



LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

HEARING DATE: September 25, 2025

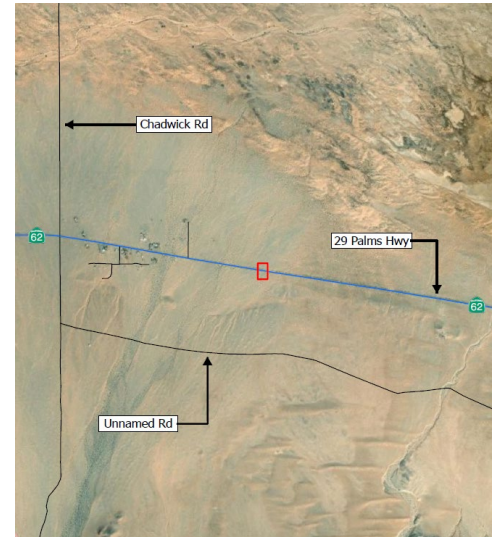
AGENDA ITEM # 5

Project Description

APN: 0592-621-12
Applicant: Black Rock Consulting & Development LLC on behalf of APC Towers and Verizon Wireless
Community: Twentynine Palms Highway / 3rd District
Location: Twentynine Palms Highway, approximately 1.27 miles east of Chadwick Road in Wonder Valley
Project No.: PROJ-2025-00046
Staff: Joseph Sidor, Contract Planner
Rep: Franklin Orozco, Black Rock Consulting
Proposal: Minor Use Permit to construct a 155-foot high multicarrier wireless telecommunications facility (monopole tower), 30 kW emergency generator, 900 square foot (30 feet by 30 feet) ground equipment enclosure, and access road.

14 Hearing Notices Sent On: September 9, 2025

Vicinity Map



△ Report Prepared By: Joseph Sidor

SITE INFORMATION

Parcel Size: 4.00 acres
Terrain: Mostly flat
Vegetation: Site contains minimal low-lying desert vegetation

Table 1 - Site and Surrounding Land Use Description

AREA	EXISTING LAND USE	LAND USE CATEGORY	ZONING DISTRICT
North	Undeveloped	Resource/Land Management (RLM)	Resource Conservation (RC)
South	Uninhabited structure	Resource/Land Management (RLM)	Resource Conservation (RC)
East	Undeveloped	Resource/Land Management (RLM)	Resource Conservation (RC)
West	Undeveloped	Resource/Land Management (RLM)	Resource Conservation (RC)

AGENCY

City Sphere of Influence: N/A
Water Service: San Bernardino County Environmental Health Services
Sewer Service: San Bernardino County Environmental Health Services

COMMENT

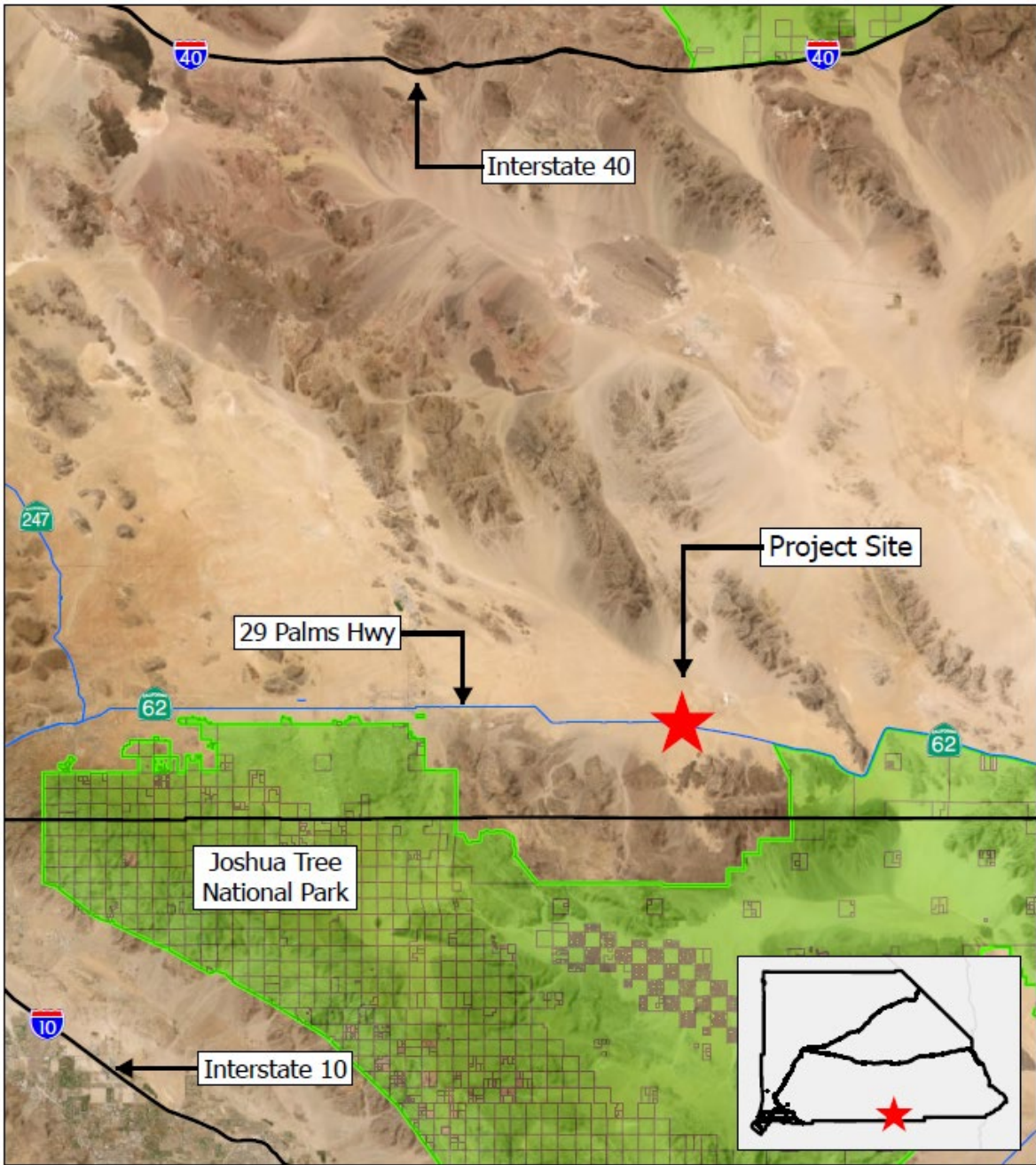
N/A
Conditions of Approval provided
Conditions of Approval provided

STAFF RECOMMENDATION: That the Zoning Administrator **ADOPT** the Findings for approval of the Minor Use Permit; **APPROVE** the Minor Use Permit subject to the attached Conditions of Approval; and **DIRECT** Land Use Services Department staff to file a Notice of Exemption.

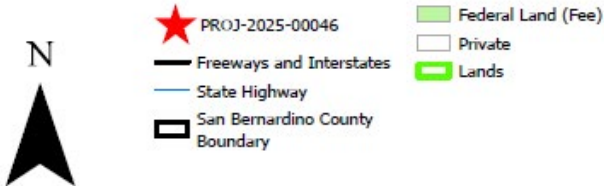
APPEAL: In accordance with Section 86.08.010 of the Development Code, this action may be appealed to the Planning Commission before its effective date.

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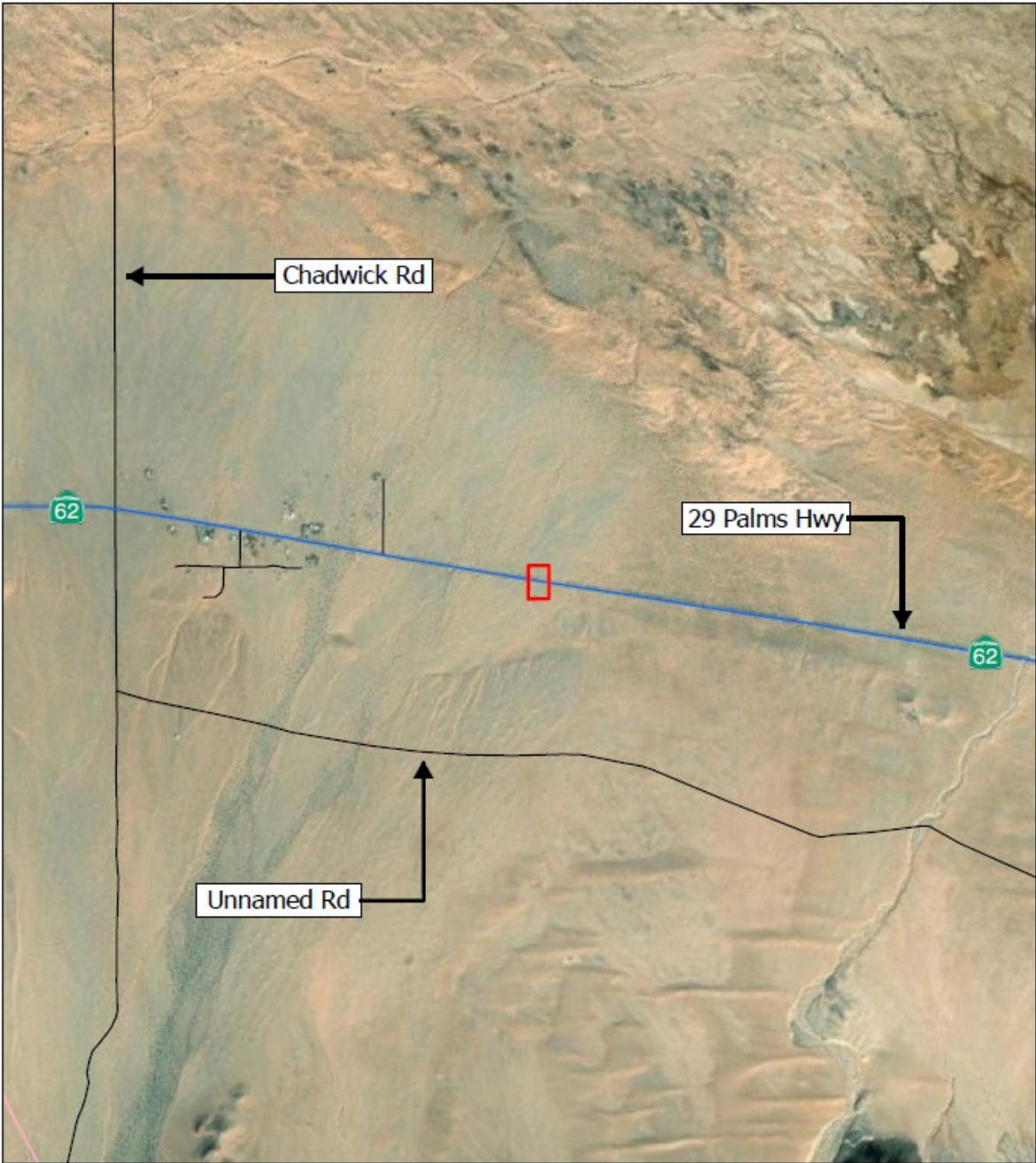
REGIONAL LOCATION MAP



Scale: 1:625,000



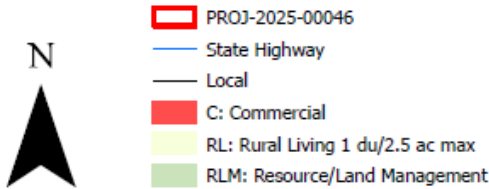
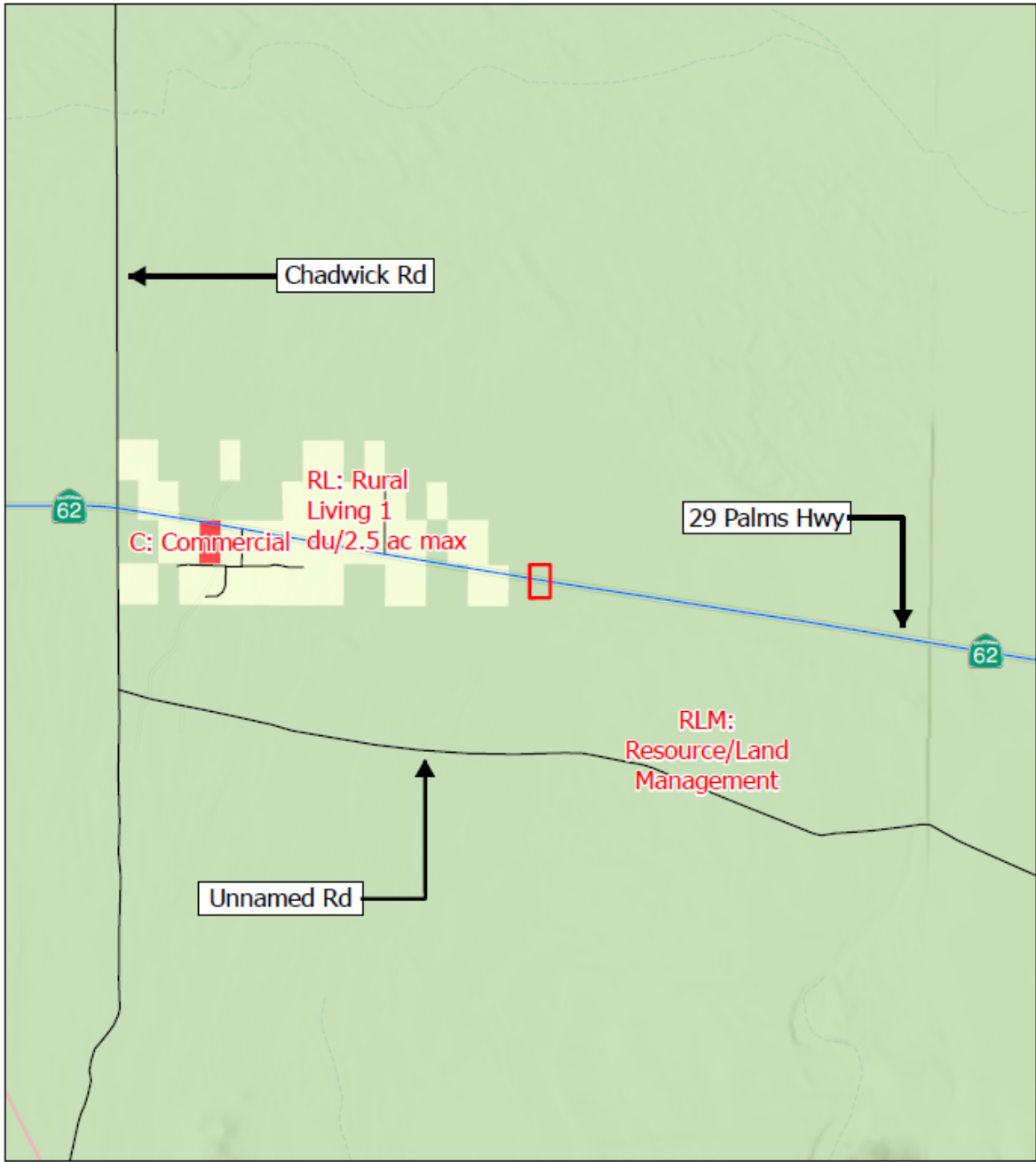
VICINITY MAP



