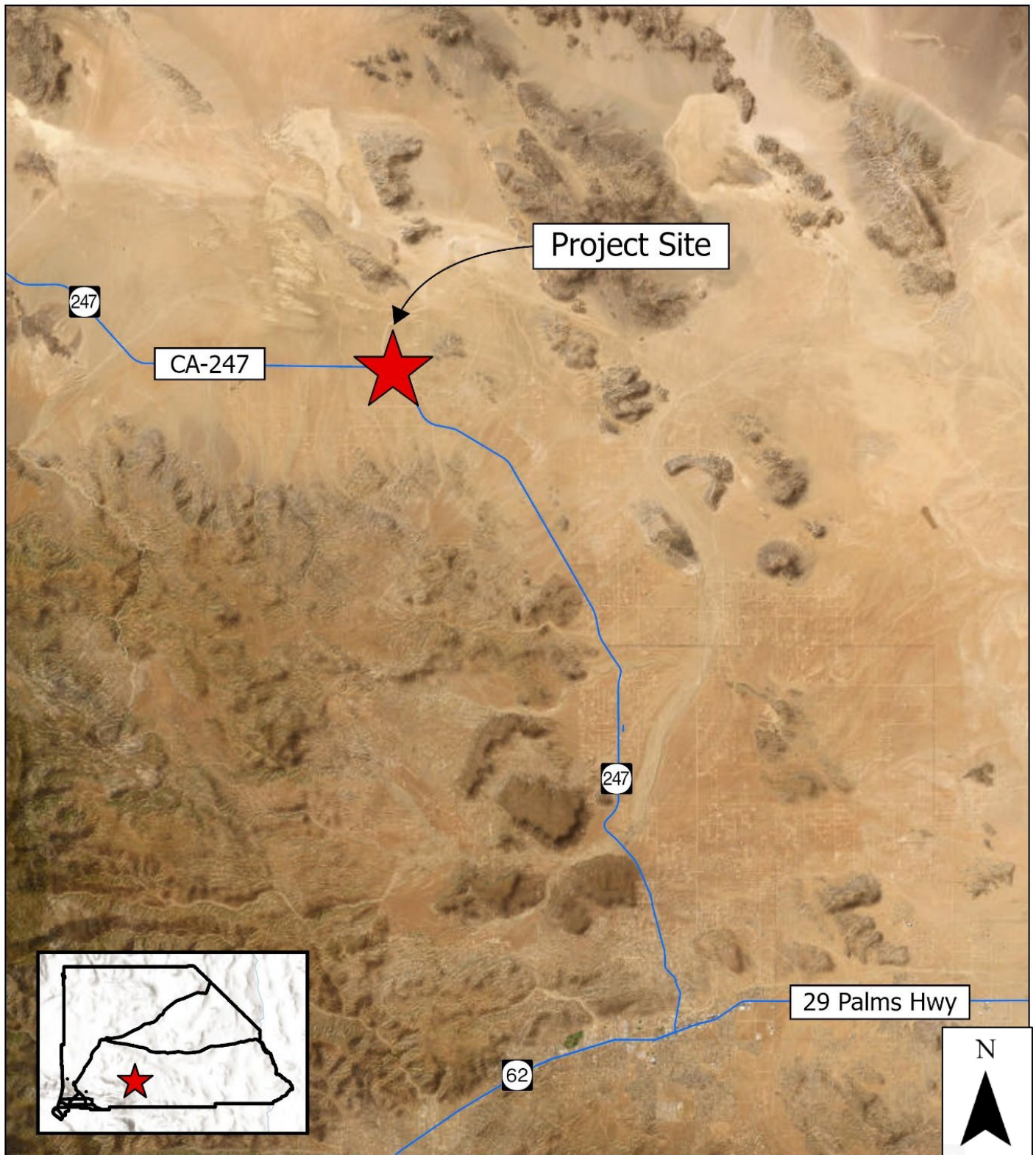
AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
Site	Dilapidated Recreational Cabin	Rural Living (RL)	Homestead Valley/Rural Living (HV/RL)
North	Vacant	Resource/Land Management (RLM)	Homestead Valley/ Resource Conservation (HV/RC)
South	Vacant	Rural Living (RL)	Homestead Valley/Rural Living (HV/RL)
East	Vacant	Rural Living (RL)	Homestead Valley/Rural Living (HV/RL)
West	Vacant	Rural Living (RL)	Homestead Valley/Rural Living (HV/RL)

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	N/A	N/A
Water Service:	N/A	Dry Project
Sewer Service:	N/A	Dry Project

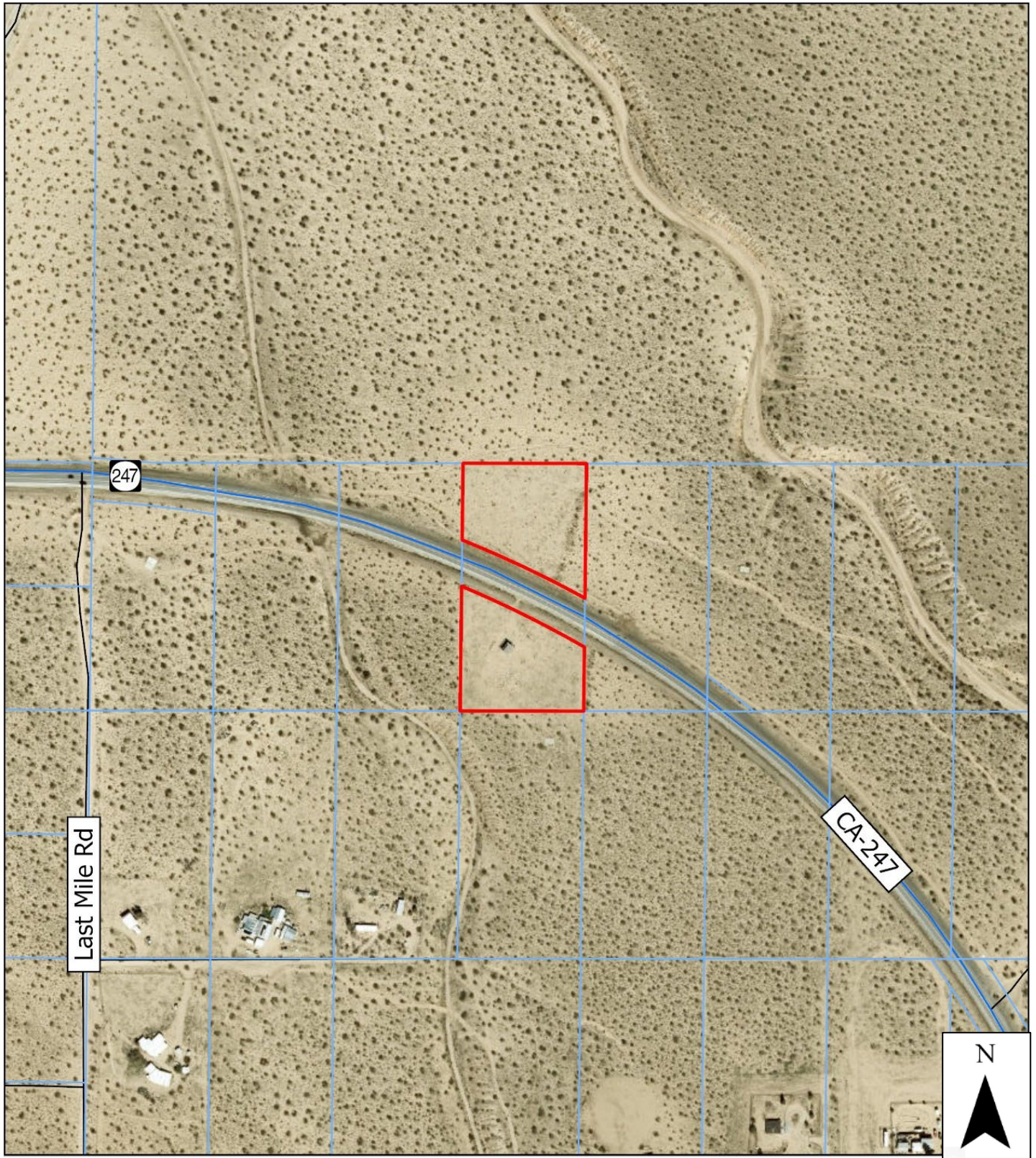
STAFF RECOMMENDATION: That the Zoning Administrator **APPROVE** Minor Use Permit to construct a new T-Mobile Wireless Telecommunication Facility, installing a 120' tall monopole with 12 panel antennas, 1 GPS antenna, 2 equipment cabinets, 1 diesel generator, and 1 steel canopy, all related equipment to be enclosed within a 8-foot-high wall enclosure on a 2,056 SF lease area of a 4.09-acre parcel. **ADOPT** the Findings as contained in the Staff Report; and **FILE** the Notice of Exemption. **APPEAL:** In accordance with Section 86.08.010 of the San Bernardino County Development Code, this action may be appealed to the Planning Commission.

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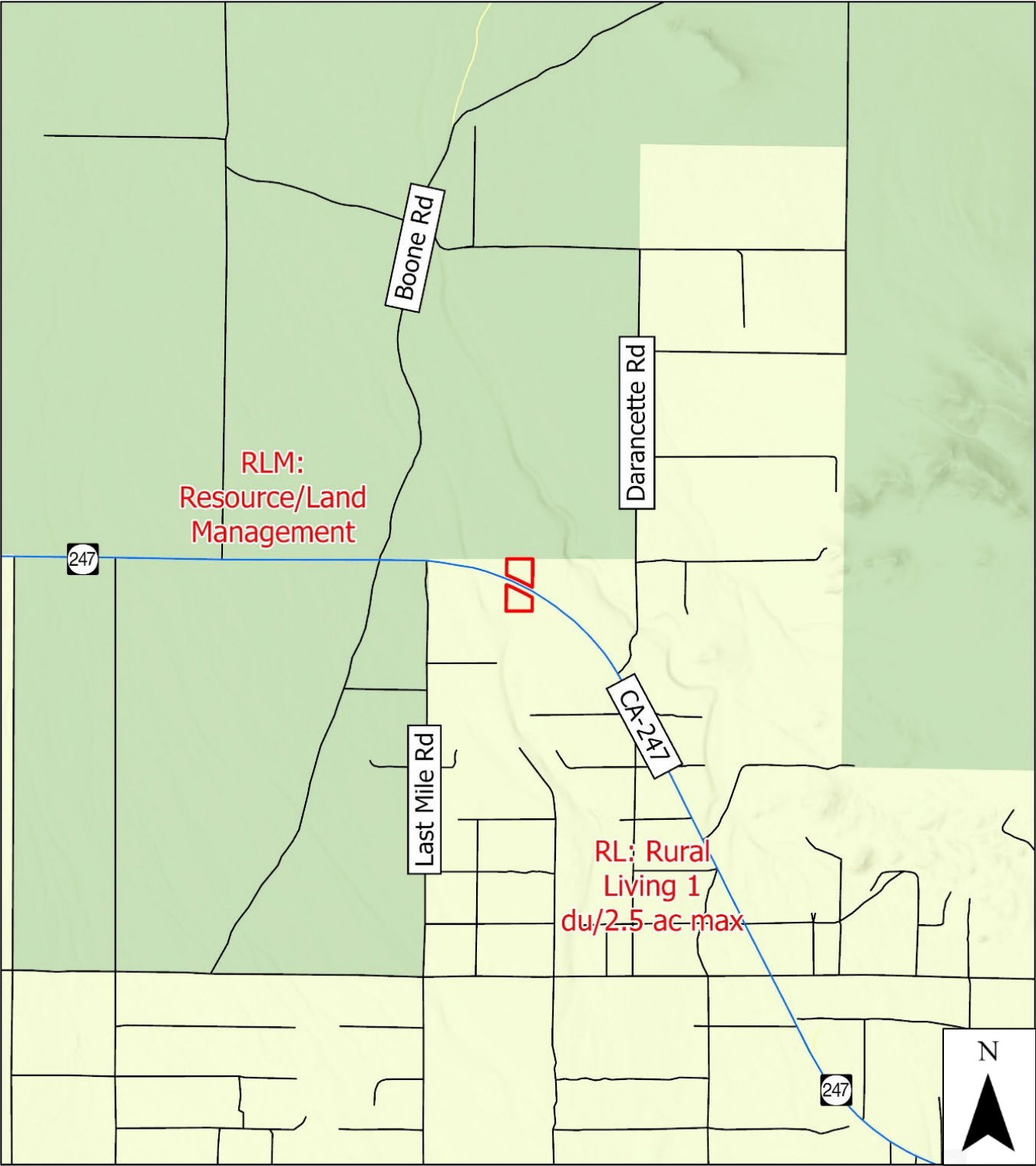
REGIONAL LOCATION MAP