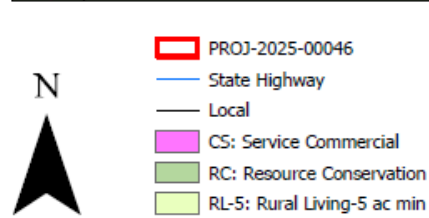
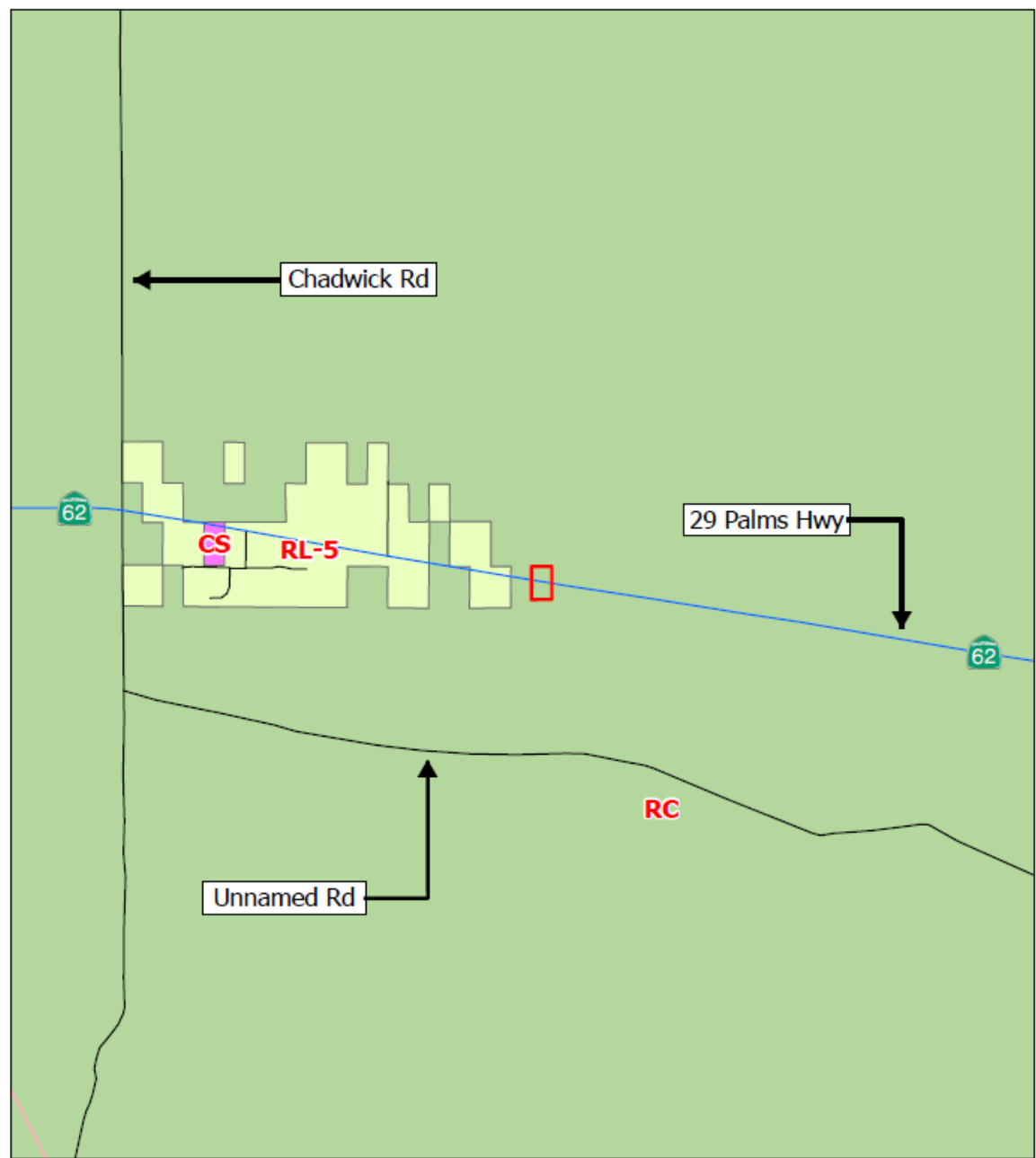
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LAND USE DESIGNATION MAP



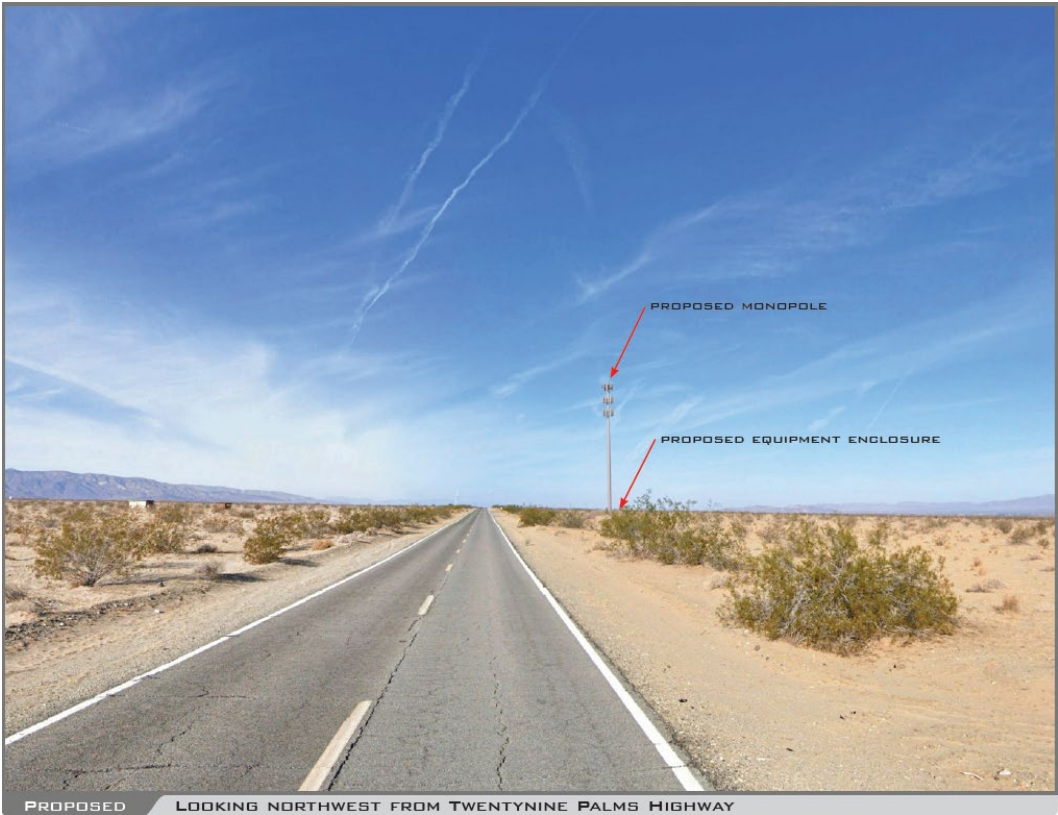
ZONING DISTRICT MAP



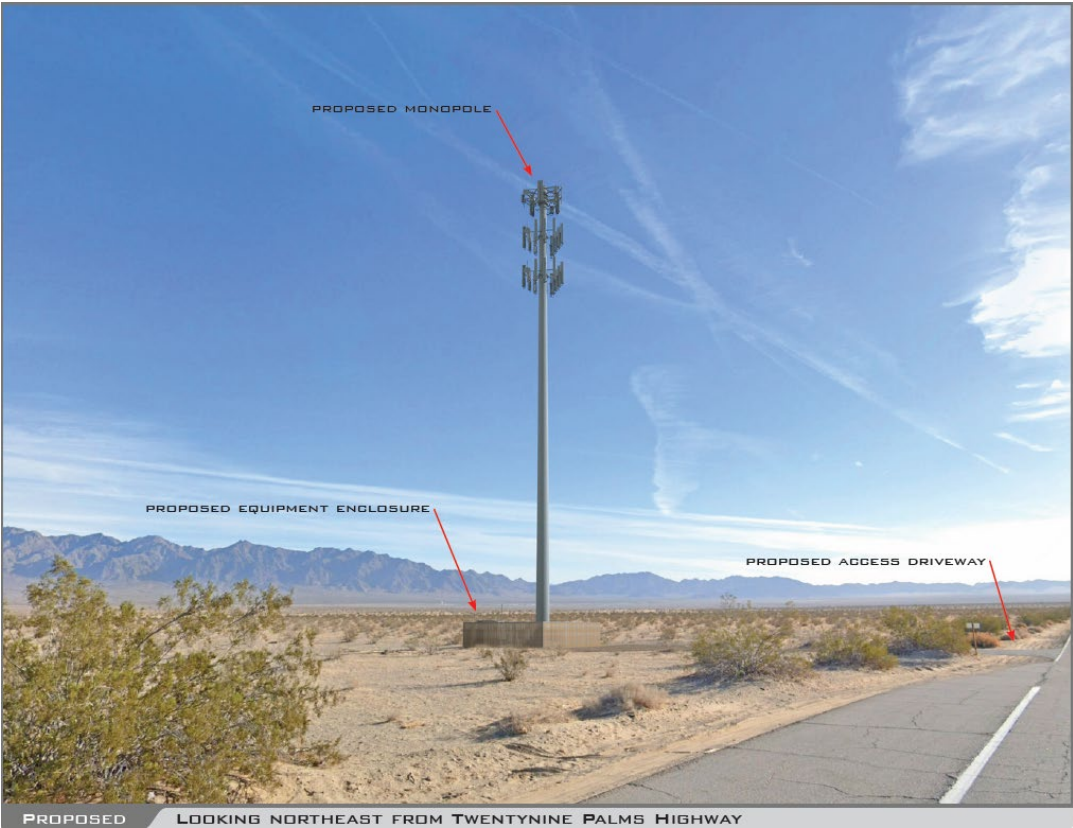
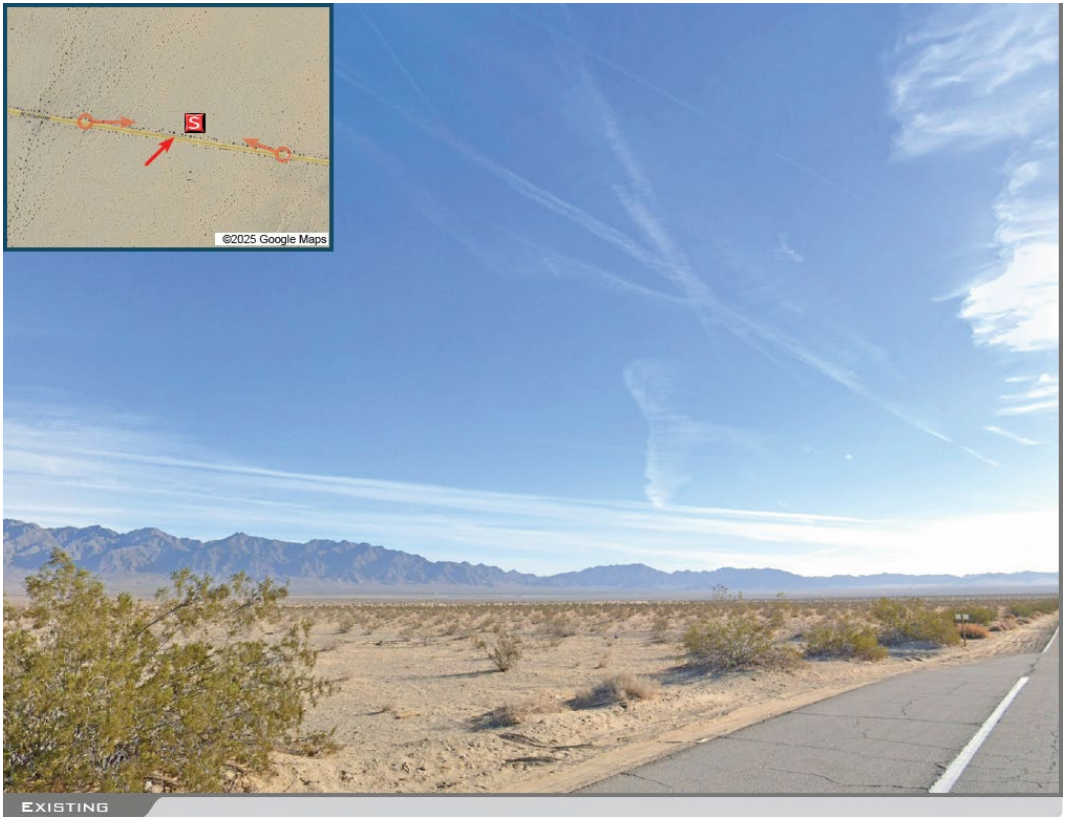
EXISTING AND PROPOSED CONDITIONS LOOKING EAST FROM TWENTYNINE PALMS HIGHWAY

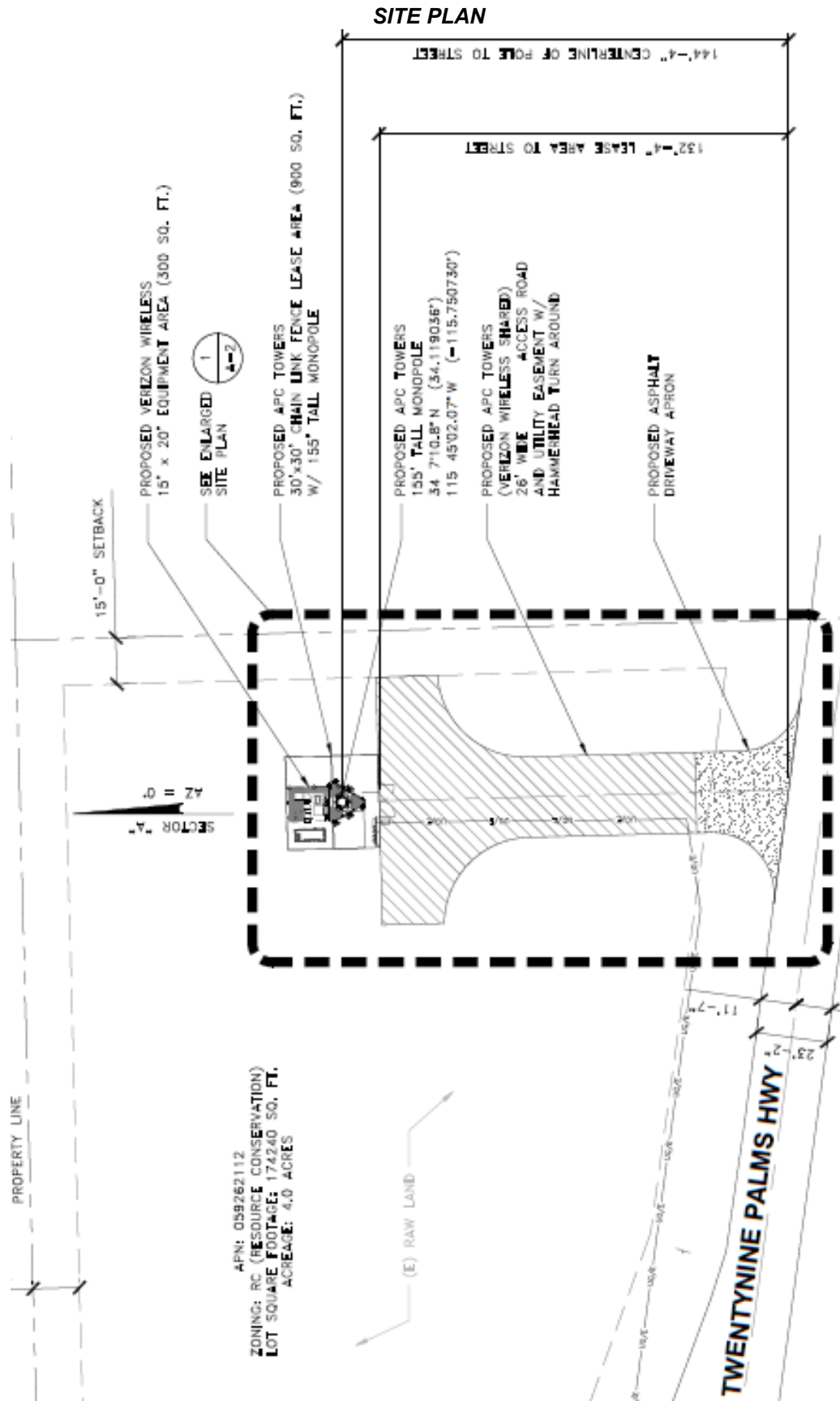


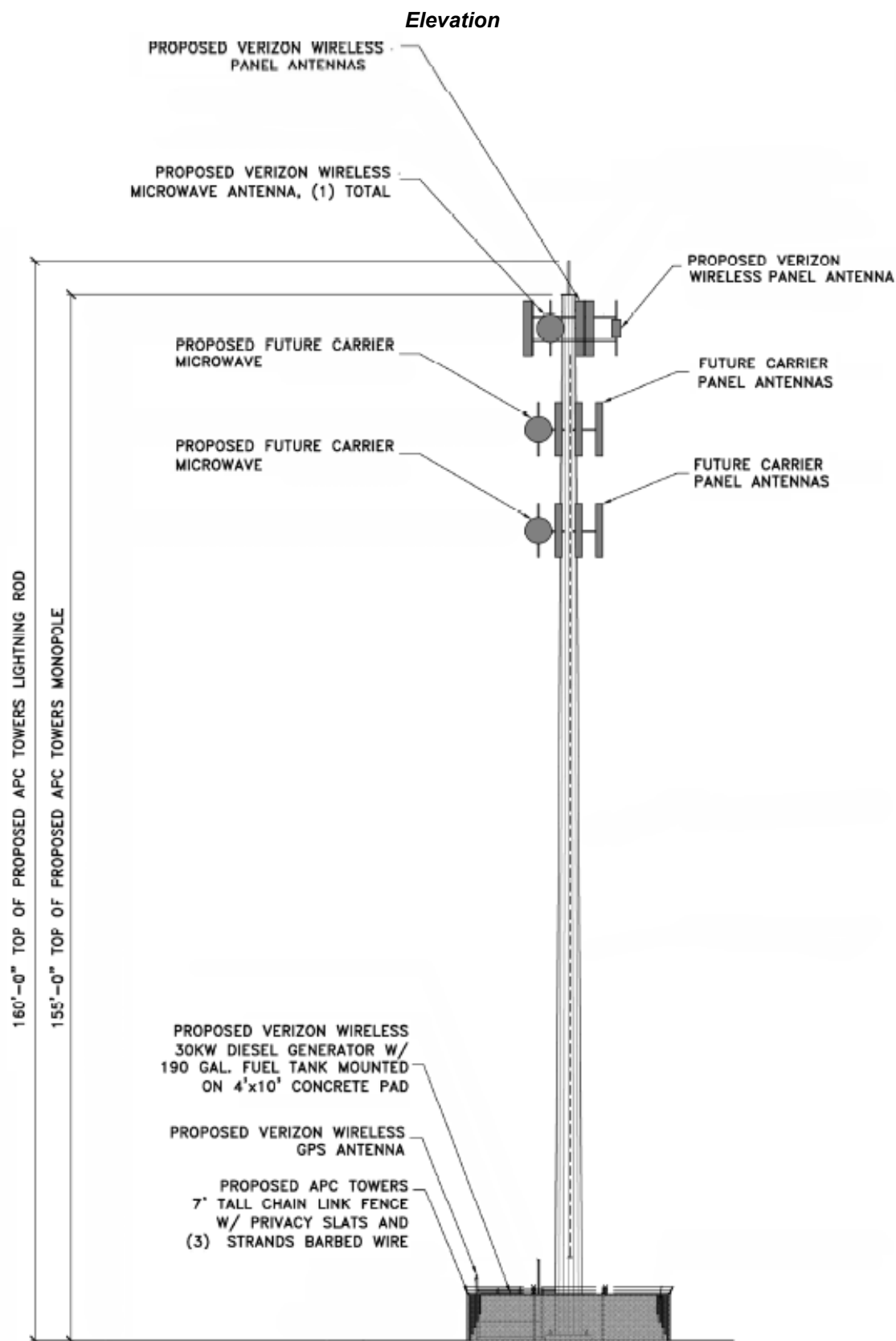
EXISTING AND PROPOSED CONDITIONS LOOKING NORTHWEST FROM TWENTYNINE PALMS HIGHWAY