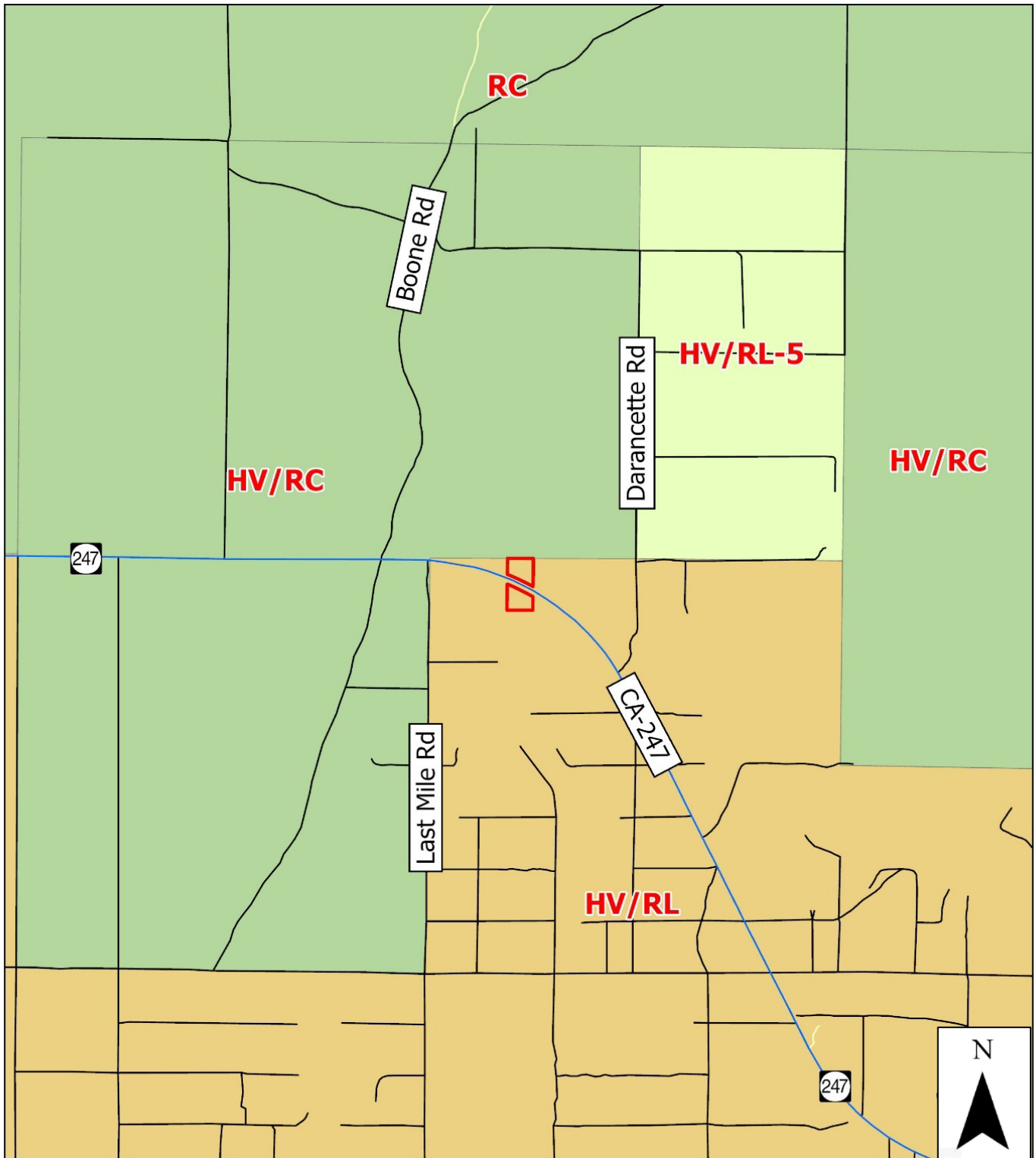
VICINITY MAP



LAND USE CATEGORY MAP



ZONING DISTRICT MAP



SITE PHOTOS and PHOTO SIMULATIONS

Existing and Proposed View 1: Looking East from Old Woman Springs Road



IE95409B

JOHNSON VALLEY

51471 OLD WOMAN SPRINGS RD., JOHNSON VALLEY, CA 92285



LOCATION

© 2022 GOOGLE MAPS



EXISTING

VIEW 1



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.

Existing and Proposed
View 2: Looking East from Old Woman Springs Road



IE95409B
JOHNSON VALLEY
51471 OLD WOMAN SPRINGS RD. JOHNSON VALLEY, CA 92285



LOCATION



EXISTING

VIEW 2



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.

Existing and Proposed

View 3: Looking Northwest from Old Woman Springs Road

T-Mobile

IE95409B

JOHNSON VALLEY

51471 OLD WOMAN SPRINGS RD. JOHNSON VALLEY, CA 92285



LOCATION

©2022 GOOGLE MAPS



EXISTING

VIEW 3



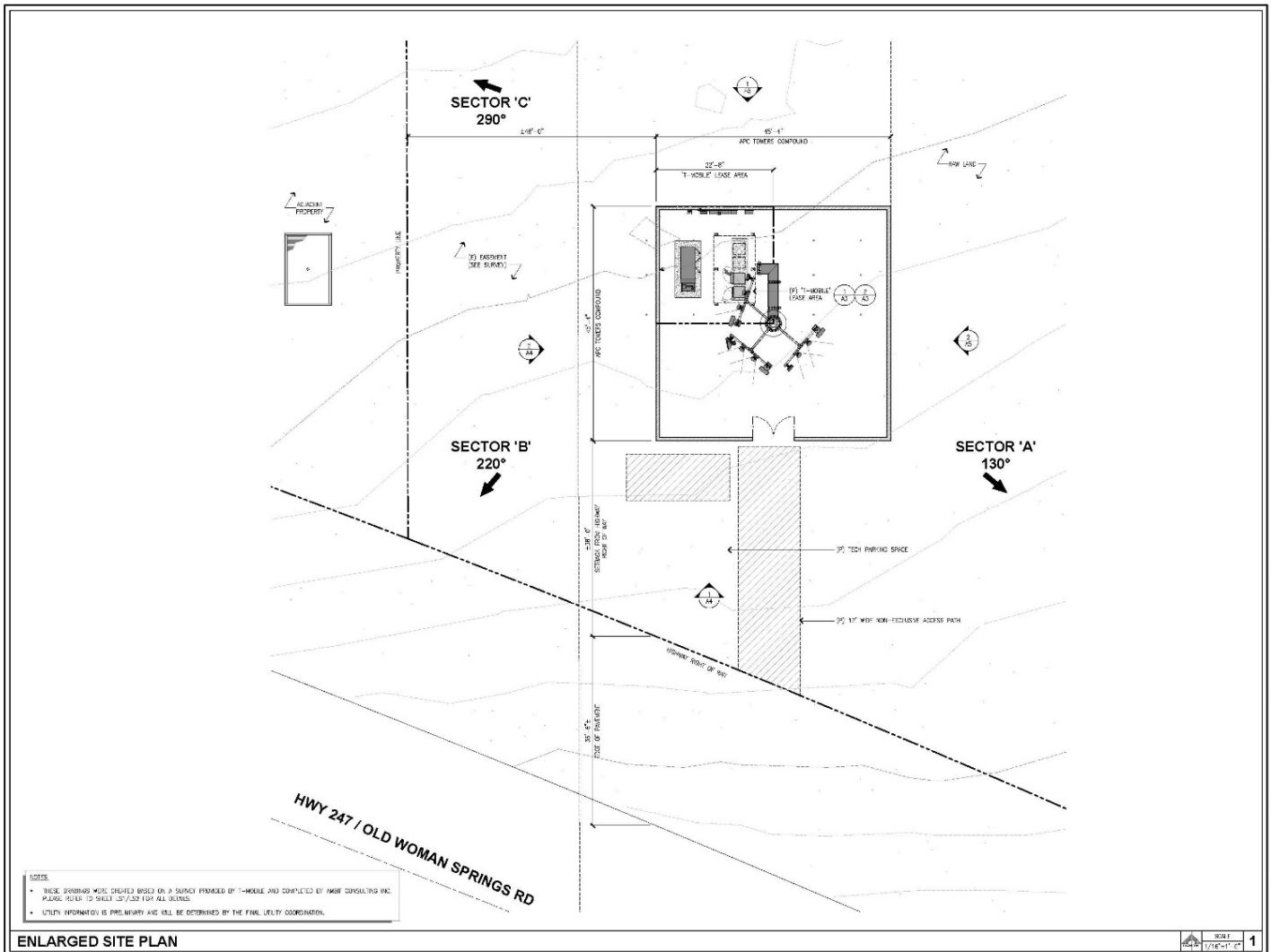
PROPOSED T-MOBILE PANEL ANTENNAS
ON MONOPOLE

PROPOSED T-MOBILE EQUIPMENT LEASE AREA

PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.

SITE PLAN



SOUTH AND WEST ELEVATION



PROJECT DESCRIPTION AND BACKGROUND

McClain Cell Tower - Minor Use Permit to construct a T-Mobile wireless telecommunications facility, installing a 120-foot monopole with 12 panel antennas, 1 GPS antenna, 2 equipment cabinets, 1 diesel generator, and 1 steel canopy. All related equipment will be enclosed within a 8-foot-high wall enclosure on a 2,056 SQ FT lease area of a 4.09-acre parcel located at 51471 Old Woman Springs Road in Johnson Valley, CA 92285 within the Rural Living (RL) Land Use Category and Homestead Valley/Rural Living (HV/RL) Zoning District; 3rd Supervisorial District; APN: 0454-243-04; Project Number: PROJ-2024-00147

PUBLIC PROJECT NOTICES

The Planning Division mailed thirty (30) Project Notices on January 27, 2025. No comments were received.

PUBLIC HEARING NOTICES

The Planning Division mailed thirty (30) Public Hearing Notices on September 15, 2025. No comments have been received to date.

PROJECT ANALYSIS

Site Planning: The subject property is located in the Rural Living (RL) Land Use Category and Homestead Valley/Rural Living (HV/RL) Zoning District.

According to Table LU-1. Land Use Categories of the County Wide Plan, the Rural Living Land Use Category allows public and quasi-public facilities such as parks, religious facilities, schools, and sheriff stations, and fire stations. A Wireless Telecommunications Facility is considered a compatible use when all development code standards can be met.

According § 84.27.060 Review Procedures, (a) *Conditional Use Permit Required*. All wireless telecommunications facility projects shall be subject to a Conditional Use Permit/Minor Use Permit in compliance Chapter 85.06 (Conditional Use Permit/Minor Use Permit), with controversial projects requiring a public hearing before the Commission. Projects shall not be considered controversial solely on the basis of radio frequency emissions for all wireless telecommunications facilities. A Minor Use Permit is required for a Wireless Telecommunications facility in the Homestead Valley/Rural Living (HV/RL) Zoning District.

Development Code Compliance Summary: The project satisfies all applicable development standards of the Development Code in the Homestead Valley/Rural Living (HV/RL) Zoning District, as described in the following table:

Table 1 Project Code Compliance

Project Component	Development Code Standard	Project Plans
Chapter 84.27 Wireless Telecommunication Facilities	Minor Use Permit	Minor Use Permit
Structure Height § 84.27.030	120 feet	120 feet
Separation from Residences § 84.27.040	300 feet	.21 Miles
Minimizing Impacts §84.27.050 <i>(b) Separation from Existing Facility</i>	2,000 feet from another visible telecommunications facility	No telecommunications facility within 2,000 feet
Project Notices § 84.27.070	Rural Areas - 1320 feet	January 27, 2025 30 project notices 1,320 feet

SEPARATION FROM RESIDENCES § 84.27.040

Separation from Residence: According to Section 84.27.040, telecommunication towers and antennas shall not be located closer than 300 feet or a distance equal to 200 percent of the height of the tower, whichever is greater, from an off-site residence. The nearest residence is located approximately .21 miles south of the project site. The dilapidated recreational cabin is located approximately 300 feet south of the proposed project. The project meets this development standard. It is unlikely that future residences will be within 300 feet of the proposed telecommunication tower.

MINIMIZING IMPACTS § 84.27.050

Separation from Other Facility: According to Section 84.27.050 (b), no telecommunications facility or antenna that is visible to the public from off the applicant's property shall be installed closer than 2,000 feet from another visible telecommunications facility or antenna without a variance, unless it is a co-location or joint location facility. This provision shall not apply to situations where either the existing or the proposed telecommunications facility or antenna within 2,000 feet uses a camouflage or stealth design approved by the County. There is no colocation option available within 2,000 linear feet of the proposed project.

Ridgeline Sites: According to Section 84.27.050 (c), telecommunication facilities in areas of high visibility within sensitive viewsheds shall be sited below the ridgeline as viewed from a distance and designed to minimize their profile (e.g., screened, depressed, or located behind berms, trees, etc.). The proposed project is on State Scenic Highway CA-247. According to Section 82.19.040 (m) Wireless Telecommunications Facilities shall be allowed within scenic areas pursuant to Chapter 84.27, which states Wireless Telecommunications Facilities within sensitive viewsheds shall be designed to minimize their profile.

Non-Reflective Colors: According to Section 84.27.050 (d), Structures, poles, towers, antenna supports, antennas and other components of each telecommunication site shall be treated with

non-reflective colors to provide concealment of the facilities. The proposed wireless facility is a 120-foot-tall non-reflective monopole.

Camouflaging: According to Section 84.27.050 (e), for facilities that are not stealthed, telecommunication facilities and antennas and ground equipment shall blend with the predominant viewing background to the maximum extent practical, except when the treatment does not comply with Federal Aviation Authority (FAA) requirements. The proposed project would be enclosed within an 8-foot-tall high stack wall to help blend appropriately. The mono pole design was approved by the property owner.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): All projects are subject to the provisions of CEQA and must be reviewed for compliance. Planning Staff determined that the Project proposal qualifies for a Class 3 Categorical Exemption under Section 15303 of CEQA which applies to the new construction and location of small structures and appurtenant equipment. Therefore, the filing of a Notice of Exemption is recommended. The exemption prepared for this project reflects the Planning Division's independent judgment in making this determination.

RECOMMENDATION: Staff recommends that the Zoning Administrator:

- 1) **FIND** the project Exempt from CEQA per Section 15303.
- 2) **APPROVE** Minor Use Permit to allow for the construction and operation of a 120-foot monopole, 12 panel antennas, 1 GPS antenna, 1 diesel generator, 2 equipment cabinets, 1 steel canopy, 8-foot-high wall enclosure; and
- 3) **ADOPT** the Findings and Conditions of Approval as included with the Staff Report; and
- 4) **DIRECT** staff to file a Notice of Exemption in accordance with the California Environmental Quality Act.

ATTACHMENTS:

EXHIBIT A: Findings
EXHIBIT B: Conditions of Approval
EXHIBIT C: Project Plans
EXHIBIT D: Notice of Exemption

EXHIBIT A: FINDINGS

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FINDINGS: MINOR USE PERMIT

MCCLAIN CELL TOWER - MINOR USE PERMIT TO CONSTRUCT A T-MOBILE WIRELESS TELECOMMUNICATIONS FACILITY, INSTALLING A 120-FOOT MONOPOLE WITH 12 PANEL ANTENNAS, 1 GPS ANTENNA, 2 EQUIPMENT CABINETS, 1 DIESEL GENERATOR, AND 1 STEEL CANOPY. ALL RELATED EQUIPMENT WILL BE ENCLOSED WITHIN A 8-FOOT-HIGH WALL ENCLOSURE ON A 2,056 SQ FT LEASE AREA OF A 4.09-ACRE PARCEL; LOCATED AT 51471 OLD WOMAN SPRINGS ROAD IN JOHNSON VALLEY, CA 92285 WITHIN THE RURAL LIVING (RL) LAND USE CATEGORY AND HOMESTEAD VALLEY/RURAL LIVING (HV/RL) ZONING DISTRICT; 3RD SUPERVISORIAL DISTRICT; APN: 0454-243-04; PROJECT NUMBER: PROJ-2024-0014

The following Chapter 85.06.040(a) *General findings for all Use Permits (Conditional and Minor)* must be made in the affirmative in order to approve the Project's Minor Use Permit:

- 1. THE SITE FOR THE PROPOSED USE IS ADEQUATE IN TERMS OF SHAPE AND SIZE TO ACCOMMODATE THE PROPOSED USE AND ALL LANDSCAPING, OPEN SPACE, SETBACKS, WALLS AND FENCES, YARDS, AND OTHER REQUIRED FEATURES PERTAINING TO THE APPLICATION.**

The 4.09-acre parcel is an adequate size and shape to accommodate the 120-foot-tall, monopole and all landscaping, open space, setbacks, walls and fences, yards, and other required features pertaining to the application. There is adequate space onsite to accommodate the enclosure with appropriate screening and setbacks. The facility complies with the minimum 300-foot separation from the nearest single-family home. The facility complies with the required 2,000-foot separation requirement from another wireless communications facility.

- 2. THE SITE FOR THE PROPOSED USE HAS ADEQUATE ACCESS, WHICH MEANS THAT THE SITE DESIGN INCORPORATES APPROPRIATE STREET AND HIGHWAY CHARACTERISTICS TO SERVE THE PROPOSED USE.**

The proposed project is accessible from Old Woman Springs Road. Old Woman Springs Road has appropriate street dedication to serve the proposed wireless communications facility.

- 3. THE PROPOSED USE WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON ABUTTING PROPERTY OR THE ALLOWED USE OF THE ABUTTING PROPERTY, WHICH MEANS THE USE WILL NOT GENERATE EXCESSIVE NOISE, TRAFFIC, VIBRATION, LIGHTING, GLARE, OR OTHER DISTURBANCE.**

The proposed wireless facility is located on a 4.09-acre parcel. The nearest residence is located approximately .21 mile southwest of the project site. The dilapidated recreational cabin is located approximately 300 feet away from the proposed wireless facility.

Furthermore, the proposed wireless facility would only receive maintenance as needed, which would not generate excessive noise, traffic, light, glare, or other types of disturbance. Therefore, the use would not have adverse effects on abutting properties.

4. THE PROPOSED USE AND MANNER OF DEVELOPMENT ARE CONSISTENT WITH THE GOALS, MAPS, POLICIES, AND STANDARDS OF THE COUNTY GENERAL PLAN AND ANY APPLICABLE COMMUNITY OR SPECIFIC PLAN.

The proposed wireless telecommunications facility is consistent with the goals, policies, standards and maps of the Countywide Plan. The project specifically implements the following San Bernardino County General Plan goals and policies: IU-5.2; “County encourage the expansion of advanced mobile and fixed wireless communication technologies that improve service, coverage, and reliability throughout the county.” and IU-5.6, an intent to “County encourage infrastructure, telecommunication, and utility planning and projects to coordinate so that improvements are made concurrently or in such a manner that minimizes disruption to right-of-way and reduces costs.” thus reducing dependency on non-renewable energy sources.

5. THERE IS SUPPORTING INFRASTRUCTURE, EXISTING OR AVAILABLE, CONSISTENT WITH THE INTENSITY OF THE DEVELOPMENT, TO ACCOMMODATE THE PROPOSED PROJECT WITHOUT SIGNIFICANTLY LOWERING SERVICE LEVELS.

There is supporting infrastructure available to accommodate the proposed development without significantly lowering service levels. The unmanned nature of the proposed project and its limited scope of activities will only minimally increase service demands. Due to the periodic nature of inspection and maintenance trips created by this proposal, no potentially significant adverse impacts are anticipated.

6. THE LAWFUL CONDITIONS STATED IN THE APPROVAL ARE DEEMED REASONABLE AND NECESSARY TO PROTECT THE OVERALL PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

This facility was reviewed and conditioned by various County agencies to ensure compliance with County development standards. All related equipment will be integrated with the proposed facility and will be screened from view. Therefore, the conditions stated in the approval are deemed necessary to protect the overall public health, safety and general welfare

7. THE DESIGN OF THE SITE HAS CONSIDERED THE POTENTIAL FOR THE USE OF SOLAR ENERGY SYSTEMS AND PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES.

The proposed facility will not utilize solar energy for power. However, the sites design will allow for the placement of solar energy systems, if needed in the future. Placement of solar energy would be subject to its own entitlement process.

ADDITIONAL MINOR USE PERMIT FINDINGS:

8. THERE ARE NO CIRCUMSTANCES THAT WOULD RESULT IN STANDARDS OR CONDITIONS NOT BEING ABLE TO ADEQUATELY MITIGATE ENVIRONMENTAL IMPACTS.

A Notice of Exemption (NOE) has been prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgment of the County acting as lead agency for the project. The Project meets the Categorical Exemption guidelines and has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) because the project consists of the construction of limited numbers of new structures and installation of small new equipment and facilities, per section 15303: "New Construction or Conversion of Small Structures.

9. THE PROJECT IS PLANNED FOR IMMEDIATE DEVELOPMENT AND DOES NOT INCLUDE A PHASED DEVELOPMENT.

The project is planned for immediate development and does not include any future, phased development.

10. THE PROJECT IS NOT LIKELY TO RESULT IN CONTROVERSY.

No comments were received during the public comment period.

FINDINGS: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

11. THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT, SUBJECT TO THE IMPLEMENTATION OF THE PROPOSED CONDITIONS OF APPROVAL AND MITIGATION MEASURES.

The project was determined to be exempt from the California Environmental Quality Act as noted above. The Project will not have a significant adverse impact on the environment with the implementation of the required conditions of approval.

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EXHIBIT B: CONDITIONS OF APPROVAL

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Conditions of Approval

Record:	PROJ-2024-00147	System Date:	09/18/2025
Record Type:	Project Application	Primary APN:	0454243040000
Record Status:	Decision Pending	Application Name:	MCCLAIN CELL TOWER- MINOR USE PERMIT (TELECOMMUNICATION FACILITY)
Effective Date:	10/06/2025	Expiration Date:	10/06/2028
Description:	MCCLAIN CELL TOWER - MINOR USE PERMIT TO CONSTRUCT A T-MOBILE WIRELESS TELECOMMUNICATIONS FACILITY, INSTALLING A 120-FOOT MONOPOLE WITH 12 PANEL ANTENNAS, 1 GPS ANTENNA, 2 EQUIPMENT CABINETS, 1 DIESEL GENERATOR, AND 1 STEEL CANOPY. ALL RELATED EQUIPMENT WILL BE ENCLOSED WITHIN A 8-FOOT-HIGH WALL ENCLOSURE ON A 2,056 SQ FT LEASE AREA OF A 4.09-ACRE PARCEL; LOCATED AT 51471 OLD WOMAN SPRINGS ROAD IN JOHNSON VALLEY, CA 92285 WITHIN THE RURAL LIVING (RL) LAND USE CATEGORY AND HOMESTEAD VALLEY/RURAL LIVING (HV/RL) ZONING DISTRICT; 3RD SUPERVISORIAL DISTRICT; APN: 0454-243-04; PROJECT NUMBER: PROJ-2024-0014		

This document does not signify project approval.

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

Contact information is provided at the end of this document for follow-up on individual conditions.

ON-GOING

Land Use Services - Planning

1 **Project Approval Description (CUP/MUP)** - Status: Outstanding

This Minor Use Permit is conditionally approved to construct and operate a new T-Mobile Wireless Telecommunication Facility, installing a 120-foot monopole with 12 panel antennas, 1 GPS antenna, 2 equipment cabinets, 1 diesel generator, and 1 steel canopy, all related equipment to be enclosed within an 8-foot-high wall enclosure on a 2,056 SQ FT lease area of a 4.09-acre parcel in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.

2 **Project Location** - Status: Outstanding

The Project site is located at 51471 Old Woman Springs Road in Johnson Valley, CA 92285

3 **Revisions** - Status: Outstanding

Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

4 **Indemnification** - Status: Outstanding

In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval. Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses. This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

5 **Additional Permits** - Status: Outstanding

The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: b. STATE: c. COUNTY: d. LOCAL:

6 Expiration - Status: Outstanding

This project permit approval shall expire and become void if it is not "exercised" within 36 months of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

7 Continuous Effect/Revocation - Status: Outstanding

All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.

8 Extension of Time - Status: Outstanding

Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

9 Project Account - Status: Outstanding

The Project account number is PROJ-2024-00147. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

10 Development Impact Fees - Status: Outstanding

Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances

11 Performance Standards - Status: Outstanding

The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste

12 **Continous Maintenance** - Status: Outstanding

The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to: a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety. b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance. c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided. e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability. f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls. g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals. h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view. i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan. j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules. k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations. l) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

13 **Clear Sight Triangle** - Status: Outstanding

Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic

14 **Lighting** - Status: Outstanding

Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.