EXISTING AND PROPOSED CONDITIONS LOOKING NORTHEAST FROM TWENTYNINE PALMS HIGHWAY







PROJECT DESCRIPTION AND BACKGROUND:

The applicant requests approval of a Minor Use Permit (MUP) for the construction of a 155-foot-high multicarrier (up to 3 carriers) wireless telecommunications monopole tower on a 4.00-acre parcel in the desert region of Wonder Valley. The project would include the installation of 9 panel antennas, 1 microwave antenna, 6 remote radio units, a 900-square-foot (30-foot by 30-foot) ground equipment enclosure secured with a chain-link fence with screening slats, two Verizon cabinets, a utility H-Frame with panel cabinets, a 30-kW emergency generator, and a 26-foot-wide access road with a hammerhead turn around. Maintenance will occur every two to three months and on an as needed basis.

The project site is located within the Wonder Valley, East Desert Region, and zoned Resource Conservation (RC). The project adheres to Desert Region standards and complies with all applicable criteria for wireless telecommunications facilities as outlined in the San Bernardino County Development Code. The proposed site is approximately 13 miles from the community of Twentynine Palms, and approximately 9.5 miles outside of the Twentynine Palms sphere of influence.

The subject property is currently undeveloped, with no trees and sparse vegetation. The proposed access and underground utility easement are adjacent to Twentynine Palms Highway (State Route 62) and within the access road between the highway and equipment enclosure. The adjacent parcels are all zoned Resource Conservation (RC) and identified by County Assessor's Parcel Numbers (APNs) 0592-621-05 (north of the project site), 0592-621-11 (east of the project site), 0592-621-13 (south of the project site), and 0592-621-14 (west of the project site). The properties to the north, east, and west are undeveloped desert land owned by the federal government. The property to the south is privately owned land developed with an uninhabited accessory structure.

PUBLIC COMMENTS AND NOTICES

In accordance with Section 84.27.070 of the San Bernardino County Development Code, Project Notices were sent to all property owners within 1,320 feet of the external boundaries of the Project boundary. A total of 10 project notices were sent to surrounding property owners and interested agencies/associations on August 26, 2025. In response to the Project Notice, one nearby property owner submitted a letter asking for more information about the project and its specific location relative to properties in the vicinity. Planning staff responded and provided information to the commenter.

The Planning Division sent out hearing notices on September 9, 2025, advertising the Zoning Administrator Hearing to be held on September 25, 2025. All agency comment letters recommended approval of the project.

PROJECT ANALYSIS:

The project involves the construction and operation of a 155-foot-high multicarrier (up to 3 carriers) wireless telecommunications monopole tower on an undeveloped 4.00-acre parcel (see Exhibit C). The facility will occupy approximately 900 square feet of the parcel, while the remainder of the site will remain undeveloped.

The telecommunications facility would be accessed from Twentynine Palms Highway (State Route 62), approximately 12.77 miles east of the community of Twentynine Palms, California, via a 26-foot-wide private access road that leads to the project site. The access road extends approximately 130 feet from the highway to the project site through the same APN.

Consistency with Countywide Policy Plan: The Project is consistent with the Countywide Policy Plan Policy LU-2.4, Land Use Map consistency, in that no proposed change in land use category or zoning district is required and the Project is therefore generally compatible and consistent with surrounding land uses and the community's identity. The project was reviewed and/or conditioned by the various applicable County agencies as well as Caltrans and CHP.

Code Compliance Summary:

The Project satisfies applicable standards of the Development Code for development in the Resource Conservation Zoning District, as illustrated in Table 2 below.

Table 2: Project Code Compliance

Project Component	Development Code Standard	Project Proposal	Meets Code
Entitlement	Minor Use Permit	Minor Use Permit	Yes
Maximum Structure Height of Wireless Telecommunications Towers <i>Section 84.27.030(a)</i>	199 feet	155 feet	Yes
Minimum Separation from Residences <i>Section 84.27.040(a)</i>	310 feet	435 feet	Yes
Minimum Separation from Existing Facility <i>Section 84.27.050(b)</i>	2,000 feet	5,400 feet	Yes

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 not in an area of high visibility within sensitive viewsheds. The project site is located on the desert floor in Wonder Valley and several hundred feet below the ridgelines on either side of the valley.

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 155-foot-tall multicarrier wireless telecommunications tower. Per the photo simulations, the monopole design would use a non-reflective, flat gray color.

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 meets this requirement as it will be located on a 4.00-acre parcel in the desert region of Wonder Valley, where the surrounding environment consists of sparse vegetation and minimal development. The design and siting of the telecommunications tower have been carefully planned to minimize visual impact, maintaining compatibility with the surrounding landscape. Additionally, the project includes the installation of a 30'x30' ground equipment enclosure, which will be screened with a chain-link fence with sand-colored (i.e., beige) screening slats.

Review Factors: According to *Section 84.27.080 (a)*, Factors for consideration of review authority. The review authority shall consider the following aesthetic, health, safety, and economic factors in determining whether to issue a Use Permit for a wireless telecommunication facility:

1. Height of the proposed tower or antenna structure.
2. Proximity of the tower to residential structures and residential district boundaries.
3. Nature of uses on adjacent and nearby properties.
4. Surrounding tree coverage and foliage or other existing structures.
5. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
6. Proposed ingress and egress.
7. Availability of suitable existing towers and other structures.
8. Identification of signal coverage area.
9. Comments from other agencies and parties in compliance with *Section 84.27.110* (Interjurisdictional Review).
10. Compliance with State and Federal rules (e.g., radio-frequency emission safety rules, etc.).

As analyzed in the project analysis, the proposed project meets the 10 factors required for consideration by the review authority.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA): The project is exempt from CEQA pursuant to Section 15303 for New Construction or Conversion of Small Structures. This exemption applies as the proposed telecommunications facility has a project footprint of 2,500 square feet, which qualifies as a small-scale project under Section 15303.

RECOMMENDATION: That the Zoning Administrator:

- 1) **ADOPT** the Findings as included in the Staff Report for approval of the Minor Use Permit; and
- 2) **APPROVE** the Minor Use Permit (PROJ-2025-00046) and Conditions of Approval for the construction and operation of a 155-foot-high multicarrier (up to 3 carriers) wireless telecommunications monopole tower, and related equipment; located in Wonder Valley along Twentynine Palms Highway (State Route 62) approximately 1.27 miles east of Chadwick Road, within the Resource/Land Management (RLM) Land Use Category and Resource Conservation (RC) Zoning District; 3rd Supervisorial District; APN: 0592-621-012-0000; Project Number: PROJ-2024-00046; and
- 3) **DIRECT** Land Use Services Department 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 E: Correspondence

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Exhibit A

Findings

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FINDINGS: MINOR USE PERMIT

A MINOR USE PERMIT (MUP) TO CONSTRUCT A 155-FOOT-HIGH MULTICARRIER WIRELESS TELECOMMUNICATIONS FACILITY AND A 900 SQUARE FOOT (30 FEET BY 30 FEET) GROUND EQUIPMENT ENCLOSURE ON A 4.00-ACRE PARCEL LOCATED ADJACENT TO STATE ROUTE 62 APPROXIMATELY 6,700 LINEAR FEET EAST OF CHADWICK ROAD IN WONDER VALLEY, WITHIN SAN BERNARDINO COUNTY'S DESERT REGION; ZONED RC (RESOURCE CONSERVATION); APN: 0592-621-12; PROJECT NUMBER PROJ-2025-00046.

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040(a), and supporting facts for approval of all Use Permits:

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

The 4.00-acre parcel is adequate in size to accommodate a 155-foot-high multicarrier wireless telecommunications facility and a 900 square foot (30 foot by 30 foot) ground equipment enclosure. The project complies with height, lot coverage, setbacks, buffering, and fencing requirements of the Development Code. The facility complies with the minimum 300-foot separation from the nearest single-family home and 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 site design ensures adequate legal and physical access to the project area. The project site is adjacent to and north of State Route 62, which provides both local and regional access to the site. Internal access to the wireless telecommunications facility would be through a 26-foot-wide access road that connects to State Route 62.

- 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. IN ADDITION, THE USE WILL NOT SUBSTANTIALLY INTERFERE WITH THE PRESENT OR FUTURE ABILITY TO USE SOLAR ENERGY SYSTEMS.**

The proposed project is consistent with the land uses and development standards of the Resource Conservation (RC) Zoning District and as designed and conditioned, will not have adverse effects on surrounding properties. To the south, approximately 500 feet from the project area, is one uninhabited structure. Properties to the north, east, and west are undeveloped.

The project involves the construction of a telecommunications facility to enhance/maintain cellular coverage in the Wonder Valley desert area. It will consist of a 155-foot high multicarrier wireless telecommunications monopole tower, 9 panel antennas, one microwave antenna, 6 remote radio units, a 900-square-foot (30-foot by 30-foot) ground equipment enclosure secured with a chain-link fence with screening slats, two Verizon cabinets, a utility H-Frame with panel cabinets, a 30-kW emergency generator, and a 26-foot-wide access road with a hammerhead turn around. The project will be developed on a four acre parcel in the Wonder Valley/East desert region.

The proposed generator is designed for emergency use only and will be located within the equipment enclosure and isolated from any residential, industrial, or commercial uses. It would operate for approximately 15 minutes every other week for preventative maintenance. Additionally, there would be no pedestrian or vehicle traffic on the parcel, and adjacent properties would not be affected.

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 Minor Use Permit, together with the provisions for its design, are consistent with the Countywide Policy Plan. The proposed Project as designed specifically is consistent with the goals, policies, standards and maps of the Policy Plan. The project specifically implements the following San Bernardino Policy Plan goals and policies:

- **Policy LU-2.1 Compatibility with existing uses.**

We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.

Consistency: *The project is appropriate as the use is permitted subject to the approval of a Minor Use Permit (MUP) and is compatible with the surrounding land uses and characteristics. The Verizon antennas would be installed at a height of no more than 155 feet, which aligns with the maximum allowable heights for wireless telecommunications towers in the Resource Conservation and Desert Region designations. Additionally, the facility will be located more than 300 feet away from residential structures, which is consistent with the development code's intent to minimize negative impacts on surrounding properties.*

- **Policy LU-2.3 Compatibility with natural environment**

We require that new development is located, scaled, buffered, and designed for compatibility with the surrounding natural environment and biodiversity.

Consistency: *The project is designed, located, and scaled for compatibility with the surrounding natural environment. Also, the proposed facility is not located in an identified environmentally sensitive area and no known sensitive habitat or wildlife corridors are present on or near the project site. The project equipment enclosure would occupy only 900 square feet of a vacant lot. The compact size of the equipment enclosure and location adjacent to Twentynine Palms Highway minimizes impacts to the natural environment, and the proposed scale (i.e., tower height) ensures maintenance of adequate coverage and reduces the need for additional towers in the vicinity.*

- **Policy LU-2.4 Land Use Map consistency.**

We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

Consistency: *The Project is consistent with the Land Use Map and does not propose a change in the Land Use Category. As designed, the proposed use is generally compatible and consistent with surrounding land uses and community's identity.*

- **Policy IU-5.2: Expanded high-speed internet and wireless communication**

Expanded high-speed internet and wireless communication. We encourage the expansion of affordable, high-speed internet access in underserved and unserved unincorporated communities. We encourage the expansion of advanced mobile and fixed wireless communication technologies that improve service, coverage, and reliability throughout the county.

Consistency: *The project is consistent with Policy IU-5.2 as it supports the maintenance and expansion of wireless communication technologies in the region. The proposed telecommunications facility will maintain and improve coverage and reliability, helping to maintain and enhance service for the community of Wonder Valley and the surrounding unincorporated area. By maintaining and enhancing the availability of high-speed wireless communication, the project aligns with the county's goals of improving connectivity and expanding service in underserved areas.*

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

Access to the site would be provided via a 26-foot wide access road and hammerhead turn around extending approximately 130 feet from State Route 62 to the project site equipment enclosure.

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

The conditions of approval include measures that require the applicant/developer to comply with the performance measures outlined in the County Development Code. Therefore, the conditions stated in the approval are deemed necessary to protect the 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 would not utilize solar energy systems or passive or natural heating and cooling systems.

FINDINGS: WIRELESS TELECOMMUNICATION FACILITIES

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040(b), and supporting facts for approval of Minor Use Permits:

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

The project complies with all relevant environmental standards, and no significant impacts are anticipated due to the project's small scale and its location adjacent to State Route 62.

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

The project is designed for immediate development, with no phased construction planned. All necessary infrastructure and components are included in the initial development phase.

10. THE PROJECT IS NOT LIKELY TO RESULT IN CONTROVERSY. IF THE PROPOSED PROJECT FAILS TO SATISFY ANY OF THE FINDINGS IDENTIFIED IN THIS SUBDIVISION, IT SHALL ONLY BE PROCESSED AS A CONDITIONAL USE PERMIT IN COMPLIANCE WITH THIS CHAPTER.

The project is not expected to result in controversy, as it complies with all applicable standards, requirements, and findings. Given its alignment with zoning and land use policies, it is unlikely to generate significant opposition and can proceed as a Minor Use Permit under the guidelines of this chapter.

Exhibit B

Conditions of Approval

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Conditions of Approval

Record:	PROJ-2025-00046	System Date:	09/09/2025
Record Type:	Project Application	Primary APN:	0592621120000
Record Status:	Decision Pending	Application Name:	HUMBUG VERIZON - MINOR USE PERMIT (TELECOMMUNICATION FACILITY)
Effective Date:		Expiration Date:	
Description:	HUMBUG VERIZON - MINOR USE PERMIT (TELECOMMUNICATION FACILITY)		

A MINOR USE PERMIT TO CONSTRUCT A VERIZON CO-LOCATION TELECOMMUNICATION FACILITY WITH A 155 FOOT HIGH TOWER, THREE SETS OF ANTENNA ARRAYS, RRUs, ONE MICROWAVE ANTENNA, ONE SURGE SUPPRESSOR, A 900 SQ. FT. EQUIPMENT ENCLOSURE, H-FRAME CABINETS AND 30Kw DIESEL EMERGENCY GENERATOR. LOCATED SOUTH AND NORTH OF 29 PALMS HWY. AND APPROX. 6714 FEET EAST OF CHADWICK ROAD IN THE COMMUNITY OF WONDER VALLEY, ON 4.00- ACRES, IN THE RESOURCE/LAND MANAGEMENT (RLM) LAND USE CATEGORY, AND RESOURCE CONSERVATION (RC) ZONING DISTRICT; 3RD SUPERVISORIAL DISTRICT; APN: 0592-621-12

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 allow the construction of a 155-foot high multicarrier wireless telecommunications facility (monopole tower), 30 kW emergency generator, and 900 square foot (30 feet by 30 feet) ground equipment enclosure, 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 adjacent to Twentynine Palms Highway (State Route 62) approximately 6,700 feet east of Chadwick Road in the community of Wonder Valley.

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-2025-00046. 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 **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.

14 **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.

15 **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.

16 **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.

17 **Cultural Resources** - Status: Outstanding

During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.

18 **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.

19 **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 Minor Use Permit (MUP) in order to demonstrate compliance with the revised FCC regulations. Failure by the developer to apply for such a review of the subject MUP to conform to the FCC approval of revised RF emission regulations, shall subject this approval to possible revocation of the approval.

20 **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.

21 **Renewable Occupancy** - Status: Outstanding

The facility is subject to evaluation, renewal and extension in 10-year increments in accordance with the terms and procedure set forth within the County's standard Telecommunications Facility Agreement.

Public Health– Environmental Health Services

22 **Noise Levels** - Status: Outstanding

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

23 **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.

Public Works - Traffic

24 **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.

INFORMATIONAL

County Fire - Community Safety

25 **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.

26 **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.

27 **F08 Fire Safety Overlay** - Status: Outstanding

The County General Plan designates this property as being within the Fire Safety Review Area. All construction shall adhere to all applicable standards and requirements of the Fire Safety Review Area as adopted in the San Bernardino County Development Code.

28 **F20 Access – 150+ feet** - Status: Outstanding

Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. Roadways shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.

29 **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.

30 **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.

31 **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.

Land Use Services - Land Development

- 32 **Erosion Control Installation** - Status: Outstanding
Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.
- 33 **Joshua Trees** - Status: Outstanding
Any land disturbance shall be kept at least 40 feet away from any Joshua tree in order for the design to be acceptable. If the proposed land disturbance is within 40 feet of a Joshua tree, then the applicant will need to submit a survey by a licensed arborist to verify that the proposed design will not detrimentally affect the tree. For all applications, plot plans must show the location of all Joshua trees on a parcel. <http://www.sbcounty.gov/Uploads/LUS/BandS/Handouts/IB-0016.pdf>
- 34 **Natural Drainage** - Status: Outstanding
The natural drainage courses traversing the site shall not be occupied or obstructed.
- 35 **Project Specific Conditions** - Status: Outstanding
Endangered Desert Plants. Compliance with Desert Native Plants Act. Removal actions of all plants protected or regulated by the Desert Native Plants Act (Food and Agricultural Code §§ 80001 et seq.) shall comply with the provisions of the Act before the issuance of a development permit or approval of a land use application. Provide a plant protection plan or removal plan prepared by a licensed biologist to be approved by the County LUS. Per the County General Plan Environmental Impact Report, provide a biological report and associated plan (uploaded as a separate attachment in the EZOP record) that shows any protected species including plant species with stems two inches or greater in diameter or six feet or greater in height including but not limited to those listed in: § 88.01.060 Desert Native Plant Protection. See related links: <https://countywideplan.com/resources/document-download/> https://countywideplan.com/wp-content/uploads/sites/68/2021/01/CWP_PolicyPlan_HardCopy_MainText_Tables_2022_Sept_Adopted.pdf?x23421 https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncty_ca/0-0-0-175924
- 36 **Tributary Drainage** - Status: Outstanding
Adequate provisions should be made to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. The project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.
- 37 **Drainage Improvements Note** - Status: Outstanding
Adequate drainage improvements should be considered to intercept and conduct the tributary off-site and on-site drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties.

PRIOR TO LAND DISTURBANCE

Land Use Services - Building and Safety

- 38 **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.

Land Use Services - Land Development

39 **FEMA Flood Zone** - Status: Outstanding

The project is located within Flood Zone D according to FEMA Panel Number 06071C8275H dated 08/28/2008. Flood hazards are undetermined in this area, but they are still possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.

40 **Grading Plans** - Status: Outstanding

Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.

41 **On-site Flows** - Status: Outstanding

On-site flows need to be directed to the nearest County maintained road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

42 **Project Specific Conditions** - Status: Outstanding

State Construction Stormwater General Permit: Notice of Intent (NOI) and WDID # are required on all land disturbance of one (1) acre or more prior to issuance of a grading/construction permit. For questions regarding the State Construction Stormwater General Permit, please contact:

https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

Public Health– Environmental Health Services

43 **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.

Public Works - Surveyor

44 **Corner Records Required Before Grading** - Status: Outstanding

Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances: a. Monuments set to mark property lines or corners; b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

45 **Monument Disturbed by Grading** - Status: Outstanding

If any activity on this project will disturb ANY land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying PRIOR to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

46 **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 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.

47 **Issuance/Building Permit Condition** - Status: Outstanding

Reciprocal Access – Ingress/Egress – Telecommunications. The Owner/Applicant/Property Owner shall record a non-exclusive access easement agreement/MOU to allow continued ingress/egress to the current and future telecommunications lease holders. The easement agreement/MOU shall address both vehicular and pedestrian traffic along the 26-foot-wide access road extending approximately 135-feet through the parcel. The easement agreement/MOU shall also address the on-site vehicular hammerhead parking/turnaround area. The Agreement/MOU may be satisfied by providing proof of an agreement through this mechanism or another (including the “Memorandum of Lease” between the Property Owner and Lessee), to the satisfaction of the Director of Land Use Services-Planning or his/her designee.

County Fire - Community Safety

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

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

49 **F19 Surface** - Status: Outstanding

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.

50 **F21 Turnaround** - Status: Outstanding

An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty-five (45) foot radius for all turns. In the Fire Safety Overlay District cul-de-sac length shall not exceed three hundred fifty (350) feet.

51 **F22 Primary Access Paved** - Status: Outstanding

Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.

52 **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.

Land Use Services - Building and Safety53 **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.

54 **Temporary Use Permit** - Status: Outstanding

A Temporary Structures (TS) permit for non-residential structures for use as office, retail, meeting, assembly, wholesale, manufacturing, and/ or storage space will be required. A Temporary Use Permit (PTUP) for the proposed structure by the Planning Division must be approved prior to the TS Permit approval. A TS permit is renewed annually and is only valid for a maximum of five (5) years.

Land Use Services - Land Development55 **Caltrans Review** - Status: Outstanding

Obtain comments, approval, and any necessary permits from Caltrans for access requirements and working within their right-of-way. The Caltrans Local Development Review (LDR) Branch can be reached at LDR-D8@dot.ca.gov

Public Health– Environmental Health Services56 **Existing Wells** - Status: Outstanding

If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence, such as a well certification, shall be submitted to EHS for approval.

PRIOR TO OCCUPANCY

Land Use Services - Planning

57 **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.

58 **Fees Paid** - Status: Outstanding

Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2025-00046.

59 **Installation of Improvements** - Status: Outstanding

All required on-site improvements shall be installed per approved plans.

60 **Shield Lights** - Status: Outstanding

Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, “Glare and Outdoor Lighting” (i.e. “Dark Sky Ordinance”).

61 **Condition Compliance** - Status: Outstanding

Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.

County Fire - Community Safety

62 **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

63 **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

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

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

Land Use Services - Land Development

65 **Drainage Improvements Note** - Status: Outstanding

Adequate drainage improvements should be considered to intercept and conduct the tributary off-site and on-site drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties.

66 **Caltrans Approval** - Status: Outstanding

Obtain comments, approval, and any necessary permits from Caltrans for access requirements and working within their right-of-way. The Caltrans Local Development Review (LDR) Branch can be reached at LDR-D8@dot.ca.gov

PRIOR TO RECORDATION

County Fire - Community Safety

67 **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

68 **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

69 **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.

70 **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.

71 **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 (¾) 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.sbcfire.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	
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>

Exhibit C

Project Plans

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GENERAL NOTES

1. THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER 2019 CBC SECTION 906.4 EXCEPTION #1. THIS FACILITY IS NON-OCCUPABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO SUBMITTING BIDS, AND PROCEEDING WITH ANY WORK.
3. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTICES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT.
4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIG ALERT @ 800-227-8000
5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION, ANY DAMAGE TO PROPOSED OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
6. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/HIRED DRAWINGS TO THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.
9. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C. AND ALL OTHER GOVERNING CODES INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLES 8, 9, AND 24. THE MOST RESTRICTIVE CODE SHALL GOVERN.
10. THE CONTRACTOR AND SUBCONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS.
11. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
12. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.
14. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALE UNLESS SPECIFIED.
15. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
16. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL WITH U.L. APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
17. PROPOSED CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
18. THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 2A:10-B:C RATING WITHIN 75FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA. (2019 CFC SECTION 906-1-1 & 7 AND SECTION 906.3.1)
19. MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS.
20. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
21. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
22. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING AND CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY.
23. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS.
24. SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
25. ALL FACILITIES TO BE INSTALLED ARE UNMANNED. NO EXISTING PARKING SPACES WILL BE USED OR REMOVED BY THIS PROJECT.
26. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH THE CITY'S MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
27. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
28. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
29. THIS IS ROOFTOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
30. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

GENERAL FIRE NOTES

1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2019 CFC SECTION 1401 AND ALL GOVERNING CODES.
2. ADDRESS SHALL BE PROVIDED FOR ALL PROPOSED AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.(2019 CFC SECTION 505.1)
3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.(2019 CFC SECTION 807-1.2)
4. PORTABLE FIRE EXTINGUISHERS: AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.(2019 CFC SECTION 906.1.1 & 7 AND SECTION 906.3.1)

CONSTRUCTION BMP NOTES

CONSTRUCTION BMP NOTES THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMPS MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDER DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS, SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

GENERAL REQUIREMENTS

THE FOLLOWING STANDARD SPECIAL REQUIREMENTS SHALL BE A PART OF THIS SPECIFICATIONS, BUT NOT INCLUDED IN THE CONSTRUCTION DRAWINGS:

- A. INSTRUCTIONS TO BIDDERS
- B. INVITATION FOR BIDS
- C. BID FORM
- D. LIST OF SUBCONTRACTORS
- E. APPLICATION FOR PAYMENT
- F. CHANGE ORDERS
- G. SCHEDULE OF VALUES
- H. LIEN WAIVER
- I. GENERAL CONDITIONS
- J. SUPPLEMENTAL GENERAL CONDITIONS
- K. SPECIAL CONDITIONS

SITE WORK SPECIFICATIONS

PART 1 - GENERAL

1. PRIOR TO THE START OF WORK THE CONTRACTOR SHALL DETERMINE THE EXTENT OF WORK TO BE PERFORMED.
2. CONTRACTOR SHALL NOTIFY DIG ALERT OR USA DIG 48 HOURS PRIOR TO ANY EXCAVATION.
3. CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY PROPERTY LINES, EASEMENTS, BUILDINGS, ACCESS, UTILITIES, STORM DRAINS, SEWERS, WATER, ELECTRICAL, GAS, TELEPHONE, CABLE TV, FIBER AND IRRIGATION AS THEY PERTAIN TO THESE DRAWINGS AND THIS PROJECT AND NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
5. ALL WORK SHALL CONFORM TO THE CBC CURRENT EDITION AND ANY CODES INCORPORATED BY REFERENCE OR AMENDMENT.
6. CONTRACTOR SHALL PROVIDE FOR PUBLIC SAFETY FOR THE DURATION OF THE PROJECT TO INCLUDE BARRIERS, CONES, TRAFFIC CONTROL AND SIGNS AS REQUIRED TO LIMIT PUBLIC ACCESS FROM AREAS UNDER CONSTRUCTION AND SHALL MAINTAIN A CLEAN, NEAT AND SAFE WORK ENVIRONMENT ON A DAILY BASIS.

1. CONTRACTOR SHALL PROVIDE DEMOLITION AND REMOVAL OF EXISTING MATERIALS AS NECESSARY TO ALLOW FOR NEW CONSTRUCTION.
2. DEMOLITION SHALL BE CONTROLLED TO PREVENT DUST AND NOISE FROM SPREADING TO ADJACENT AREAS OF THE SITE OR BUILDING OR AFFECTING OPERATIONS OF EXISTING OCCUPIED SPACES.
3. CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE FOR REVIEW AND APPROVAL BY THE OWNER AND LANDLORD PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE FEATURES, IMPROVEMENTS AND FINISHES NOT SCHEDULED FOR REMOVAL AND SHALL REPLACE OR REPAIR ANY DAMAGED WORK OR MATERIALS WITH THE SAME QUALITY, QUANTITY AND SIZE AS EXISTING MATERIAL AND SHALL REINSTALL UNDAMAGED MATERIALS TEMPORARILY REMOVED FOR PROTECTION DURING CONSTRUCTION.
5. REMOVE DEBRIS AND GARBAGE FROM THE SITE ON A DAILY BASIS AND NOT ALLOW ACCUMULATION OF DEBRIS AND GARBAGE ON SITE.
6. CONTRACTOR SHALL PROTECT ALL EXPOSED WORK AND EXISTING MATERIALS AND OPENINGS FROM INCLEMENT WEATHER WITH WEATHERPROOF COVERS AND SHALL REPLACE OR REPAIR ANY MATERIALS DAMAGED BY WEATHER AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL REINFORCING BARS AND TENSION CABLES IN EXISTING FLOORS AND WALLS VIA NON-DESTRUCTIVE TESTING METHODS PRIOR TO ANY SAWCUTS OR CORE DRILLING AND SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY CONFLICTS WITH THE PROPOSED DESIGN.
8. CONTRACTOR SHALL NOT CUT ANY POST TENSION CABLES IN ANY SLAB, WALL OR ROOF AND SHALL RESTORE THE STRUCTURAL INTEGRITY OF ANY STRUCTURE COMPROMISED BY CONTRACTOR'S ERROR AT CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL PROVIDE FOR TEMPORARY SHORING, BRACING AND SUPPORT DURING DEMOLITION AND CONSTRUCTION AS REQUIRED.

PART 3 - EXCAVATION AND EARTHWORK

GENERAL:

1. CONTRACTOR SHALL VERIFY THE LOCATION AND EXTENT OF ALL EXCAVATIONS AND PERFORM UNDERGROUND UTILITY LOCATE PRIOR TO START OF CONSTRUCTION.
2. NO EXCAVATION SHALL COMMENCE WITHOUT PRIOR NOTIFICATION AND AUTHORIZATION BY THE OWNER.
3. CONTRACTOR SHALL PROVIDE FOR THE PROTECTION AND STABILITY OF EARTH BANKS, SLOPES AND EXISTING STRUCTURES DURING EXCAVATION.
4. CONTRACTOR SHALL FOLLOW ALL REQUIRED SAFETY PROCEDURES DURING EXCAVATION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO EXCAVATION AND ALL RUNOFF SHALL BE CONTROLLED ON SITE.
6. CONTRACTOR SHALL PROVIDE EXCAVATION, SUBGRADE PREPARATION, BACKFILL, COMPACTION, TESTING AND INSPECTIONS AND GRADING AS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
7. GEOTECHNICAL REPORT REQUIREMENTS ARE PART OF THIS SPECIFICATION.
8. SOILS TESTING AND SPECIAL INSPECTIONS REQUIRED BY THE JURISDICTION, SOILS ENGINEER OR GEOTECHNICAL REPORT SHALL BE CARRIED OUT BY A SOILS TESTING AGENCY NOTIFIED BY THE CONTRACTOR 72 HOURS IN ADVANCE AND A COPY OF ALL REPORTS AND INSPECTIONS SHALL BE PROVIDED TO THE OWNER AND ARCHITECT.

PROCEDURE:

1. CLEAR EXCAVATION AREA OF TREES, BRUSH, AND ORGANIC MATERIALS.
2. EXCAVATE AND REMOVE TOPSOIL AND ORGANIC MATERIALS BELOW GRADE TO DEPTH INDICATED ON DRAWINGS OR AS REQUIRED SO THAT ALL CONCRETE AND STRUCTURAL FILL RESTS ON SUITABLE SUBGRADE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY OR WITH CONCRETE TO UNDERSIDE OF FOOTING OR SLAB.
3. CONTRACTOR SHALL OBTAIN INSPECTION OF BASE MATERIALS.
4. BACKFILL EXCAVATIONS WITH SUITABLE MATERIAL TO FINISH GRADE AS REQUIRED BY DRAWINGS AS SOON AS POSSIBLE AFTER CONSTRUCTION.
5. COMPACT BACKFILL TO 90% OF MAXIMUM DRY DENSITY.

PART 4 - CLEAN UP AND DISPOSAL

1. CONTRACTOR CONTRACTOR SHALL REMOVE RUBBISH, DEBRIS AND CONTAINERS FROM FROM SITE AND LEGALLY DISPOSE OFF SITE DAILY.
2. SEPARATE AND STOCKPILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL AND LEGALLY DISPOSE OF UNSUITABLE MATERIALS OR EXCESS EARTH OFF SITE.
3. ALL PAVED AREAS SHALL BE KEPT CLEAR OF MUD DEBRIS AND STANDING WATER.
4. CONTRACTOR SHALL COMPLY WITH STATE EROSION CONTROL REGULATIONS.
5. ALL SCARS AND RUTS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
6. ALL PLANTED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS.