15 **Underground Utilities** - Status: Outstanding

No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.

- 16 **Construction Hours** - Status: Outstanding
Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
- 17 **Construction Noise** - Status: Outstanding
The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.
- 18 **Refuse Storage and Disposal** - Status: Outstanding
All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.
- 19 **Abandoned Site Restoration** - Status: Outstanding
A wireless internet facility that is not operated for a continuous period of 12 months shall be considered abandoned. The owners of an abandoned facility shall remove all structures within 90 days of receipt of notice from the County notifying the owner of abandonment. The owner shall return the site to its approximate natural condition. If an abandoned facility is not removed within the 90- day time period, the County may remove all such structures at the owner's expense. The applicant shall restore the site to its prior natural condition or as otherwise authorized by the Planning Division. Once the telecommunication company vacates the site, future establishment of the same or similar facility shall require new land use approval through the Planning Division.
- 20 **FCC Regulations** - Status: Outstanding
The developer of the Telecommunications facility shall operate the proposed radio/telephone equipment in strict conformance with Federal Communications Commission (FCC) regulations at all times so as not to cause a Public Health and Safety Hazard or nuisance to nearby properties and their radio and television reception. If, in the future, the FCC adopts more stringent Radio Frequency (RF) emission regulations, the developer shall submit an application to the County of San Bernardino to modify the Conditional Use Permit (CUP) in order to demonstrate compliance with the revised FCC regulations. Failure by the developer to apply for such a review of the subject CUP to conform to the FCC approval of revised RF emission regulations, shall subject this approval to possible revocation of the approval.
- 21 **FCC Signage** - Status: Outstanding
All site signage required by the Federal Communications Commission, if any, shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular basis.

22 **Renewable Occupancy** - Status: Outstanding

The occupancy and use of the Telecommunications facility is limited to a renewable 10-year period, in accordance with the required Telecom Facility Agreement. The facility is subject to evaluation, renewal and extension in 10-year increments. Planning staff shall evaluate the applicability of current technology to determine if the facility should be required to be upgraded, continue as approved or be terminated. Planning staff will also evaluate whether the facility remains compatible with adjacent land uses and if any additional buffering and screening measures are appropriate. If planning staff determines that the use should be terminated, then a public hearing before the Planning Commission shall be scheduled to validate the staff determination and to determine a reasonable amortization period. Should the Planning Commission act to terminate the Telecommunications facility use, then it shall no longer be considered valid legal use of the land after the established termination date. The wireless service provider will be granted a minimum of one year from the date of the Planning Commission action to terminate operations. Any unapproved use of the Telecommunications facility beyond the termination date shall be an enforceable violation.

23 **Telecom Tower Removal Surety** - Status: Outstanding

Surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director shall be required for the complete removal of the telecommunication tower and other elements of the facility and submitted to Code Enforcement along with the Special Use Permit (SUP) application. The applicant shall either: a) Post a performance or other equivalent surety bond issued by an admitted surety insurer guaranteeing the complete removal of the telecommunication tower and other elements of the facility in a form or manner determined acceptable to County Counsel and the Land Use Services Director in an amount equal to 120% of the cost estimate therefore provided by a licensed civil engineer and approved by the Land Use Services Director, OR b) Cause the issuance of a certificate of deposit or an irrevocable letter of credit payable to the County of San Bernardino issued by a bank or savings association authorized to do business in this state and insured by the Federal Deposit Insurance Corporation for the purpose of guaranteeing the complete removal of the telecommunication tower and other elements of the facility in a form in a form or manner determined acceptable to County Counsel and the Land Use Services Director in an amount equal to 120% of the cost estimate therefore provided by a licensed civil engineer and approved by the Land Use Services Director.

24 **Telecommunications Facility Agreement** - Status: Outstanding

The developer shall sign and adhere to the terms of a required Telecommunications Facility Agreement, to be completed to the satisfaction of County Counsel and in coordination with County Planning, before this approval is deemed vested for continuous effect and operation. a) TFA – Co-location. The applicant shall sign an agreement with the County that clearly establishes a commitment both in design and policy to allow for future joint use or co-location of other telecommunications facilities at this same cell site. The document will be reviewed and approved by County Planning Staff, enforced through the required SUP, and retained for future reference to allow coordination with future telecommunications providers/networks in this region. b) TFA – Termination. The developer of the Telecommunications facility and the property owner shall sign an agreement with the County which states that they: Agree to terminate the described land use within ten (10) years from its approval, OR as extended, OR before any termination date established through a public hearing before the Planning Commission. Agree that no vested right to such land use shall exist after such termination date is established. Agree not to transfer ownership of the described property or operation rights of this Telecommunications facility without first notifying the prospective purchaser(s) of the provisions, limitations and these “Conditions of Approval” and the “Telecom Facility Agreement” signed to the satisfaction of County Counsel and Planning; and Agree that this agreement shall be enforced through a required Special Use Permit.

25 **Access** - Status: Outstanding

The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.

26 **Back Out Into Public Roadways** - Status: Outstanding

Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

Public Health– Environmental Health Services

27 **Noise Levels** - Status: Outstanding

Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.

INFORMATIONAL

County Fire - Community Safety

28 **F01 Jurisdiction** - Status: Outstanding

The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

29 **F04 Fire Permit Expiration** - Status: Outstanding

Construction permits shall automatically expire and become invalid unless the work authorized such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the permit may be made in writing PRIOR TO the expiration date justifying the reason that the permit should be extended.

30 **F15 Access – 30% slope** - Status: Outstanding

Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department.

31 **F49 Cell Towers** - Status: Outstanding

Cell towers that are proposed in a Fire Safety Overlay District with a camouflaged covering [e.g. tree] shall indicate that all such exterior camouflaged coverings shall be of an approved fire resistive material.

32 **F50 PSTS Interference** - Status: Outstanding

Cell site installation and operation of the proposed system shall not cause harmful interference to the County's Public Safety Telecommunications System (PSTS). If it is determined that the system causes harmful interference with PSTS operations the cell tower operations shall cease immediately upon order of the Fire Chief or other County official.

33 **F70 Additional Requirements** - Status: Outstanding

In addition to the Fire requirements stated herein, other onsite and off-site improvements may be required which cannot be determined at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

PRIOR TO LAND DISTURBANCE

Land Use Services - Building and Safety

34 **Geotechnical Report** - Status: Outstanding

A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.

Public Health– Environmental Health Services

35 **Vector Control Requirement** - Status: Outstanding

The project area has a high probability of containing vectors. A vector survey shall be conducted to determine the need for any required control programs. A vector clearance application shall be submitted to the appropriate Mosquito & Vector Control Program. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

PRIOR TO BUILDING PERMIT ISSUANCE

County Fire - Community Safety

36 **F02 Fire Fee** - Status: Outstanding

The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.

37 **F09 Building Plans** - Status: Outstanding

Building Plans shall be submitted to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

38 **F69 Haz-Mat Approval** - Status: Outstanding

The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8401 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.

External Agencies

39 **SUP Annual Inspection** - Status: Outstanding

The applicant shall submit for review and gain approval of a Special Use Permit (SUP). The Telecommunication Tower Removal Surety shall also be submitted with the SUP application. Thereafter, the applicant shall renew the SUP annually and shall authorize an annual inspection. The SUP shall authorize inspections to review and confirm continuing compliance with the listed conditions of approval, including any mitigation measures. This compliance review shall include evaluation of the maintenance of all storage areas, landscaping, screening, and buffering. Failure to comply shall cause enforcement actions against the property. Such actions may cause a hearing or action that could result in the revocation of this approval and imposition of additional sanctions and/or penalties in accordance with established land use enforcement procedures. Any additional inspections deemed necessary by the Code Enforcement Supervisor shall constitute a special inspection and be charged at a rate in accordance with the County Fee Schedule, including travel time, not to exceed three hours, per inspection. Specifically, the SUP shall evaluate and administer the following in accordance with the related provisions of these conditions:

- Telecommunication Facility maintenance. This includes all landscaping, screening, buffering, painting, and required stealthing and camouflaging elements.
- Telecommunication Facility time limit. A determination shall be made every ten years through the SUP based upon technology and land use compatibility as to whether or not the authorization for the use will be renewed for an additional ten-year period.
- Telecommunication Facility FCC-RF regulation reevaluation.
- Telecommunication Facility Abandoned Site Restoration.
- Telecommunication Facility Agreement.
- Telecommunication Tower Removal Surety

Land Use Services - Building and Safety

40 **Construction Plans** - Status: Outstanding

Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

PRIOR TO OCCUPANCY

County Fire - Community Safety

41 **F06 Inspection by Fire Department** - Status: Outstanding

Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

County Fire - Hazardous Materials

42 **Permit Required** - Status: Outstanding

Prior to occupancy, a business or facility that handles hazardous materials in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any amount of hazardous waste shall obtain hazardous material permits from this department. Prior to occupancy, the business operator shall apply for permits (Hazardous Material Handler Permit, Hazardous Waste Generator Permit, Aboveground Petroleum Storage Tank Permit, Underground Storage Tank Permit, or other applicable permits) by submitting a complete hazardous materials business plan using the California Environmental Reporting System (CERS) at <http://cers.calepa.ca.gov/> or apply for exemption from permitting requirements. Contact the Office of the Fire Marshal, Hazardous Materials Section at (909) 386-8401 or visit <https://sbcfire.org/hazmatcupa/> for more information.

Land Use Services - Building and Safety

43 **Condition Compliance Release Form Sign-off** - Status: Outstanding

Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

PRIOR TO RECORDATION

County Fire - Community Safety

44 **F16 Access** - Status: Outstanding

The development shall have a minimum of ____ONE__ points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. b. Multi-Story Road Access Width. Fire apparatus access roadways serving buildings that are three (3) or more stories or thirty (30) feet or more in height shall be a minimum of thirty (30) feet in unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

PRIOR TO FINAL INSPECTION

County Fire - Community Safety

45 **F11 Combustible Vegetation** - Status: Outstanding

Combustible vegetation shall be removed as follows: a. Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. b. Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance #3586

46 **F47 Above Ground Storage Tank** - Status: Outstanding

Above Ground Storage Tank plans shall be submitted to the San Bernardino County Fire Department for review and approval prior to any installation on-site. The required Fees shall be paid at time of plan submittal.

47 **F48 Material Identification Placards** - Status: Outstanding

The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.

48 **F51 Commercial Addressing** - Status: Outstanding

Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated address identification shall be displayed on a monument, sign or other approved means with numbers that are a minimum of six (6) inches in height and three-quarter ($\frac{3}{4}$) inch stroke.

If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	https://lus.sbcounty.gov/	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbctfire.org/	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	https://dpw.sbcounty.gov/	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	https://ehs.sbcounty.gov	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafco.org/	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	
External Agencies (Caltrans, U.S. Army, etc.)		See condition text for contact information...

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EXHIBIT C: PROJECT PLANS

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T-Mobile
2008 McGAW AVENUE
IRVINE, CA. 92617



IE95409B
JOHNSON VALLEY
51471 OLD WOMAN SPRINGS RD.
JOHNSON VALLEY, CALIFORNIA 92285
SAN BERNARDINO COUNTY

NSB

3	07-17-25	REVISED COMPOUND LOCATION
2	04-30-25	REVISED ANTENNA HEIGHT
1	01-28-25	REVISED ZDs
0	08-07-24	100% ZDs
A	06-13-24	90% ZDs FOR REVIEW



CASA
INDUSTRIES

440 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807



**coastal
business
group, inc.**

**24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA, 92637**

**NOT TO BE USED
FOR CONSTRUCTION**

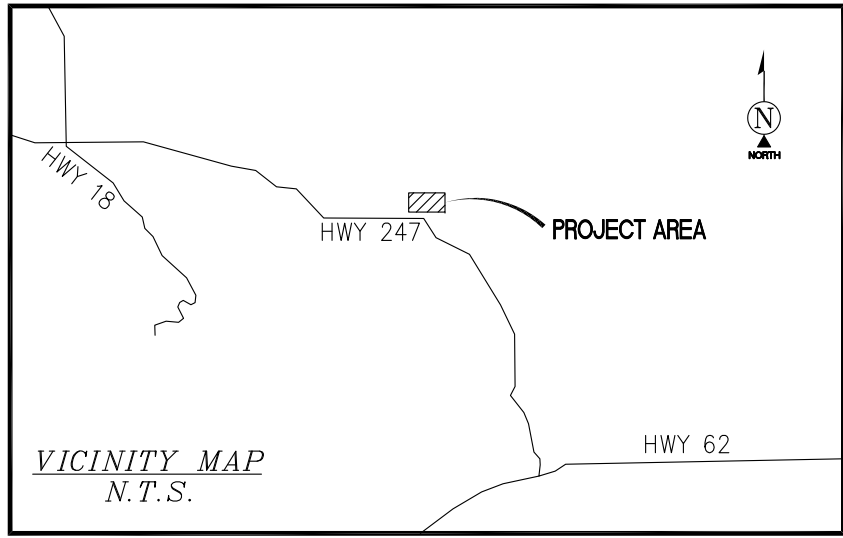
TITLE SHEET

T1	3
----	---

VICINITY MAP:

	<u>PRINT NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>
LANDLORD	_____	_____	_____
DEVELOP. MGR	_____	_____	_____
CONST. MGR	_____	_____	_____
PROJ. MGR	_____	_____	_____
ZONING MGR	_____	_____	_____
RF ENGINEER	_____	_____	_____
SAC REP.	_____	_____	_____
FOPS	_____	_____	_____

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA TITLE 24
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- TIA/EIA222-G OR LATEST EDITION



SURVEY DATE
03/22/2024

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 SYSTEM GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99980513

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 #06071C7375H (NOT PRINTED), DATED 08/28/2008

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.