CONCRETE

1. ALL CAST-IN-PLACE CONCRETE WORK SHALL COMPLY WITH ACI STANDARDS AS REQUIRED BY THE CURRENT EDITION OF THE CBC
2. CEMENTITIOUS MATERIALS SHALL BE TYPE II PORTLAND CEMENT ASTM C150 AND SHALL COMPLY WITH ACI 308, "REQUIREMENTS FOR CONCRETE MIXTURES".
3. AGGREGATE SHALL BE NORMAL WEIGHT PER ASTM C33, GRADED, 1-1/2" NOMINAL MAXIMUM AGGREGATE SIZE.
4. WATER PER ASTM C94 (POTABLE) DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT, OR DURING PLACEMENT.
5. AIR CONTENT SHALL BE WITHIN RANGE PERMITTED BY ACI 301.
6. MAXIMUM WATER-CEMENTITIOUS MATERIAL RATIO (W/CM)=0.50.
7. MAXIMUM SLUMP DURING PLACEMENT SHALL BE 5 INCHES.
8. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI, UNLESS NOTED OTHERWISE.
9. OWNER SHALL PROVIDE A QUALIFIED INDEPENDENT TESTING AND INSPECTING

27. APPLY CURING AND SEALING COMPOUND UNIFORMLY TO SLAB IN A CONTINUOUS OPERATION BY POWER SPRAY OR ROLLER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. RECOAT AREAS SUBJECTED TO HEAVY RAIN WITHIN THREE HOURS AFTER INITIAL APPLICATION. REPEAT PROCESS 24 HOURS LATER AND APPLY A SECOND COAT.
28. ALL CONCRETE WORK NOT CONFORMING TO THESE SPECIFICATIONS SHALL BE REMOVED FROM THE SITE AND REPLACED WITH SUITABLE MATERIALS AT CONTRACTOR'S EXPENSE.










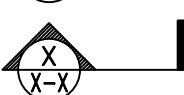


























PART 1 — CONCRETE MASONRY UNITS

1. SEE PREVIOUS NOTES UNDER THE HEADINGS "GENERAL NOTES", "SITE WORK", "CONCRETE" AND CBC CHAPTER 21 FOR ADDITIONAL REQUIREMENTS.
2. CONCRETE MASONRY UNITS SHALL BE OF SIZES SHOWN ON DRAWINGS AND CONFORM TO ASTM C90 AND ARTICLE 2.3 OF TMS 602 (CBC 2103.1) MEDIUM WEIGHT UNITS WITH MAXIMUM LINEAR SHRINKAGE OF 0.06%, $f'm = 1,500$ PSI GROUTED SOLID REINFORCED CELLS.
3. ALL HEAD AND BED JOINTS SHALL BE $\frac{3}{8}$ " THICK. BED JOINTS OF THE STARTING COURSE OVER THE CONCRETE FOUNDATION MAY BE BETWEEN $1\frac{1}{4}$ " AND $3\frac{1}{4}$ ". (ARTICLE 3.3B OF TMS 602). CONTROL JOINTS AT A MAXIMUM OF 25 FEET SPACING, IN ACCORDANCE WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) TEK 10-1A.
4. MORTAR SHALL BE TYPE 'S', FRESHLY PREPARED AND UNIFORMLY MIXED. THE MORTAR MIX MUST HAVE A COMPRESSIVE STRENGTH EQUAL TO 1,800 PSI MINIMUM. MORTAR FOR USE IN MASONRY CONSTRUCTION SHALL CONFORM TO ASTM C270 AND ARTICLES 2.1 AND 2.6A OF TMS 602 (CBC 2103.2).
5. GROUT SHALL BE PROPORTIONED BY VOLUME AND MUST HAVE A COMPRESSIVE STRENGTH EQUAL TO 2,000 PSI MINIMUM. GROUT SHALL COMPLY WITH ARTICLE 2.2 OF TMS 602 (CBC 2103.3).
6. GROUT ALL CELLS, UNLESS NOTED OTHERWISE.
7. METAL REINFORCEMENT AND ACCESSORIES SHALL CONFORM TO ARTICLE 2.4 OF TMS 602 (CBC 2103.4). PROVIDE DEFORMED REINFORCING BARS THAT CONFORM TO ASTM A615, GRADE 60. WHEN ONE CONTINUOUS BAR CANNOT BE USED, A LAP OR SPLICE OF 48 BAR DIAMETERS IS REQUIRED. ALL BARS SHALL BE CLEAN OF LOOSE FLAKY RUST, GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND.

PART 2 - CONCRETE MASONRY UNITS

1. CLAY MASONRY UNITS SHALL BE STANDARD MODULAR (3-5/8"x 2-1/4"x 7-5/8"), UNLESS NOTED OTHERWISE AND CONFORM TO ASTM C652, GRADE SW, TYPE HBS AND ARTICLE 2.3 OF TMS 602 (CBC 2103.1).
2. COLOR SHALL BE AS INDICATED ON DRAWINGS.
3. MORTAR SHALL BE TYPE 'S', FRESHLY PREPARED AND UNIFORMLY MIXED. THE MORTAR MIX MUST HAVE A COMPRESSIVE STRENGTH EQUAL TO 1,800 PSI MINIMUM. MORTAR FOR USE IN MASONRY CONSTRUCTION SHALL CONFORM TO ASTM C270 AND ARTICLES 2.1 AND 2.6A OF TMS 602 (CBC 2103.2).
4. PROVIDE, AS REQUIRED BY THE TYPE OF CONSTRUCTION, CORRUGATED TIES CONFORMING TO ASTM A1008, 20 GA, JOINT REINFORCING CONFORMING TO ASTM A82, WIRE WALL TIES CONFORMING TO ASTM A82, OR DOVETAIL ANCHORS CONFORMING TO ASTM A1008. ALL ANCHORS AND TIES SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153, CLASS B-2.
5. PROVIDE WEEP HOLES PER TMS 602.
6. PROVIDE NEOPRENE EXPANSION JOINTS CONFORMING TO ASTM D1056, TYPE 2, CLASS A, GRADE I AS INDICATED ON DRAWINGS.

LEGEND

	REVISION		A		COAXIAL CABLE
	DETAIL REFERENCE		F		FIBER
	ELEVATION REFERENCE		P/F		POWER AND FIBER
	SECTION REFERENCE		T/E		OVERHEAD SERVICE CONDUCTORS
	CENTERLINE		X		CHAIN LINK FENCING
	PROPERTY/LEASE LINE				WOOD FENCE
	WORK POINT		DWP		OVERHEAD POWER LINE
	GROUND CONDUCTOR		UGP		BURIED POWER LINE
	TELEPHONE CONDUIT		DHT		OVERHEAD TELEPHONE LINE
	ELECTRICAL CONDUIT (POWER)		UGT		BURIED TELEPHONE LINE
			W		BURIED WATER LINE
			SS		BURIED SANITARY SEWER
			SD		BURIED STORM DRAIN

ALL STRUCTURAL REVIEW OF PROJECT INCLUDING BUT NOT LIMITED TO MOUNTS FOR PROJECT IS PERFORMED BY LICENSED ENGINEER, WHO IS SOLELY RESPONSIBLE FOR ALL STRUCTURAL INTEGRITY FOR THE PROJECT. BLACK ROCK ASSUMES NO LIABILITY FOR THE PROJECT'S STRUCTURAL INTEGRITY.

STRUCTURAL DISCLAIMER	



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS
THEY ARE ACTING UNDER THE DIRECTION OF A
LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS
DOCUMENT.

HUMBUG
0 TWENTYNINE PALMS HWY
TWENTYNINE PALMS, CA 92277
NEW SITE BUILD

SHEET TITLE

GENERAL NOTES &
SPECIFICATIONS

SHEET NUMBER
T-2

THERMAL AND MOISTURE PROTECTION		FINISH MATERIAL POLLUTANT CONTROL		PAINTS AND COATINGS		SEALANT SPECIFICATIONS																																																																																																																																																									
<p>PART 1 – GENERAL</p> <p>1. CONTRACTOR SHALL SEAL ALL PENETRATIONS OF EXISTING BUILDING ENVELOPE EXPOSED TO WEATHER. A COMPLETELY WATERTIGHT AND WEATHERPROOF JOB IS REQUIRED.</p> <p>2. CONTRACTOR SHALL PROVIDE GUARANTEE FOR A PERIOD OF TWO YEARS THAT ALL WORK SHALL BE FREE OF ANY LEAKAGE AND THAT SEALANTS SHALL NOT FAIL DUE TO HARDENING, CRACKING, CRUMBLING, MELTING, SHRINKAGE AND SHALL NOT STAIN, DISCOLOR OR ADVERSELY IMPACT ADJACENT MATERIALS.</p> <p>3. CONTRACTOR SHALL PROVIDE JOINT SEALERS, JOINT FILLERS AND RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH SUBSTRATES AND FINISH MATERIALS.</p> <p>4. ALL ROOF MEMBRANE PENETRATIONS SHALL BE FLASHED AND SEALED WITH LIKE MATERIALS TO ACHIEVE A WATERTIGHT CONDITION.</p> <p>5. CONTRACTOR SHALL VERIFY THAT NO CONDITIONS EXIST WHERE PONDING OR TRAPPING OF STANDING WATER CAN OCCUR WHEN THE PROJECT IS COMPLETE.</p> <p>6. POSITIVE DRAINAGE SHALL BE MAINTAINED AROUND ALL SLEEPERS, POSTS, CONDUIT PENETRATIONS AND PLATFORMS.</p> <p>7. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING ROOF DRAINAGE SYSTEMS THROUGHOUT THE DURATION OF THE PROJECT AND INSURE THEY ARE IN PROPER WORKING ORDER AT THE COMPLETION OF THE PROJECT.</p> <p>PART 2 – ROOFING</p> <p>1. INSTALL ROOFING PER MANUFACTURER’S REQUIREMENTS AND JURISDICTIONAL CODE REQUIREMENTS.</p> <p>2. PROVIDE GUARANTEE IN THE FORM REQUIRED BY THE GENERAL CONDITIONS FOR A PERIOD OF (2) YEARS.</p> <p>3. FAILURE DUE TO LEAKAGE WILL BE CONSIDERED DEFECTIVE WORK AND SHALL BE REPLACED AT CONTRACTOR’S EXPENSE.</p> <p>4. PRESERVE AND PROTECT IN PLACE EXISTING ROOFING MEMBRANE.</p> <p>5. OBSERVE CONDITION OF ROOFING SUBSTRATE AND REPORT ANY UNACCEPTABLE CONDITIONS PRIOR TO INSTALLATION OF ROOFING.</p> <p>PART 3 – FLASHING AND SHEET METAL</p> <p>1. CONTRACTOR SHALL PROVIDE 20 GA GALVANIZED SHEET METAL FLASHING AND 22 GA GALVANIZED PITCH PANS AS REQUIRED FOR WEATHER TIGHT, WATERPROOF SEAL.</p> <p>2. WORK SHALL BE PERFORMED BY EXPERIENCED JOURNEYMEN SKILLED IN FLASHING AND SHEET METAL WORK, CAPABLE OF PRODUCING STRAIGHT, TRUE AND TIGHT JOINTED, CORROSION RESISTANT AND WEATHER TIGHT INSTALLATIONS IN ACCORDANCE WITH INDUSTRY STANDARDS FOR FIRST–CLASS QUALITY, FREE OF DEFECTS.</p> <p>PART 4 – FIRESTOPPING</p> <p>1. PROVIDE UL LISTED FIRESTOPPING AND SMOKE SEALING SYSTEM WHERE CABLES OR CONDUIT PASS THROUGH FLOORS, CEILINGS AND FIRE RATED WALLS. PACK SPACES BETWEEN WIRES AND SLEEVE FULL WITH FIRE RESISTANT MATERIAL WITHOUT GAPS OR VOID SPACE.</p> <p>2. ALL SMOKE AND FIRE STOPPING SHALL BE INSTALLED BY AN EXPERIENCED QUALIFIED CONTRACTOR WHO SHALL CERTIFY THAT ALL WORK IS COMPLETE AND IN ACCORDANCE WITH ALL BUILDING CODE REQUIREMENTS.</p> <p>3. FIRESTOPPING SYSTEM SHALL BE FREE OF ASBESTOS.</p> <p>4. FIRESTOPPING SYSTEM SHALL BE INSTALLED PER MANUFACTURER’S RECOMMENDATIONS.</p> <p>5. NO DEVIATIONS FROM THESE DRAWINGS ARE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT OR ARCHITECT.</p>		<p>5.504.4 FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH SECTIONS 5.504.4.1 THROUGH 5.504.4.4.</p> <p>TABLE 5.504.4.1 ADHESIVE VOC LIMIT</p> <p>LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER</p> <table><tr><th>ARCHITECTURAL APPLICATIONS</th><th>CURRENT VOC LIMIT</th></tr><tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr><tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr><tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr><tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr><tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr><tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr><tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr><tr><td>VCT AND ASPHALT TILE ADHESIVES</td><td>50</td></tr><tr><td>DRYWALL AND PANEL ADHESIVES</td><td>50</td></tr><tr><td>COVE BASE ADHESIVES</td><td>50</td></tr><tr><td>MUTLIPURPOSE CONSTRUCTION ADHESIVES</td><td>70</td></tr><tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr><tr><td>SINGLE–PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr><tr><td>OTHER ADHESIVE NOT SPECIFICALLY LISTED</td><td>50</td></tr></table> <table><tr><th>SPECIALTY APPLICATIONS</th><th></th></tr><tr><td>PVC WELDING</td><td>510</td></tr><tr><td>CPVC WELDING</td><td>490</td></tr><tr><td>ABS WELDING</td><td>325</td></tr><tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr><tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr><tr><td>CONTACT ADHESIVE</td><td>80</td></tr><tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr><tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr><tr><td>TOP AND TRIM ADHESIVE</td><td>250</td></tr></table> <table><tr><th>SUBSTRATE SPECIFIC APPLICATIONS</th><th></th></tr><tr><td>METAL TO METAL</td><td>30</td></tr><tr><td>PLASTIC FOAMS</td><td>50</td></tr><tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr><tr><td>WOOD</td><td>30</td></tr><tr><td>FIBERGLASS</td><td>80</td></tr></table>		ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT	INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	150	WOOD FLOORING ADHESIVES	100	RUBBER FLOOR ADHESIVES	60	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT AND ASPHALT TILE ADHESIVES	50	DRYWALL AND PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MUTLIPURPOSE CONSTRUCTION ADHESIVES	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE–PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVE NOT SPECIFICALLY LISTED	50	SPECIALTY APPLICATIONS		PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP AND TRIM ADHESIVE	250	SUBSTRATE SPECIFIC APPLICATIONS		METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80	<p>5.504.4.3 ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL COATING SUGGESTED MEASURE, AS SHOWN IN TABLE 5.504.4.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 5.504.4.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS FLAT, NONFLAT OR NONFLAT–HIGH GLOSS COATINGS, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36 AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT–HIGH FLOSS VOC LIMIT IN TABLE 5.504.4.3 SHALL APPLY.</p> <p>TABLE 5.504.4.3 VOC CONTENTS LIMITS FOR ARCHITECTURAL COATINGS</p> <p>GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS</p> <table><tr><th>COATING CATEGORY</th><th>CURRENT VOC LIMIT</th></tr><tr><td>FLAT COATINGS</td><td>50</td></tr><tr><td>NONFLAT COATINGS</td><td>100</td></tr><tr><td>NONFLAT HIGH GLOSS COATINGS</td><td>150</td></tr><tr><td>SPECIALTY COATINGS</td><td>–</td></tr><tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr><tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr><tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr><tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr><tr><td>BOND BREAKERS</td><td>350</td></tr><tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr><tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr><tr><td>DRIVEWAY SEALERS</td><td>50</td></tr><tr><td>DRY FOG COATINGS</td><td>150</td></tr><tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr><tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr><tr><td>FLOOR COATINGS</td><td>100</td></tr><tr><td>FORM–RELEASE COMPOUNDS</td><td>250</td></tr><tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr><tr><td>HIGH–TEMPERATURE COATINGS</td><td>420</td></tr><tr><td>INDUSTRIICAL MAINTENANCE COATINGS</td><td>250</td></tr><tr><td>LOW SOLIDS COATINGS</td><td>120</td></tr><tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr><tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr><tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr><tr><td>MULTICOLOR COATINGS</td><td>250</td></tr><tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr><tr><td>PRIMERS, SEALERS, AND UNDERCOATERS</td><td>100</td></tr><tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr><tr><td>RECYCLED COATINGS</td><td>250</td></tr><tr><td>ROOF COATINGS</td><td>50</td></tr><tr><td>RUST PREVENTIVE COATINGS</td><td>250</td></tr><tr><td>SHELLACS:</td><td></td></tr><tr><td>CLEAR</td><td>730</td></tr><tr><td>OPAQUE</td><td>550</td></tr><tr><td>SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS</td><td>100</td></tr><tr><td>STAINS</td><td>250</td></tr><tr><td>STONE CONSOLIDANTS</td><td>450</td></tr><tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr><tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr><tr><td>TUB AND TILE REFINISH COATINGS</td><td>420</td></tr><tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr><tr><td>WOOD COATINGS</td><td>275</td></tr><tr><td>WOOD PRESERVATIVES</td><td>350</td></tr><tr><td>ZINC–RICH PRIMERS</td><td>340</td></tr></table>		COATING CATEGORY	CURRENT VOC LIMIT	FLAT COATINGS	50	NONFLAT COATINGS	100	NONFLAT HIGH GLOSS COATINGS	150	SPECIALTY COATINGS	–	ALUMINUM ROOF COATINGS	400	BASEMENT SPECIALTY COATINGS	400	BITUMINOUS ROOF COATINGS	50	BITUMINOUS ROOF PRIMERS	350	BOND BREAKERS	350	CONCRETE CURING COMPOUNDS	350	CONCRETE/MASONRY SEALERS	100	DRIVEWAY SEALERS	50	DRY FOG COATINGS	150	FAUX FINISHING COATINGS	350	FIRE RESISTIVE COATINGS	350	FLOOR COATINGS	100	FORM–RELEASE COMPOUNDS	250	GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	HIGH–TEMPERATURE COATINGS	420	INDUSTRIICAL MAINTENANCE COATINGS	250	LOW SOLIDS COATINGS	120	MAGNESITE CEMENT COATINGS	450	MASTIC TEXTURE COATINGS	100	METALLIC PIGMENTED COATINGS	500	MULTICOLOR COATINGS	250	PRETREATMENT WASH PRIMERS	420	PRIMERS, SEALERS, AND UNDERCOATERS	100	REACTIVE PENETRATING SEALERS	350	RECYCLED COATINGS	250	ROOF COATINGS	50	RUST PREVENTIVE COATINGS	250	SHELLACS:		CLEAR	730	OPAQUE	550	SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS	100	STAINS	250	STONE CONSOLIDANTS	450	SWIMMING POOL COATINGS	340	TRAFFIC MARKING COATINGS	100	TUB AND TILE REFINISH COATINGS	420	WATERPROOFING MEMBRANES	250	WOOD COATINGS	275	WOOD PRESERVATIVES	350	ZINC–RICH PRIMERS	340	<p>1. WORK INCLUDED:</p> <p>A. THIS SPECIFICATION IS INTENDED TO BE GENERAL IN ITS SCOPE AS TO WHERE CAULKING OR SEALANT IS TO BE INSTALLED THE CONTRACTOR SHALL CHECK ALL DRAWINGS AND DETAILS AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXTENT OF THE CAULKING OR SEALING INVOLVED. ONLY A COMPLETE AND ABSOLUTELY WATERTIGHT JOB WILL BE ACCEPTED.</p> <p>2. GUARANTEE:</p> <p>A. PROVIDE GUARANTEE, IN FORM REQUIRED BY GENERAL CONDITIONS, FOR PERIOD OF TWO (2) YEARS.</p> <p>B. DEFECTIVE WORK WILL BE JUDGED A FAILURE DUE TO LEAKAGE, HARDENING, CRACKING, CRUMBLING, MELTING, SHRINKAGE OR RUNNING OF CAULKING COMPOUND OR SEALANT OR STAINING OF ANY ADJACENT WORK.</p> <p>3. SEALANT:</p> <p>A. ONE PART, ELASTOMERIC–TYPE COMPOUND CONFORMING TO ESTI–S–00230C, TYPE II CLASS A. THE COMPOUND SHALL BE SUPPLIED IN A READY TO USE FORM WHICH REQUIRES NO ON THE JOB MIXING. USE FOR ALL EXTERIOR WORK EXCEPT AREAS SUBJECT TO FOOT TRAFFIC.</p> <p>B. NON–TRACKING SEALANT FOR AREAS SUBJECT TO FOOT TRAFFIC (INTERIOR OR EXTERIOR), TWO COMPONENT POLYURETHANE SEALANT, AS MANUFACTURED BY NAMECO INTERNATIONAL (VULKEM 245); SONNEBORN AND SONS (SONOCLASTIC, PAVING JOINT SEALANT); W.R. GRACE CO. (DARASEAL – U TRAFFIC GRADE); OR EQUAL.</p>	
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<p>1. PAINT COLORS SHALL BE APPROVED BY OWNER.</p> <p>2. PAINTS USED TO COVER ANTENNAS SHALL CONTAIN NO LEAD OR METALLIC INGREDIENTS THAT WILL INHIBIT RF TRANSMISSIONS.</p> <p>3. USE FACTORY MIXED PAINT PRODUCTS IN ORIGINAL FACTORY CONTAINERS LABELED WITH COLOR, TYPE AND MANUFACTURER.</p> <p>4. PREPARE SURFACES TO BE PAINTED AND APPLY PAINT ACCORDING TO MANUFACTURER’S SPECIFICATIONS.</p> <p>5. FINISHED SURFACE SHALL BE DURABLE, UNIFORM, AND FREE OF BLISTERS, BUBBLES, PEELING OR DISCOLORATION.</p>		<p>5.504.4.1 ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS:</p> <p>1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS AS SPECIFIED IN SUBSECTION 2, BELOW.</p> <p>2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.</p> <p>TABLE 5.504.4.2 SEALANT VOC LIMIT</p> <p>LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER</p> <table><tr><th>SEALANTS</th><th>CURRENT VOC LIMIT</th></tr><tr><td>ARCHITECTURAL</td><td>250</td></tr><tr><td>MARINE DECK</td><td>760</td></tr><tr><td>NONMEMBRANE ROOF</td><td>300</td></tr><tr><td>ROADWAY</td><td>250</td></tr><tr><td>SINGLE–PLY ROOF MEMBRANE</td><td>450</td></tr><tr><td>OTHER</td><td>420</td></tr></table> <table><tr><th>SEALANT PRIMERS</th><th></th></tr><tr><td>ARCHITECTURAL–NON POROUS</td><td>–</td></tr><tr><td>POROUS</td><td>250</td></tr><tr><td>MODIFIED BITUMINOUS</td><td>775</td></tr><tr><td>MARINE DECK</td><td>500</td></tr><tr><td>OTHER</td><td>760</td></tr><tr><td></td><td>750</td></tr></table>		SEALANTS	CURRENT VOC LIMIT	ARCHITECTURAL	250	MARINE DECK	760	NONMEMBRANE ROOF	300	ROADWAY	250	SINGLE–PLY ROOF MEMBRANE	450	OTHER	420	SEALANT PRIMERS		ARCHITECTURAL–NON POROUS	–	POROUS	250	MODIFIED BITUMINOUS	775	MARINE DECK	500	OTHER	760		750	<p>5.504.4.3.1 AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PWMIR LIMITS FOR ROC IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(C)(2) AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8 RULE 49.</p> <p>5.504.4.3.2 VERIFICATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:</p> <p>1. MANUFACTURER’S PRODUCT SPECIFICATION</p> <p>2. FIELD VERIFICATION OF ON–SITE PRODUCT CONTAINERS</p>																																																																																																																															
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MODIFIED BITUMINOUS	775																																																																																																																																																														
MARINE DECK	500																																																																																																																																																														
OTHER	760																																																																																																																																																														
	750																																																																																																																																																														
ELECTRICAL																																																																																																																																																															
<p>1. SEE ELECTRICAL DRAWING AND NOTES.</p> <p>2. ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE CBC AND THE REQUIREMENTS OF ALL APPLICABLE MUNIPAL AND STATE CODES, REGULATIONS AND UTILITY GUIDELINES.</p> <p>3. CONTRACTOR SHALL PROVIDE GROUNDING FOR ALL ANTENNAS, BASES, FRAMES, CABLE RUNS, FENCES AND ALL OTHER METALLIC COMPONENTS PER ELECTRICAL DRAWINGS. FOLLOW ANTENNA AND EQUIPMENT MANUFACTURER’S GROUNDING REQUIREMENTS. GROUND COAX SHIELD AT BOTH ENDS AND EXIT FROM TOWER OR POLE USING MANUFACTURER’S PRACTICES.</p>																																																																																																																																																															