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.

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

TAX ID: 0454-243-04-0000

BEING THE SAME PROPERTY CONVEYED TO JIM MCCLAIN, A WIDOWER, GRANTEE, FROM ROGER BERGMAN AND TAMARA BERGMAN, HUSBAND AND WIFE AS JOINT TENANTS, GRANTOR, BY GRANT DEED RECORDED 02/08/2022, AS DOCUMENT NO. 2022-0052143 OF THE SAN BERNARDINO COUNTY RECORDS.

LEGEND

NG	NATURAL GRADE		POSITION OF GEODETIC COORDINATES
P.O.B.	POINT OF BEGINNING		SPOT ELEVATION
P.O.C.	POINT OF COMMENCEMENT		AS NOTED
P.O.T.	POINT OF TERMINUS		STREET CENTERLINES
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			EASEMENT LINES
			TIE LINES
			LEASE AREA LIMITS
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

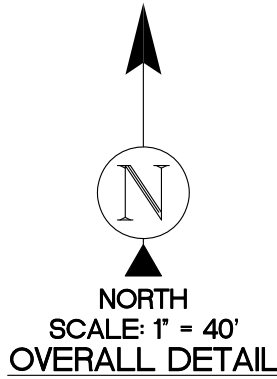
SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #XXXXX, ISSUED BY XXXXX, DATED XXXX. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I--- REQUIREMENTS ARE MET.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(C).
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- QUANTITY OF ACREAGE/SQUARE FOOTAGE AS SET FORTH IN SCHEDULE A, IF ANY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- RIGHTS AND RESERVATIONS AS SET FORTH IN THE PATENT, RECORDED, IN BOOK, PAGE OF THE COUNTY RECORDS., RECORDED 04/18/1961, IN BOOK 5407, PAGE 302 OF THE SAN BERNARDINO COUNTY OFFICIAL RECORDS. (AS SHOWN ON SURVEY)
- EXCEPTING THEREFROM ALL OIL, GAS AND OTHER MINERALS DEPOSITS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME, AS RECORDED 04/18/1961 IN PATENT BOOK 5407, PAGE 302 OF THE SAN BERNARDINO COUNTY OFFICIAL RECORDS. (BLANKET IN NATURE)
- SUBJECT TO THAT PORTION DEEDED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES AS SET FORTH IN DEED, RECORDED 09/10/2014, IN DOCUMENT NO. 2014-0334093 OF THE SAN BERNARDINO COUNTY OFFICIAL RECORDS. (AS SHOWN ON SURVEY)

SEE SURVEY DETAIL
ON SHEET LS-2



APN: 0454-243-03

APN: 0454-243-07

APN: 0454-651-11

PARENT PARCEL
APN: 0454-243-04

PARENT PARCEL
APN: 0454-243-04
OWNER: JIM MCCLAIN
DEED: 2022-0052143

P.O.C. FOUND 1 INCH IRON PIPE WITH PLASTIC CAP MARKED "LS 5297" MARKING THE NORTHEAST CORNER OF THE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST

APN: 0454-243-26

APN: 0454-243-26

APN: 0454-243-31

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
PHONE: (919) 926-9838
WWW.APCTOWERS.COM

PROJECT INFORMATION:

CA-1787

51471 OLD WOMAN SPRINGS RD.
JOHNSON VALLEY, CA 92885

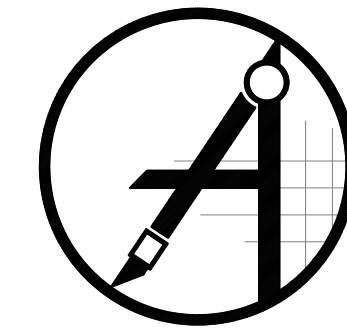
ORIGINAL ISSUE DATE:

03/26/2024

REV.: DATE: DESCRIPTION: BY:

A	03/26/24	PRELIM SUBMITTAL	AC
B	08/13/24	LEGALS (C)	AC
1	02/20/25	FLOOD ZONE (A)	SB
2	07/03/25	EXCEPTION 9 (A)	SB
3	07/15/25	DESIGN (C)	AC

SURVEY PREPARED BY:



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

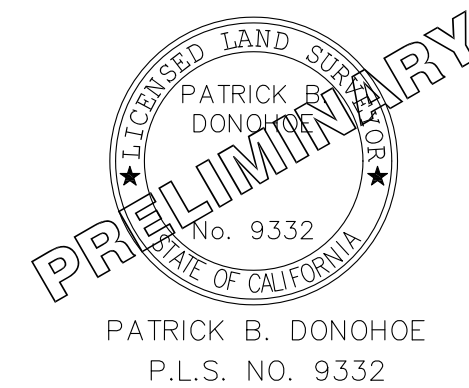
ambit consulting

CONSULTANT:

DRAWN BY: CHK.: APV.:

AC	SB(2)	XX
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LICENSER:

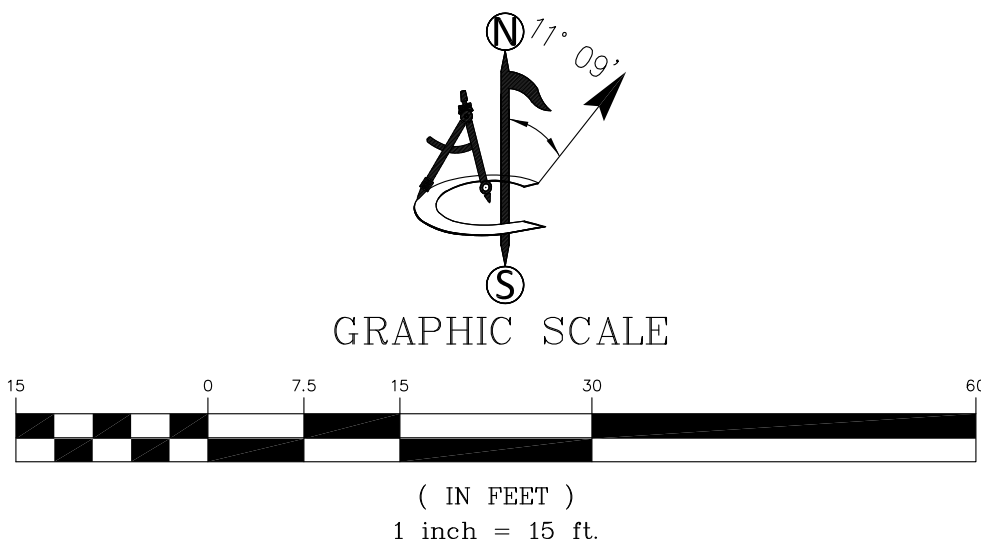


SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1



LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE WITH PLASTIC CAP MARKED "LS 5297" MARKING THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST, FROM WHICH A BRASS DISK MARKING THE NORTHWEST CORNER OF SAID SECTION 11 BEARS SOUTH 89°17'15" WEST ALONG THE NORTH LINE OF SAID SECTION 11, 1329.40 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 89°17'15" WEST, 238.49 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 11 SOUTH 00°00'00" EAST, 142.34 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, 45.33 FEET;
THENCE NORTH 90°00'00" WEST, 45.33 FEET;
THENCE NORTH 00°00'00" EAST, 45.33 FEET;
THENCE NORTH 90°00'00" EAST, 45.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 2055 SQUARE FEET (0.047 ACRES) OF LAND, MORE OR LESS.

12.00 FOOT WIDE ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA BEING A 12.00 FOOT WIDE STRIP OF LAND, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A 1 INCH IRON PIPE WITH PLASTIC CAP MARKED "LS 5297" MARKING THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST, FROM WHICH A BRASS DISK MARKING THE NORTHWEST CORNER OF SAID SECTION 11 BEARS SOUTH 89°17'15" WEST ALONG THE NORTH LINE OF SAID SECTION 11, 1329.40 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 89°17'15" WEST, 238.49 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 11 SOUTH 00°00'00" EAST, 142.34 FEET THENCE SOUTH 00°00'00" EAST, 45.33; THENCE NORTH 90°00'00" WEST, 23.48 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, 46.82 FEET TO THE NORTHERLY RIGHT OF WAY OF HIGHWAY 247, ALSO KNOWN AS OLD WOMAN SPRINGS ROAD, AND THE POINT OF TERMINUS

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED SOUTHERLY TO THE NORTHERLY RIGHT OF WAY OF HIGHWAY 247, ALSO KNOWN AS OLD WOMAN SPRINGS ROAD.

LEGEND

- NG NATURAL GRADE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.T. POINT OF TERMINUS
- POSITION OF GEODETIC COORDINATES
SPOT ELEVATION
- STREET CENTERLINES
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINES
TIE LINES
LEASE AREA LIMITS
MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL



8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
PHONE: (919) 926-9838
WWW.APCTOWERS.COM

PROJECT INFORMATION:

CA-1787

51471 OLD WOMAN SPRINGS RD.
JOHNSON VALLEY, CA 92885

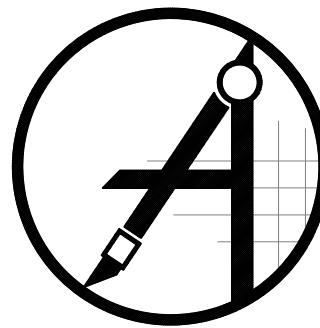
ORIGINAL ISSUE DATE:

03/26/2024

REV.: DATE: DESCRIPTION: BY:

A	03/26/24	PRELIM SUBMITTAL	AC
B	08/13/24	LEGALS (C)	AC
1	02/20/25	FLOOD ZONE (A)	SB
2	07/03/25	EXCEPTION 9 (A)	SB
3	07/15/25	DESIGN (C)	AC

SURVEY PREPARED BY:



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

ambit consulting

CONSULTANT:

DRAWN BY: CHK.: APV.:

AC	SB(2)	XX
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LICENSER:



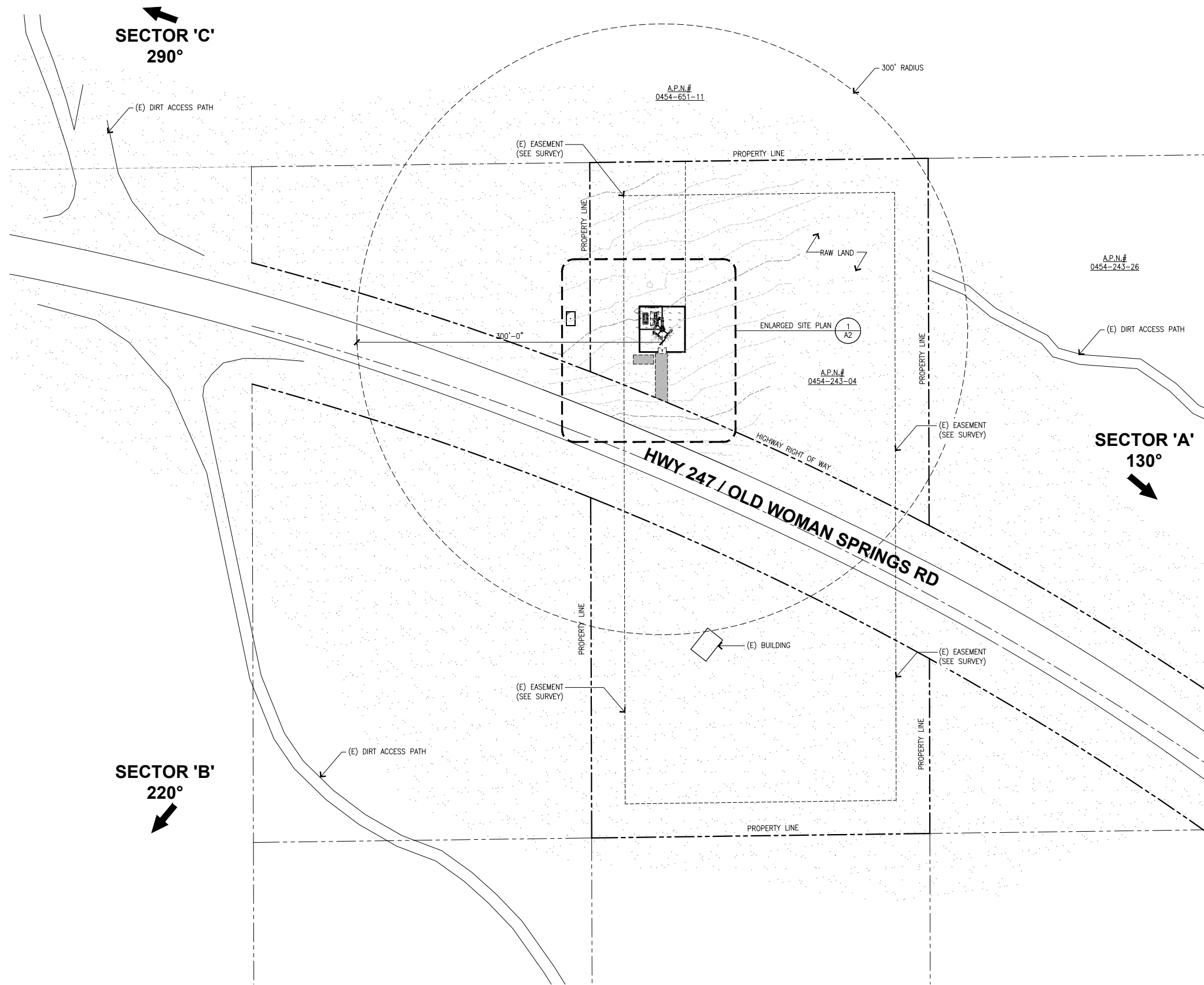
PATRICK B. DONOHOE
P.L.S. NO. 9332

SHEET TITLE:

SURVEY DETAIL

SHEET NUMBER:


LS-2



NOTES:

- THESE DRAWINGS WERE CREATED BASED ON A SURVEY PROVIDED BY T-MOBILE AND COMPLETED BY AMBIT CONSULTING INC. PLEASE REFER TO SHEET LS1/LS2 FOR ALL DETAILS.
- UTILITY INFORMATION IS PRELIMINARY AND WILL BE DETERMINED BY THE FINAL UTILITY COORDINATION.

SITE PLAN



SCALE
1"=50'

0

25'

50'

1

T

Mobile

2008 MCGAW AVENUE
IRVINE, CA. 92617

APC

Towers

8601 SIX FORK RD, SUITE 250
RALEIGH, NC 28715

PROJECT INFORMATION:

IE95409B

JOHNSON VALLEY

51471 OLD WOMAN SPRINGS RD.
JOHNSON VALLEY, CALIFORNIA 92285
SAN BERNARDINO COUNTY

PROJECT TYPE:

NSB

REV:	DATE:	DESCRIPTION:
3	07-17-25	REVISED COMPOUND LOCATION
2	04-30-25	REVISED ANTENNA HEIGHT
1	01-28-25	REVISED ZDs
0	08-07-24	100% ZDs
A	06-13-24	90% ZDs FOR REVIEW

PLANS PREPARED BY:

C

CASA

INDUSTRIES

4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

CONSULTANT:

coastal
business
group, inc.

24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA. 92637

LICENSURE:

NOT TO BE USED
FOR CONSTRUCTION

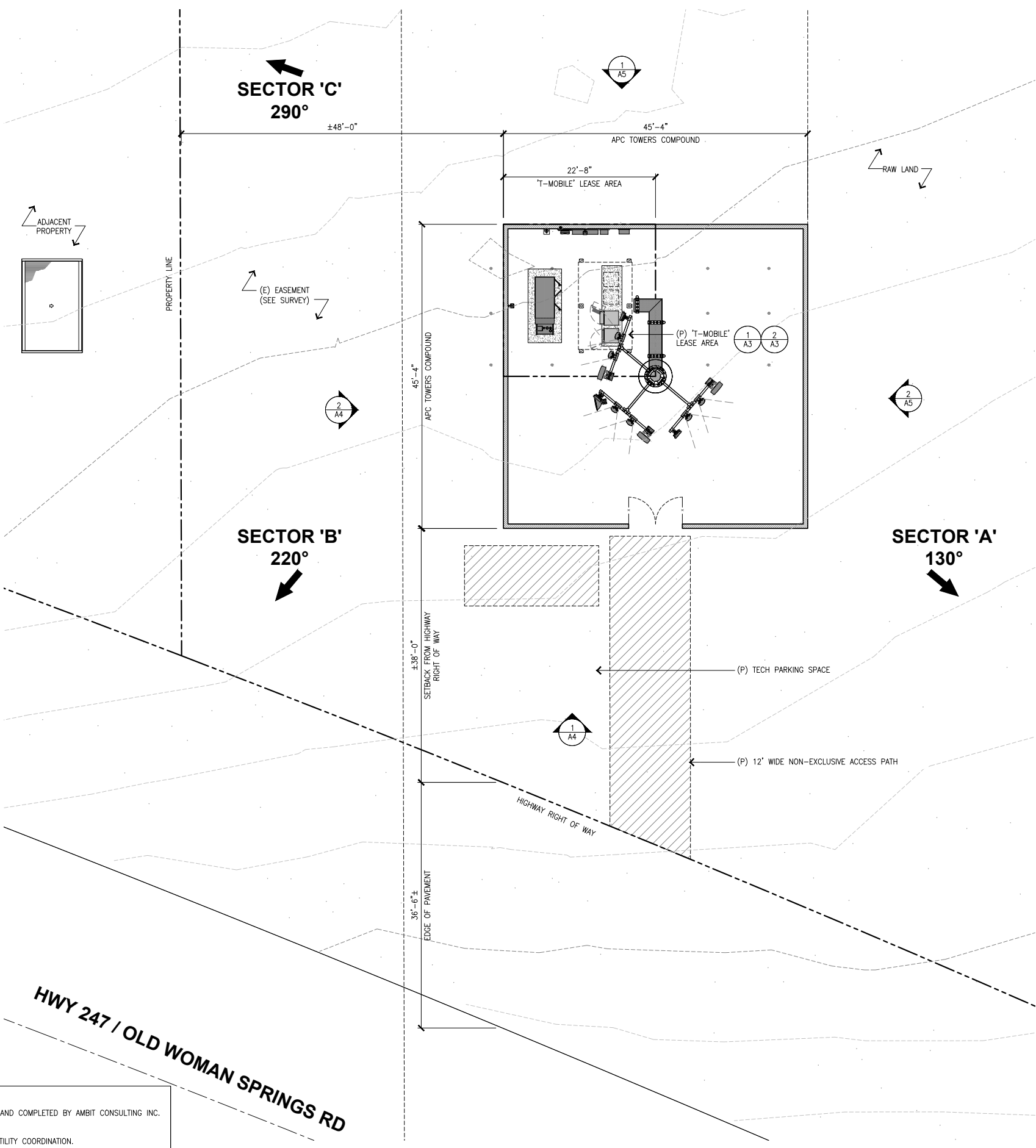
SHEET TITLE:

SITE PLAN

SHEET NUMBER: A1

REVISION: 3

40



NOTES:

- THESE DRAWINGS WERE CREATED BASED ON A SURVEY PROVIDED BY T-MOBILE AND COMPLETED BY AMBIT CONSULTING INC. PLEASE REFER TO SHEET LS1/LS2 FOR ALL DETAILS.
- UTILITY INFORMATION IS PRELIMINARY AND WILL BE DETERMINED BY THE FINAL UTILITY COORDINATION.

ENLARGED SITE PLAN

SCALE
1/16"=1'-0"

1

2008 McGAW AVENUE
IRVINE, CA. 92617

8601 SIX FORK RD, SUITE 250
RALEIGH, NC 28715

PROJECT INFORMATION:

IE95409B
JOHNSON VALLEY
51471 OLD WOMAN SPRINGS RD.
JOHNSON VALLEY, CALIFORNIA 92285
SAN BERNARDINO COUNTY

PROJECT TYPE:

NSB

REV: DATE: DESCRIPTION:

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1	01-28-25	REVISED ZDs
0	08-07-24	100% ZDs
A	06-13-24	90% ZDs FOR REVIEW

PLANS PREPARED BY:

4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

CONSULTANT:

24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA. 92637

LICENSURE:

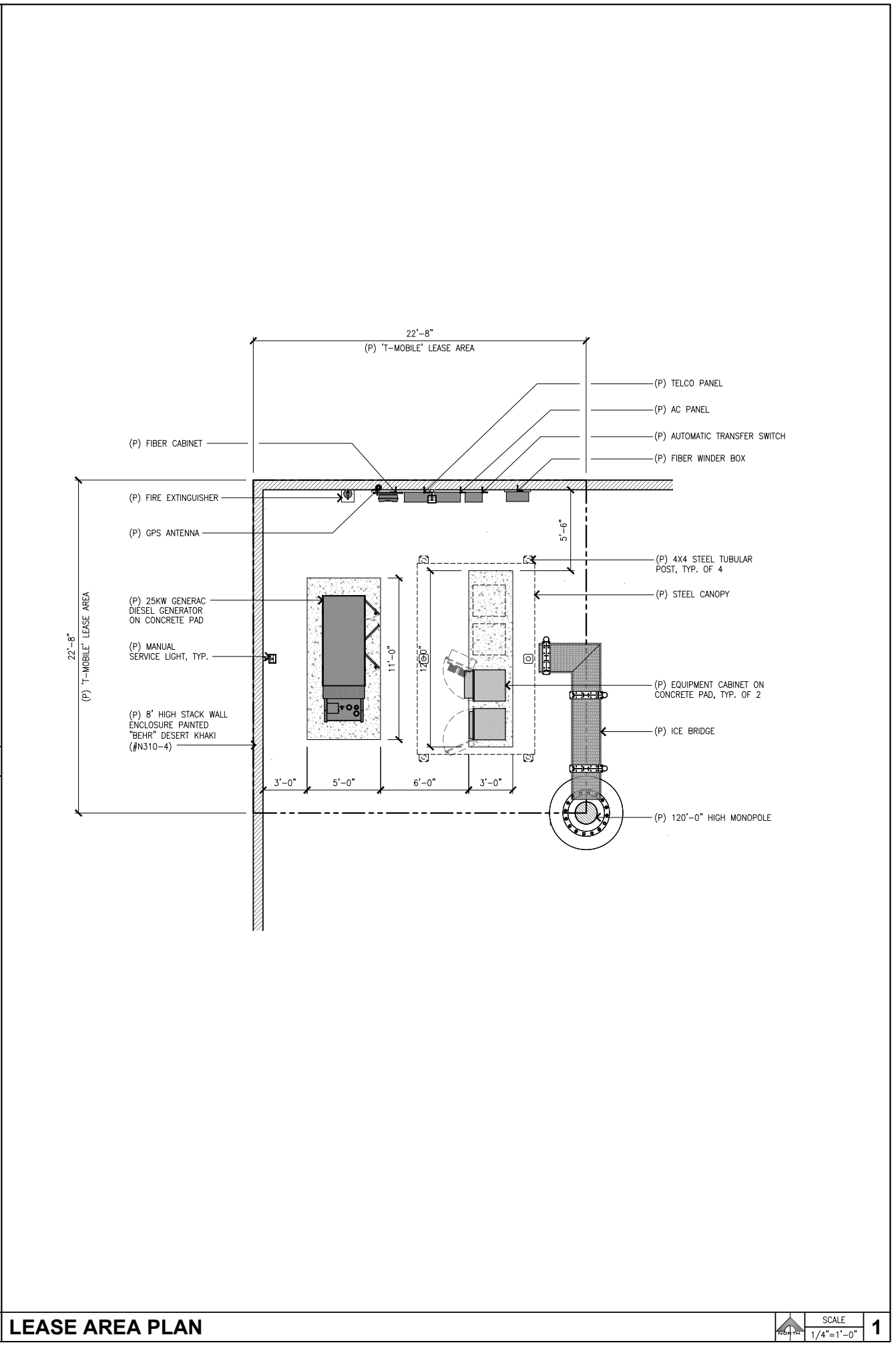
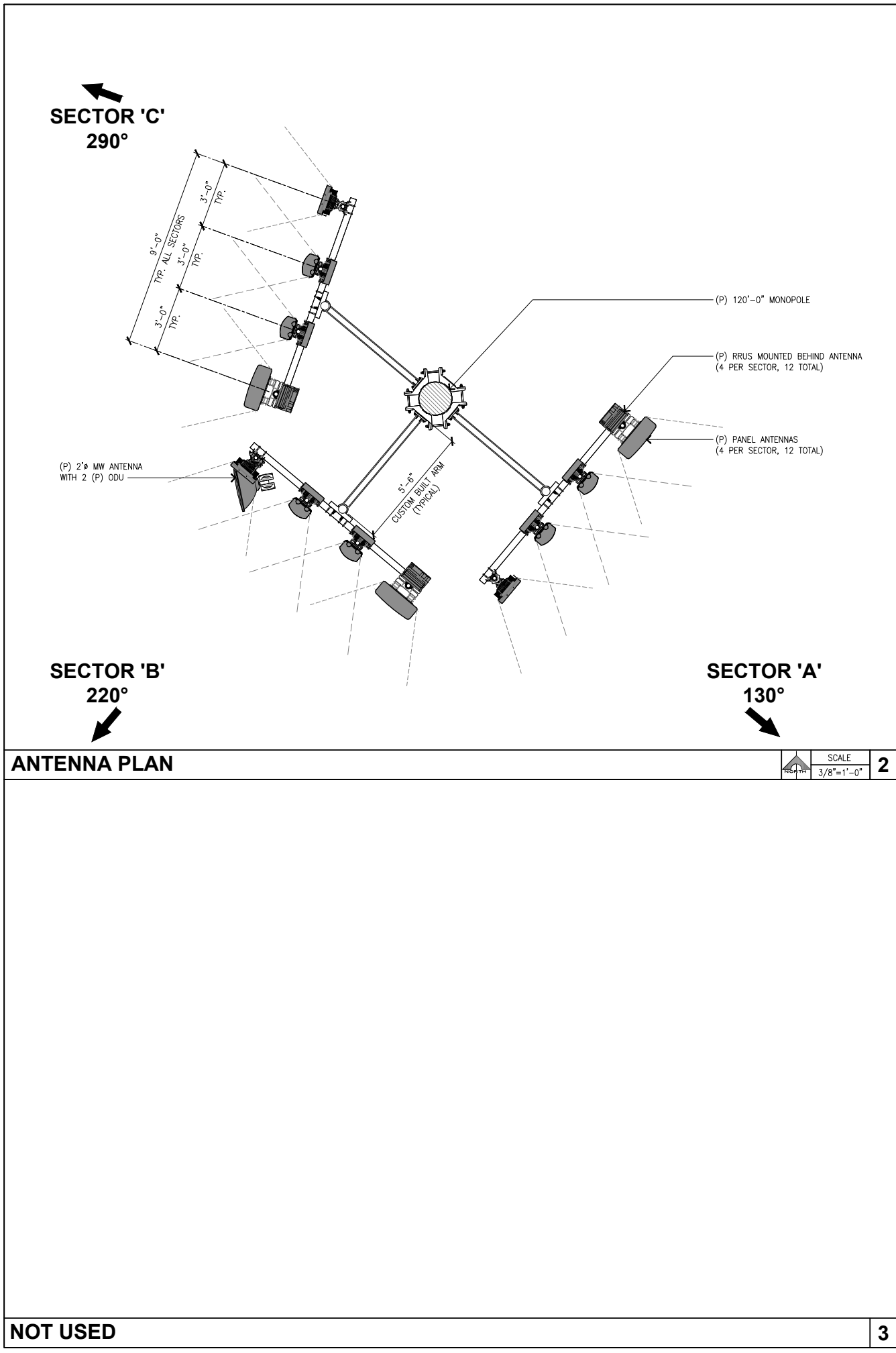
NOT TO BE USED FOR CONSTRUCTION

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER: REVISION:

A2 3



T-Mobile
2008 McGAW AVENUE
IRVINE, CA. 92617

APC Towers
8601 SIX FORK RD, SUITE 250
RALEIGH, NC 26715

PROJECT INFORMATION:

IE95409B

JOHNSON VALLEY

51471 OLD WOMAN SPRINGS RD.
JOHNSON VALLEY, CALIFORNIA 92285
SAN BERNARDINO COUNTY

PROJECT TYPE:

NSB

REV: DATE: DESCRIPTION:

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1	01-28-25	REVISED ZDs
0	08-07-24	100% ZDs
A	06-13-24	90% ZDs FOR REVIEW

PLANS PREPARED BY:

CASA INDUSTRIES
4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

CONSULTANT:

coastal business group, inc.
24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA. 92637

LICENSURE:

NOT TO BE USED FOR CONSTRUCTION

SHEET TITLE:

ANTENNA PLAN AND LEASE AREA PLAN

SHEET NUMBER: REVISION:

A3

3

42

T

Mobile

2008 McGAW AVENUE
IRVINE, CA. 92617

APC

Towers

8601 SIX FORK RD, SUITE 250
RALEIGH, NC 28715

PROJECT INFORMATION:

IE95409B

JOHNSON VALLEY

51471 OLD WOMAN SPRINGS RD.
JOHNSON VALLEY, CALIFORNIA 92285
SAN BERNARDINO COUNTY

PROJECT TYPE:

NSB

REV:	DATE:	DESCRIPTION:
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1	01-28-25	REVISED ZDs
0	08-07-24	100% ZDs
A	06-13-24	90% ZDs FOR REVIEW

PLANS PREPARED BY:

C

A

A

S

A

INDUSTRIES

4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

CONSULTANT:

coastal

business

group, inc.

24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA. 92637

LICENSURE:

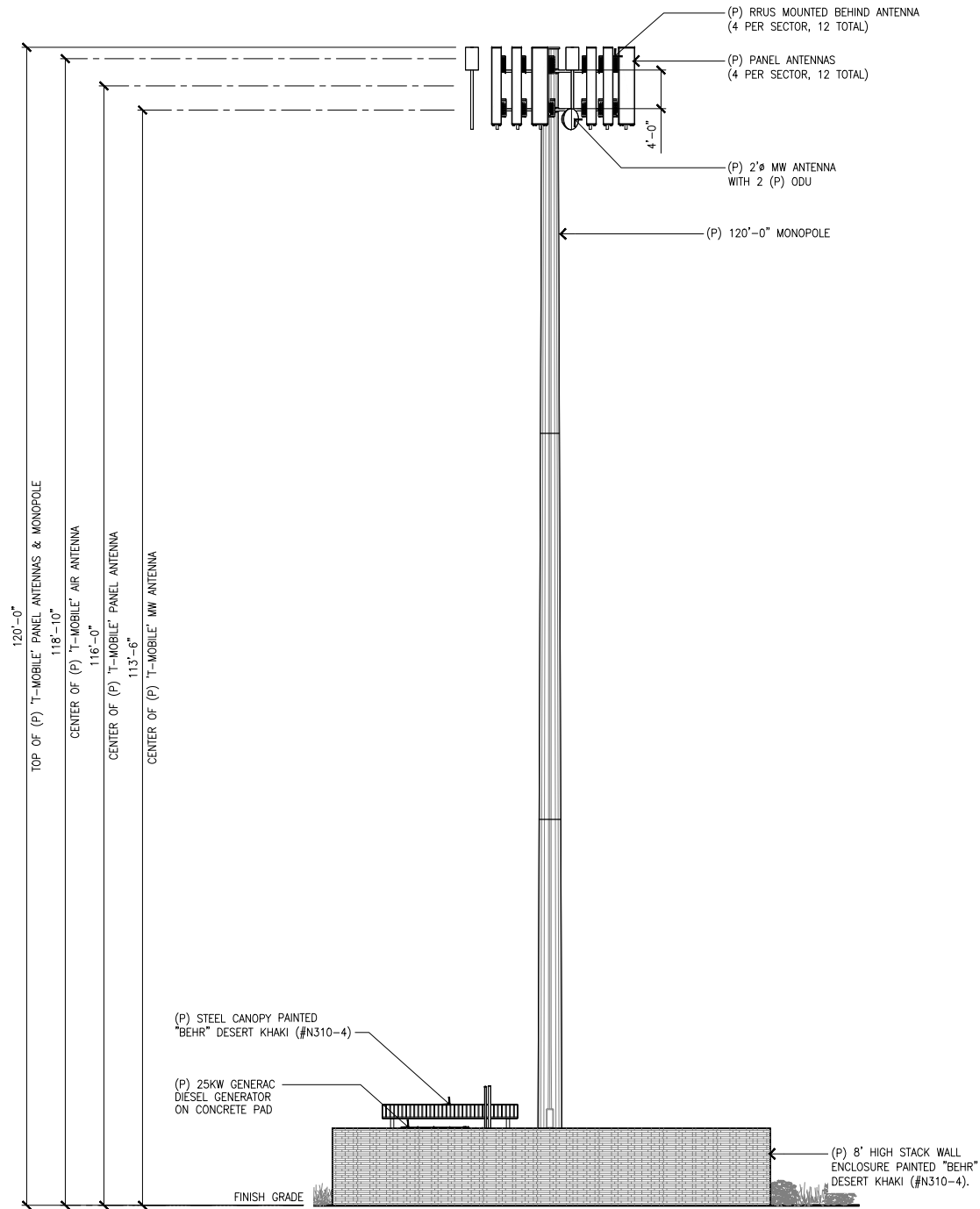
NOT TO BE USED
FOR CONSTRUCTION

SHEET TITLE:

ELEVATIONS

SHEET NUMBER: A4

REVISION: 3

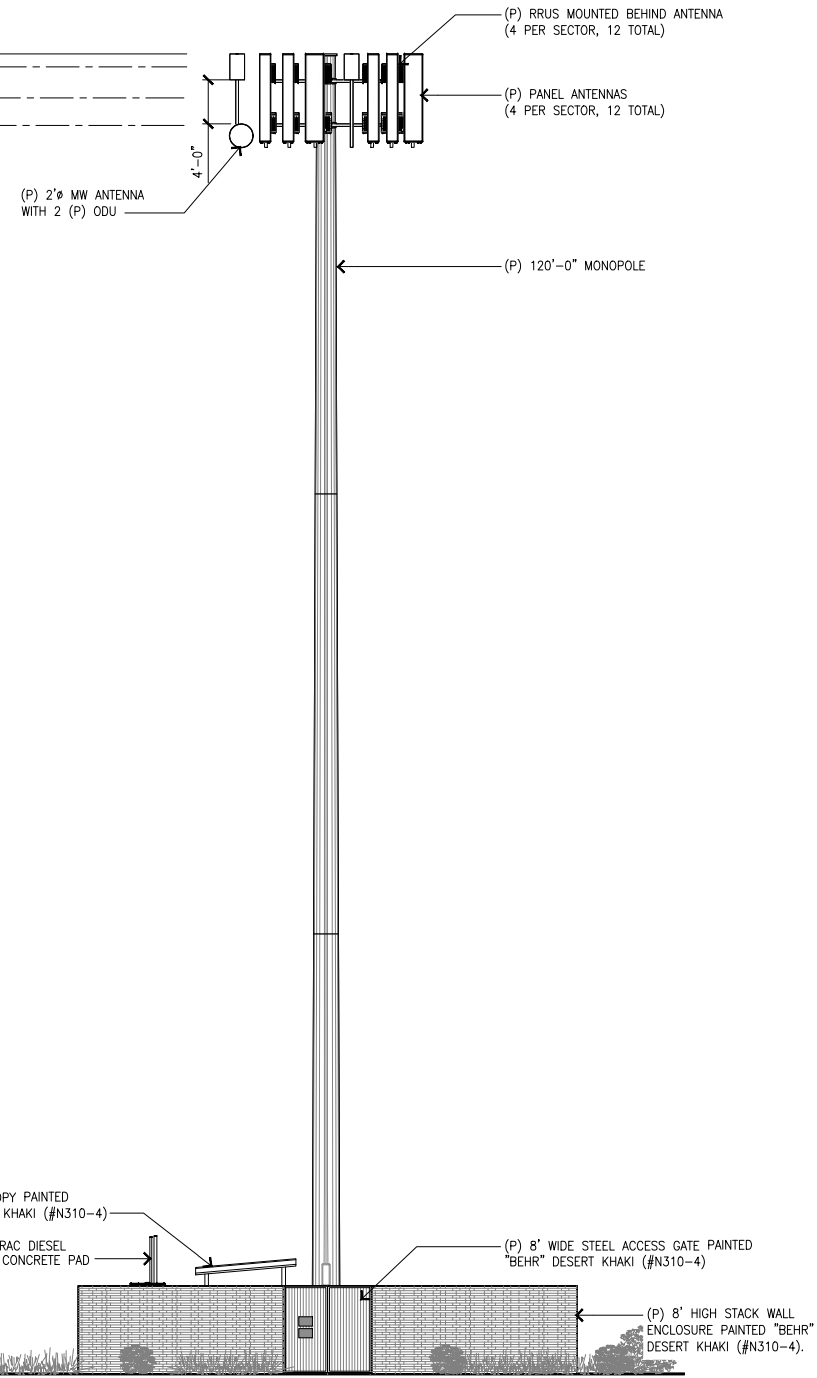


(P) WEST ELEVATION

SCALE
1/8"=1'-0"