		<div>METALS</div> <div>PART 1 – STRUCTURAL STEEL</div> <div>GENERAL:</div> <div>1. ALL STEEL SHALL BE HOT DIP GALVANIZED AND PAINTED IN ACCORDANCE WITH ASTM A123 SPECIFICATIONS.</div> <div>2. GALVANIZED AND PAINTED FINISHES DAMAGED DURING TRANSPORTATION OR CONSTRUCTION MUST BE RESTORED OR TOUCHED–UP TO ENSURE PROTECTION FROM WEATHER AND CORROSION.</div> <div>3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AS THEY PERTAIN TO THESE DRAWINGS AND BRING ANY DISCREPENCIES, ERRORS OR OMISSIONS TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY FABRICATION OR DELIVERY OF ANY STRUCTURAL STEEL COMPONENTS.</div> <div>4. SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.</div> <div>5. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS, LATEST EDITION.</div> <div>6. A QUALIFIED TESTING AGENCY SHALL PERFORM INSPECTIONS AND PROVIDE A COPY OF ALL INSPECTION REPORTS AND TEST RESULTS.</div> <div>7. PROVIDE WEEP HOLES AT HORIZONTAL MEMBERS AND STEEL CAPS AT PIPES/TUBES TO PREVENT THE ACCUMULATION OF WATER.</div> <div>MATERIAL:</div> <div>1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:</div> <div><div>A. W SHAPES</div><div>ASTM A572, GRADE 50 OR ASTM A992</div><div>B. ALL OTHER SHAPES, PLATES, & BARS</div><div>ASTM A36</div><div>C. PIPE</div><div>ASTM A53, GRADE B</div><div>D. HSS TUBES</div><div>ASTM A500, GRADE B</div><div>E. ANCHOR BOLTS</div><div>ASTM F1554, GRADE 36</div><div>F. CONNECTION BOLTS</div><div>ASTM A325 & ASTM A307, GRADE A</div></div> <div>2. STEEL TO STEEL BOLTED BEARING–TYPE CONNECTIONS SHALL USE GALVANIZED 3/4” DIA ASTM A325 BOLTS MINIMUM UNLESS NOTED OTHERWISE WITH (2) BOLTS MINIMUM AT EACH CONNECTION UNLESS NOTED OTHERWISE.</div> <div>3. BOLTS SHALL BE TIGHTENED BY USING THE "TURN–OF–NUT" METHOD AS DESCRIBED BY AISC.</div> <div>4. NON–STRUCTURAL CONNECTIONS FOR STEEL GRATING, HANDRAILS AND LADDERS MAY USE GALVANIZED 5/8” DIA ASTM A307 BOLTS UNLESS NOTED OTHERWISE.</div> <div>5. ALL MATERIALS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.</div> <div>6. CONTRACTOR SHALL PROVIDE MATERIALS OF GOOD CONDITION FREE OF DEFECTS OR CORROSION AND SHALL DELIVER, STORE AND INSTALL MATERIALS IN A MANNER AS TO PROTECT AND PRESERVE CONDITION OF MATERIALS.</div> <div>WELDING:</div> <div>1. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SPECIFICATIONS AND SHALL BE PERFORMED BY CERTIFIED WELDERS USING E70XX ELECTRODES UNLESS NOTED OTHERWISE.</div> <div>2. ALL WELDS SHALL BE A MINIMUM OF 1/4” FILLET WELDS UNLESS NOTED OTHERWISE.</div> <div>3. WELDING OF GRADE 60 REINFORCING BARS SHOULD BE PERFORMED USING LOW HYDROGEN ELECTRODES.</div> <div>4. WELDING WITHIN 4” OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED.</div>	<div>WOOD AND PLASTIC</div> <div>PART 1 – FIBERGLASS / PLASTIC</div> <div>1. ALL FIBERGLASS REINFORCED POLYMER (FRP) PRODUCTS SHALL BE TESTED AND APPROVED OR USE BY THE LOCAL BUILDING OFFICIAL.</div> <div>2. ALL FRP STRUCTURAL SHAPES AND PLATES SHALL BE STRONGWELL SERIES 525 OR APPROVED EQUAL.</div> <div>3. FRP COMPONENTS MUST BE RF TRANSPARENT TO ALLOW UNIMPEDED ANTENNA SIGNAL PROPAGATION.</div> <div>4. ALL FRP MATERIALS SHALL SE STRONGWELL EPOXY WELDED TO MATING SURFACES WHERE NOTED OR APPROVED EQUAL.</div> <div>5. ALL FASTENING HARDWARE SHALL BE STRONGWELL FIBREBOLT STUDS AND NUTS OR APPROVED EQUAL.</div> <div>6. COLOR OF FIBER GLASS MUST MATCH EXISTING BUILDING MATERIALS. MANUFACTURER SHALL PROVIDE COLOR SAMPLE TO CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO FABRICATION.</div> <div>7. MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY STRUCTURAL ENGINEER PRIOR TO FABRICATION.</div> <div>8. INSTALL FRP COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS.</div> <div>9. CAP VERTICAL POSTS WITH WELDED FRP PLATES TO EXCLUDE WATER FROM ENTERING POST CAVITY. DO NOT ALLOW WATER TO ACCUMULATE INSIDE FRP STRUCTURAL COMPONENTS.</div> <div>10. POSTS TO BE CONTINUOUS FROM BASE TO TOP OF SCREEN.</div> <div>11. PROVIDE WEEP HOLES AT ALL HORIZONTAL MEMBERS.</div> <div>12. REPAIR ALL DAMAGE TO FRP PANELS PER MANUFACTURER'S RECOMMENDATIONS.</div> <div>13. PAINT FRP WITH RF TRANSPARENT PAINT.</div> <div>14. TEST COMPLETED INSTALLATION FOR RF TRANSPARENCY AND CORRECT AS REQUIRED TO SATISFACTION OF NETWORK CARRIER.</div> <div>PART 2 – ROUGH CARPENTRY</div> <div>1. UNLESS NOTED OTHERWISE ON PLANS, ALL LUMBER SHALL BE GRADE MARKED DOUGLAS FIR LARCH (DFL).</div> <div><div>A. BEAMS, HEADERS & POSTS</div><div>NO.1 OR BETTER</div><div>B. RAFTERS & JOISTS</div><div>NO.2 OR BETTER</div></div> <div>2. FOUNDATIONS SILL PLATES SHALL BE PRESSURE TREATED DOUGLAS FIR. MINIMUM SILL PLATE BOLTING SHALL BE GALVANIZED 5/8” DIA X 14” ASTM F1554, GRADE 36 BENT ANCHOR BOLTS AT 4’–0” OC WITH MINIMUM OF 2 ANCHOR BOLTS PER PIECE, LOCATED NOT MORE THAN 12” OR LESS THAN 7 DIAMETERS FROM EACH END OF THE PIECE. ALL ANCHOR BOLTS SHALL HAVE 3” SQUARE X 1/4” THICK PLATE WASHERS.</div> <div>3. ALL LUMBERS ON EXTERIOR FOUNDATION SHALL BE 8” MINIMUM ABOVE ADJACENT GRADE, FLOOR JOIST AND GIRDER SHALL BE 18” AND 12” MINIMUM ABOVE EXPOSED GROUND IN CRAWL SPACES RESPECTIVELY. (CBC 2304.12.1.1 & 2304.12.1.2)</div> <div>4. PROVIDE WASHERS UNDER HEADS AND NUTS OF BOLTS AND LAG SCREWS BEARING ON WOOD. NUTS ON ALL BOLTS SHALL BE TIGHTENED BEF CLOSING IN AND/OR ON COMPLETION OF THE JOB. CUT WASHERS MAY BE USED EXCEPT FOR SILL BOLTS AT SHEARWALLS AND WHERE NOTED OTHERWISE.</div> <div>5. ALL BOLTS SHALL BE GALVANIZED AND MUST CONFORM TO ASTM A307, GRADE A. BOLT HOLES TO BE NOMINAL DIAMETER OF BOLT + 1/16” UNLESS NOTED OTHERWISE.</div> <div>6. ALL LAG SCREWS SHALL BE GALVANIZED AND MUST CONFORM TO ASTM A307, GRADE A.</div> <div>7. NO STRUCTURAL MEMBER INCLUDING STUDS AND PLATES SHALL BE CUT OR NOTCHED FOR PIPES, ETC, UNLESS SPECIFICALLY SHOWN, NOTED OR ACCEPTABLE TO THE STRUCTURAL ENGINEER. FOR REQUIREMENTS FOR NOTCH AND BORED HOLES, CONFORM TO CBC 2308.5.9 AND 10 FOR WALL, CBC 2308.4.2.4 FOR FLOOR JOIST, AND CBC 2308.7.4 FOR RAFTER AND CEILING JOIST.</div> <div>8. PLYWOOD ROOF & FLOOR SHEATHING SHALL BE APA GRADE MARKED AS STRUCTURAL 1 C–D ND SHEAR WALL SHEATHING SHALL BE APA GRADE MAKED AS STRUCTURAL 1 C–D.</div> <div>9. PLYWOOD SHEATHING SHALL BE IN SINGLE PIECES WHERE POSSIBLE WITH 4’x8’ MINIMUM SHEETS. SOLID BLOCK ROOF SHEATHING AND WALL PANEL PLYWOOD EDGES. MINIMUM SHEET DIMENSION AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24”.</div> <div>10. METAL FRAMING ACCESSORIES: STEEL JOISTS HANGERS, FRAMING ANCHORS FASTENERS AND OTHER SUCH CONNECTION DEVICES SHALL BE OF STANDARD MANUFACTURE OF THE TYPE REQUIRED BY THE DRAWINGS. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. DEVICES SHALL BE GALVANIZED. "SIMPSON" PART NUMBERS ARE SHOWN ON DRAWINGS, UNLESS OTHERWISE INDICATED.</div> <div>11. PROPERTIES OF LUMBER</div> <div><div>4X OR 2X</div><div>DFL NO.1</div><div>Fb = 1,000 PSI</div><div>Fv = 180 PSI</div><div>E = 1,700 KSI</div><div>DFL NO.2</div><div>Fb = 900 PSI</div><div>Fv = 180 PSI</div><div>E = 1,600 KSI</div></div> <div><div>6X AND LARGER</div><div>DFL NO.1</div><div>Fb = 1,350 PSI</div><div>Fv = 170 PSI</div><div>E = 1,600 KSI</div><div>SELECT STRUCT.</div><div>Fb = 1,600 PSI</div><div>Fv = 170 PSI</div><div>E = 1,600 KSI</div></div> <div><div>PARALLAM (PSL)</div><div>Fb = 2,900 PSI</div><div>Fv = 290 PSI</div><div>E = 2,200 KSI</div></div> <div><div>MICROLLAM (LVL)</div><div>Fb = 2,600 PSI</div><div>Fv = 285 PSI</div><div>E = 2,000 KSI</div></div>	<div><div><div>APC Towers</div><div>8601 SIX FORKS ROAD, SUITE 250</div><div>RALEIGH, NC 27615</div></div><div><div><div></div><div>BLACK ROCK</div><div>BLACK ROCK CONSULTING LLC</div></div><div></div><div></div><table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>INT</th></tr><tr><td>A</td><td>01/22/25</td><td>90% ZONING</td><td>CAM</td></tr><tr><td>B</td><td>02/03/25</td><td>REDLINES REMOVE CARRIERS</td><td>CAM</td></tr><tr><td>C</td><td>02/10/25</td><td>REDLINES ADD CARRIERS</td><td>CAM</td></tr><tr><td>0</td><td>03/12/25</td><td>100% ZONING</td><td>CAM</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table><div></div><div>IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.</div><div><div>HUMBUG</div><div>0 TWENTYNINE PALMS HWY</div><div>TWENTYNINE PALMS, CA 92277</div><div>NEW SITE BUILD</div><div>SHEET TITLE</div><div>GENERAL NOTES & SPECIFICATIONS</div><div>SHEET NUMBER</div><div>T-4</div></div></div></div>	REV	DATE	DESCRIPTION	INT	A	01/22/25	90% ZONING	CAM	B	02/03/25	REDLINES REMOVE CARRIERS	CAM	C	02/10/25	REDLINES ADD CARRIERS	CAM	0	03/12/25	100% ZONING	CAM																																																																
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LEGAL DESCRIPTION (PER TITLE)