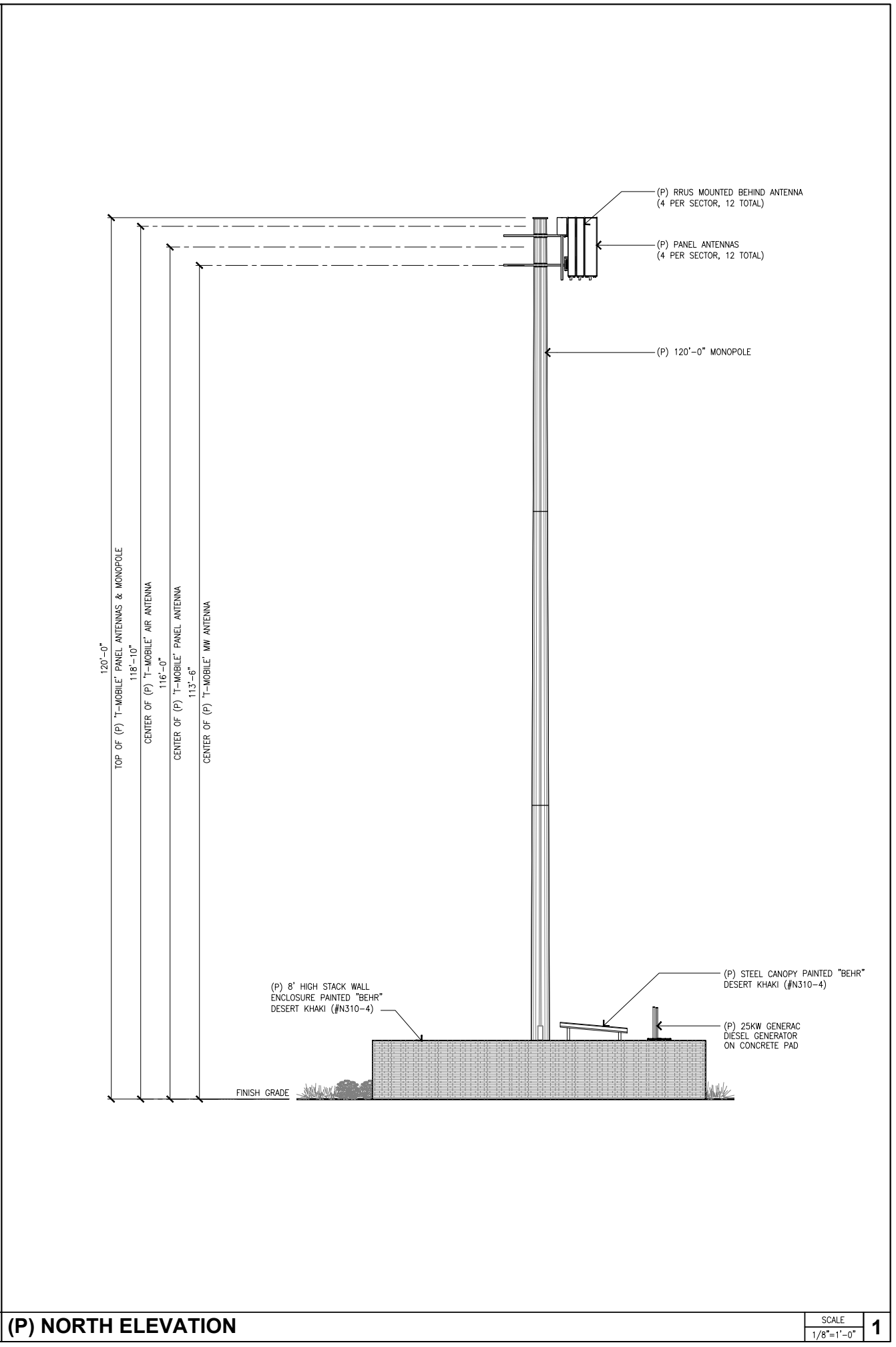
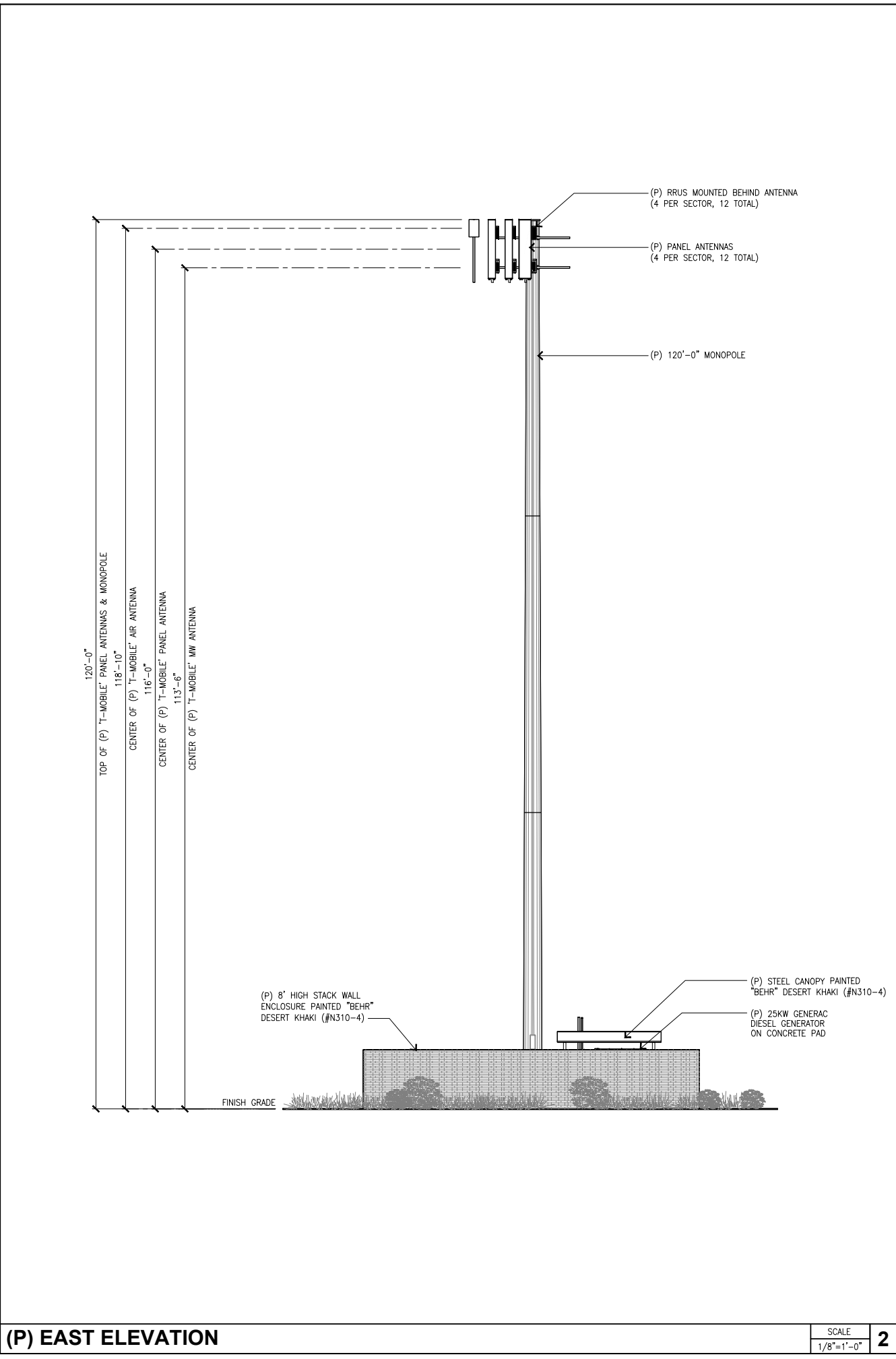
2

(P) SOUTH ELEVATION



SCALE
1/8"=1'-0"

1



T-Mobile

2008 McGAW AVENUE
IRVINE, CA. 92617

APC Towers

8601 SIX FORK RD, SUITE 250
RALEIGH, NC 28715

PROJECT INFORMATION:

IE95409B
JOHNSON VALLEY

51471 OLD WOMAN SPRINGS RD.
JOHNSON VALLEY, CALIFORNIA 92285
SAN BERNARDINO COUNTY

PROJECT TYPE:

NSB

REV: DATE: DESCRIPTION:

REV	DATE	DESCRIPTION
3	07-17-25	REVISED COMPOUND LOCATION
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1	01-28-25	REVISED ZDs
0	08-07-24	100% ZDs
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PLANS PREPARED BY:

CASA INDUSTRIES

4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

CONSULTANT:

coastal
business
group, inc.

24310 MOULTON PKWY.
SUITE 0 #1009
LAGUNA HILLS, CA. 92637

LICENSURE:

**NOT TO BE USED
FOR CONSTRUCTION**

SHEET TITLE:

ELEVATIONS

SHEET NUMBER: REVISION:

A5

3

44

(P) EAST ELEVATION

(P) NORTH ELEVATION

EXHIBIT D: NOTICE OF EXEMPTION

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Notice of Exemption

To: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: San Bernardino County
Land Use Services Department
Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

☒ Clerk of the Board of Supervisors
County of San Bernardino
385 North Arrowhead Avenue, Second Floor
San Bernardino, CA 92415-0130

Project Description

APN: 0454-243-04-0000
APPLICANT: Coastal Business Group, Inc OBO APC Towers
PROPOSAL: McClain Cell Tower - Minor Use Permit to construct a new T-Mobile wireless telecommunication facility, installing a 120-foot monopole with 12 panel antennas, 1 GPS antenna, 2 equipment cabinets, 1 diesel generator, and 1 steel canopy, all related equipment to be enclosed within a 8-foot-high wall enclosure on a 2,056 SQ FT lease area of a 4.09-acre parcel; within the Rural Living (RL) Land Use Category, and Homestead Valley/Rural Living (HV/RL) Zoning District; 3rd Supervisorial District; APN: 0454-243-04 PROJ-2024-00147
JCS:
COMMUNITY: Homestead Valley
LOCATION: 51471 Old Woman Springs Road
Johnson Valley, CA 92285

Valerie Flores, Planner
Lead Agency Contact Person

(909) 531-3035
Area Code/Telephone Number

Exempt Status: (check one)

- ☐ Ministerial [Sec. 21080(b)(1); 15268];
☐ Declared Emergency [Sec. 21080(b)(3); 15269(a)];
☐ Emergency Project [Sec. 21080(b)(4); 15269(b)(c)];
☒ Categorical Exemption. State type and section number: 15303(d) New Construction or Conversion of small structures
☐ Statutory Exemptions. State code number: _____
☐ Other Exemption: _____

Reasons why project is exempt: The Project proposal is exempt from CEQA as a Class 3 Categorical Exemption under Section 15303 which applies to the new construction and location of small structures and appurtenant equipment. Further environmental review under CEQA is not required.

09/25/25

Signature

Title

Date

☒ Signed by Lead Agency
Date received for filing at OPR: _____
☐ Signed by Applicant

Land Use Services Department - Revised November 1997

Applicant

Coastal Business Group, Inc
Name

24310 Moulton Pkwy, Suite O #1009
Address

Laguna Hills, CA 92637-3306
City, State, Zip

(949) 336-1550
Phone

Representative

Conrad Serrano
Name

24310 Moulton Pkwy, Suite O#1009
Address

Laguna Hills, CA 92637-3306
City, State, Zip

(949) 336-1550
Phone