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA BOUNDED AND DESCRIBED AS FOLLOWS:

GOVERNMENT LOT 23 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF THE SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, EXCEPTING THE SOUTH 132 FEET THEREOF.

TAX ID: 0592-621-12-0000

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT COMMITMENT NUMBER 01-24035774-01T, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 06/20/2024. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. 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)
2. 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)
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
4. MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.
(NOT A SURVEY MATTER - NOT SHOWN)
5. 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)
6. TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS.
(NOT A SURVEY MATTER - NOT SHOWN)
7. SUBJECT TO THE EXCEPTIONS, RESERVATIONS, AND RIGHTS OF WAYS SET FORTH IN THE UNITED STATES OF AMERICA PATENT, RECORDED 10/17/1960, IN BOOK 5261, PAGE 123, OF THE SAN BERNARDINO COUNTY RECORDS.
(AS SHOWN ON SURVEY)



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

PROJECT INFORMATION:

CA-1337

87505 29 PALMS HIGHWAY
TWENTYNINE PALMS, CA 92277
SAN BERNARDINO COUNTY

ORIGINAL ISSUE DATE:

12/27/2024

REV.: DATE: DESCRIPTION: BY:

A	12/27/24	PRELIM / TITLE	RR

SURVEY PREPARED BY:



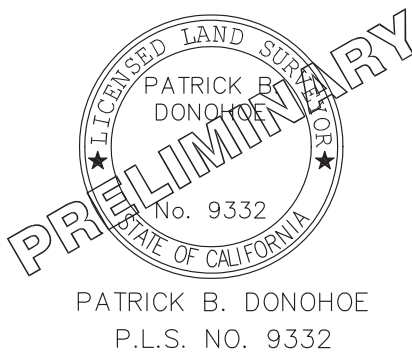
428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

CONSULTANT:

DRAWN BY: CHK.: APV.:

RR	MF(A)	XX
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LICENSER:

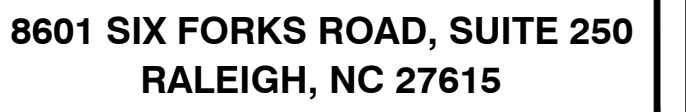


SHEET TITLE:

NOTES

SHEET NUMBER:

LS-2

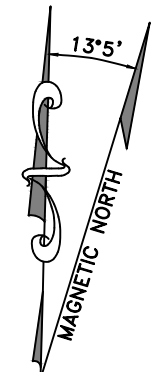


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DOCUMENT.

NEW SITE BUILD

EQUIPMENT PLAN

A-3



SCALE: $1/2" = 1'-0"$

NOTES:
1. GC TO VERIFY THEY HAVE THE MOST RECENT RFDS.

NEW ANTENNA SCHEDULE															
ALPHA SECTOR	AZIMUTH	RAD CENTER	QTY	VENDOR	MODEL	LENGTH	WIDTH	DEPTH	MECH TILT	ELEC TILT	COAX QTY	FEEDER TYPE	FEEDER LENGTH	RRUS	OVP /SURGE PROTECTOR
5G	0°	150°-0"	1	ERICSSON	AIR6419	31.3"	16.1"	9.1"	0°	6°	1	6x12 HYBRID	200'-0"	-	RAYCAP 6627
700/850/1900 AWS/AWS3	0°	150°-0"	1	COMMSCOPE	NHH-65C-R2B	95.9"	11.8"	7"	0°	0°				RRU 4490	
700/850/1900 AWS/AWS3	0°	150°-0"	1	COMMSCOPE	NHH-65C-R2B	95.9"	11.8"	7"	0°	0°				RRU 4890	
BETA SECTOR	AZIMUTH	RAD CENTER	QTY	VENDOR	MODEL	LENGTH	WIDTH	DEPTH	MECH TILT	ELEC TILT	COAX QTY	FEEDER TYPE	FEEDER LENGTH	RRUS	OVP /SURGE PROTECTOR
5G	120°	150°-0"	1	ERICSSON	AIR6419	31.3"	16.1"	9.1"	0°	6°	1	6x12 HYBRID	200'-0"	-	
700/850/1900 AWS/AWS3	120°	150°-0"	1	COMMSCOPE	NHH-65C-R2B	95.9"	11.8"	7"	0°	0°				RRU 4490	
700/850/1900 AWS/AWS3	120°	150°-0"	1	COMMSCOPE	NHH-65C-R2B	95.9"	11.8"	7"	0°	0°				RRU 4890	
GAMMA SECTOR	AZIMUTH	RAD CENTER	QTY	VENDOR	MODEL	LENGTH	WIDTH	DEPTH	MECH TILT	ELEC TILT	COAX QTY	FEEDER TYPE	FEEDER LENGTH	RRUS	OVP /SURGE PROTECTOR
5G	240°	150°-0"	1	ERICSSON	AIR6419	31.3"	16.1"	9.1"	0°	6°				-	
700/850/1900 AWS/AWS3	240°	150°-0"	1	COMMSCOPE	NHH-65C-R2B	95.9"	11.8"	7"	0°	0°				RRU 4490	
700/850/1900 AWS/AWS3	240°	150°-0"	1	COMMSCOPE	NHH-65C-R2B	95.9"	11.8"	7"	0°	0°				RRU 4890	
MICROWAVE FIBER	240°	150°-0"	1	TBD	24" MICROWAVE	24"	24"	24"	0°	0°				-	



**8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615**

[illegible]

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DOCUMENT.

HUMBUG
O TWENTYNINE PALMS HWY
TWENTYNINE PALMS, CA 92277

NEW SITE BUILD

SHEET TITLE
ANTENNA SCHEDULE,
ANTENNA PLAN
& ANTENNA SECTION

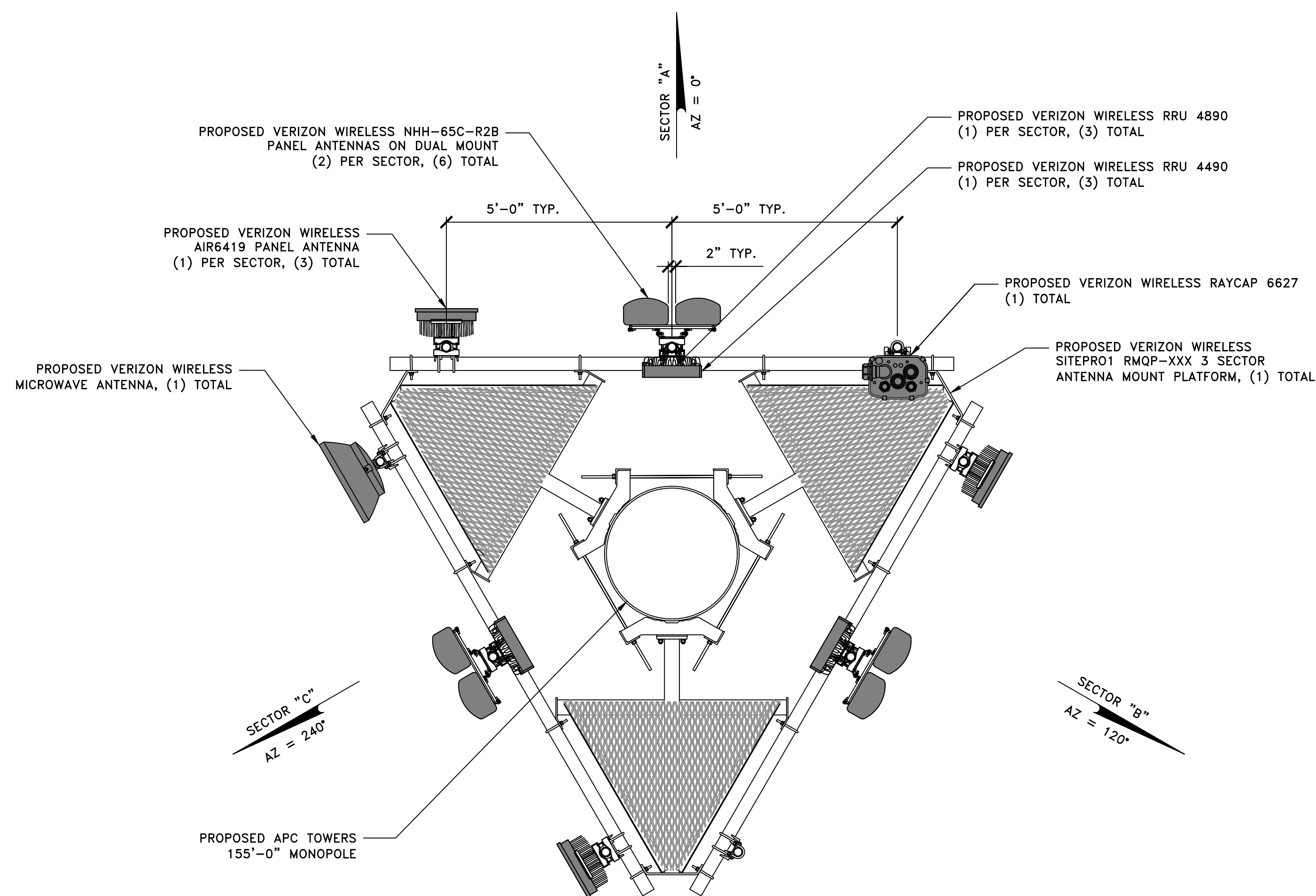
SHEET NUMBER

A-4

ANTENNA SCHEDULE

NO SCALE

1

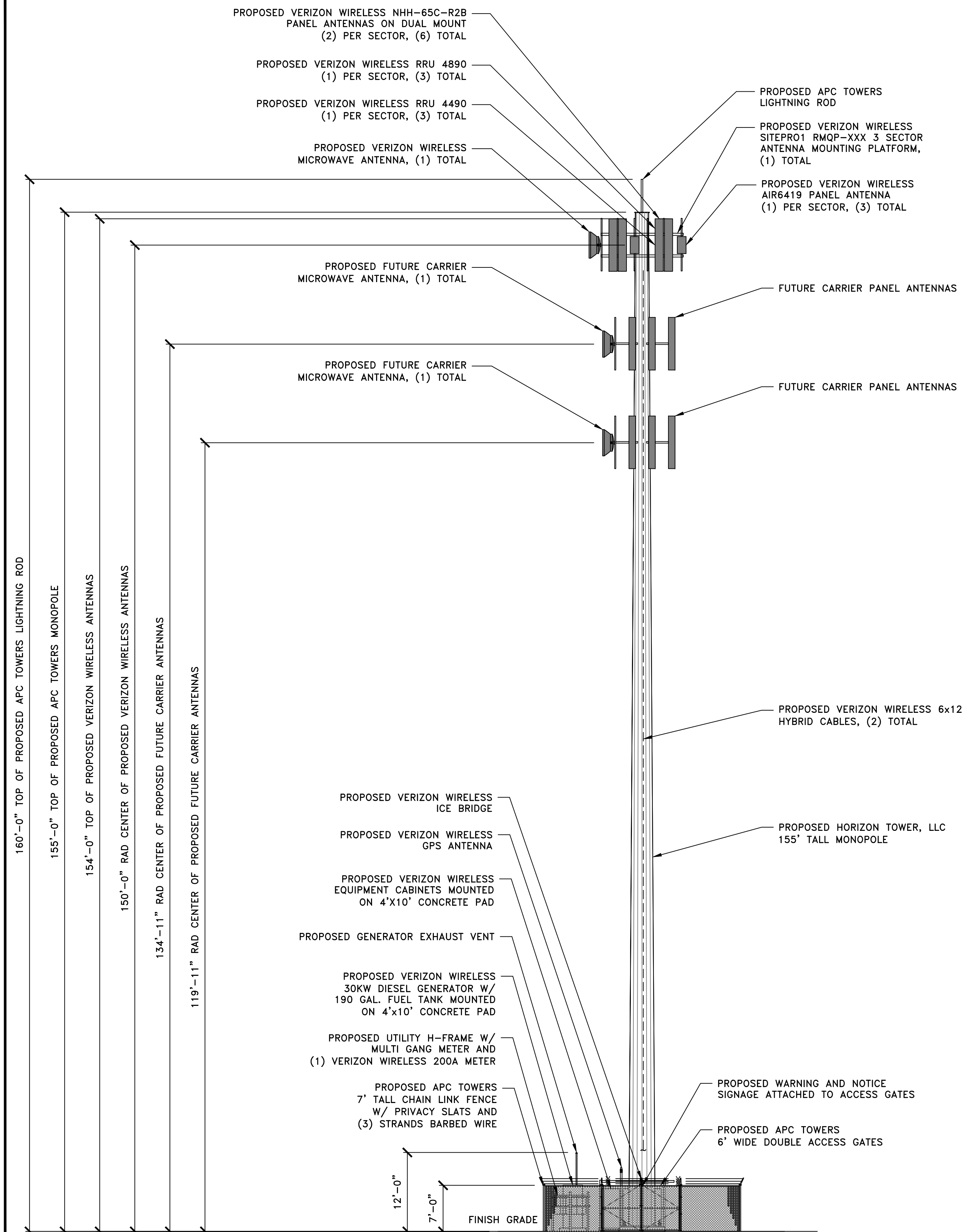
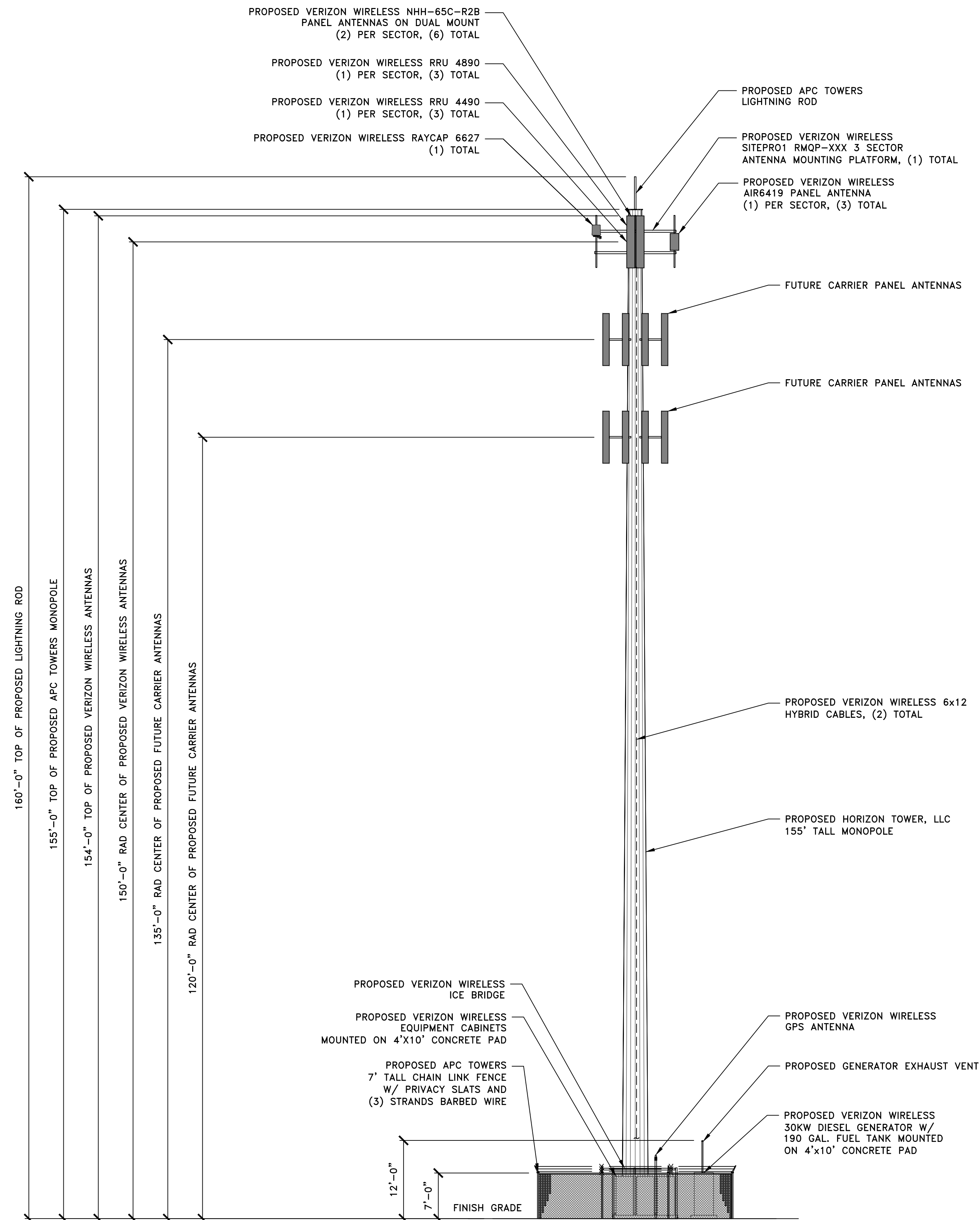


NEW ANTENNA PLAN

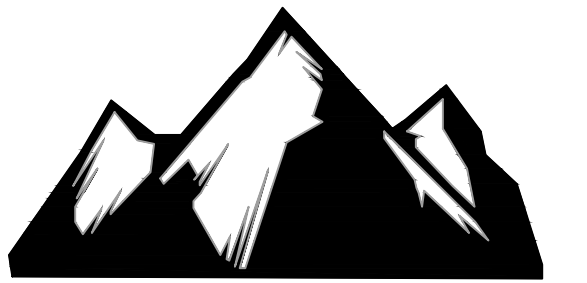
SCALE:
1/2"=1'-0'



	2
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**8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615**



BLACK ROCK CONSULTING LLC

[illegible]

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DOCUMENT.

HUMBUG
0 TWENTYNINE PALMS HWY
TWENTYNINE PALMS, CA 92277

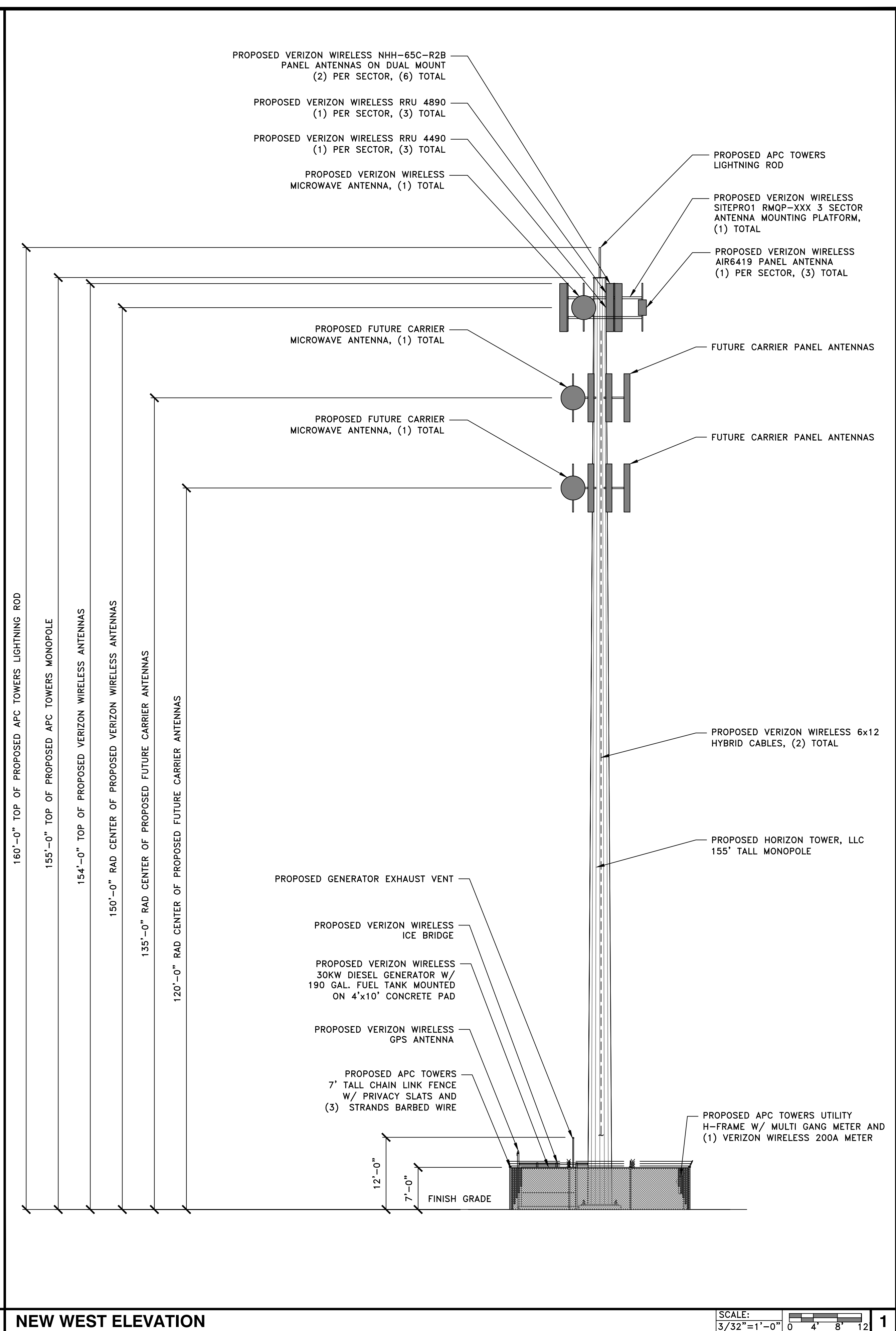
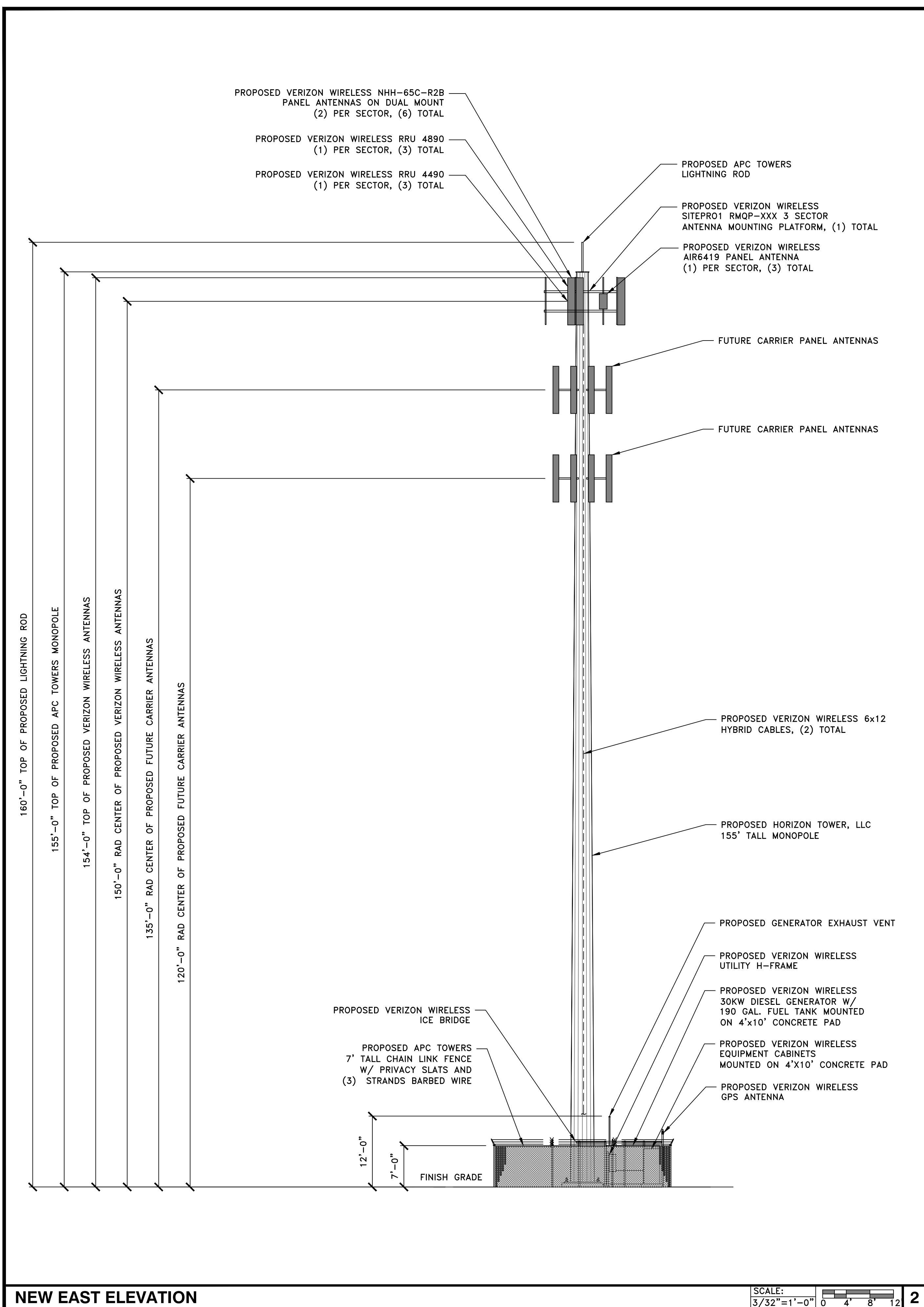
NEW SITE BUILD

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-5

[illegible]

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DOCUMENT.

HUMBUG
0 TWENTYNINE PALMS HWY
TWENTYNINE PALMS, CA 92277

NEW SITE BUILD

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-6

Exhibit D

Notice of Exemption

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Notice of Exemption**Appendix E**

To: Office of Land Use and Climate Innovation **From:** (Public Agency): _____
 P.O. Box 3044, Room 113 _____
 Sacramento, CA 95812-3044 _____
 County Clerk _____
 County of: _____ (Address) _____

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Humbug Verizon Tower - Minor Use Permit to construct a 155-foot high multicarrier wireless telecommunications tower, including the installation of 9 panel antennas, one microwave antenna, a 30'x30' ground equipment enclosure totaling 900 square feet, two Verizon cabinets, a 30-kW emergency generator, and a 26-foot wide access road. The project will be located on a 4.00-acre parcel along State Route 62 in Wonder Valley, California. The parcel is zoned Resource Conservation (RC) and is within the 3rd Supervisorial District; APN: 0592-621-12.

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

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: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency
 Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

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Exhibit E

Correspondence

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August 29, 2025

2025 SEP -2 PM 2:19

Project Notice

PROJECT NUMBER -2025-00046

ASSESSOR PARCEL NO: 0592-621-12-0000

APPLICANT: BLACK ROCK CONSULTING & DEVELOPMENT LLC

LOCATION: TWENTYNINE PALMS HWY, CA

COMMUNITY: WONDER VALLEY / DISTRICT 3

ZONING: RLM / RC

Apparently you are going to construct a co-location wireless telecommunication facility (155-foot monopole tower) adjacent to Twentynine Palms Highway (State Route 62), a 900 square foot (30x30) equipment enclosure surrounded by a chain-link fence with screening slats, and a gravel access road.

My ASSESSOR PARCEL NO: 0592-621-08-0000 is close to your ASSESSOR PARCEL. I would like to have more information about this issue and what will be completed.

I would like to get more information in a letter, email and/or talk with someone what will take place along with my property.

Thank you for your PROJECT NOTICE and look forward with information including discussion on your work and my property.

Thank you,



Robert G Larsen 818-999-9090

E-mail robglarsen@AOL.com

PO Box 4160

West Hills, CA 91308



Project Notice

PLANNING SERVICES
ADMINISTRATION

Date Created: August 26, 2025

An application has been filed with County Planning

PROJECT NUMBER: PROJ-2025-00046

ASSESSOR PARCEL NO: 0592-621-12-0000

APPLICANT: BLACK ROCK CONSULTING & DEVELOPMENT LLC

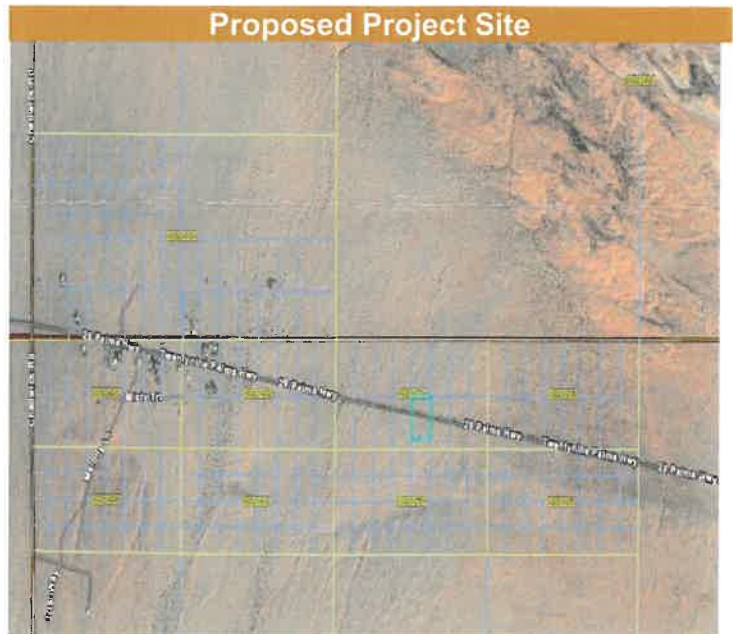
LOCATION: TWENTYNINE PALMS HWY, CA

COMMUNITY: WONDER VALLEY / DISTRICT 3

ZONING: RLM / RC

Project Proposal

Minor Use Permit to construct a co-location wireless telecommunication facility (155-foot monopole tower) adjacent to Twentynine Palms Highway (State Route 62), a 900 square foot (30x30) equipment enclosure surrounded by a chain-link fence with screening slats, and a gravel access road.



Joseph Sidor, Contract Planner

Phone: 831.277.9882

E-mail: joseph.sidor@weareharris.com

Fax: 760.995.5140

We'd love to hear from you....

Please submit comments by September 10, 2025 to be sure that they get considered in the review process. However, comments will be taken up to the time of the project decision. Please refer to this project by the Project Number and the Assessor Parcel Number (APN). If you have no comment, a reply is not necessary.

Project Decision

If you would like to be notified of the decision rendered for this project, please provide your contact information in the section below and mail this notice back to one of the addresses listed below.

Name:

Joe & Lucie Aguilera

E-mail Address:

thewhizz@sbcglobal.net

Mailing Address:

23898 Via Madrid,
Murrieta CA 92562

over

9-4-2025

We ^{definitely} ~~definitely~~ ^{are} are on board with this
project, it will continue to add
technology to a growing community
and yes continue to update us

many thank

Mr & Mrs Aguilera



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