



LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

HEARING DATE: August 27, 2026

AGENDA ITEM #2

PROJECT DESCRIPTION

VICINITY MAP

Project No:	PROJ-2023-00145/PVAR-2024-00058
APNs:	0350-151-65
Applicant:	Damien Pichardo representing Coastal Business Group Inc.
Community:	Lytle Creek 3 rd Supervisorial District
Location:	497 Lytle Creek Road, Lytle Creek
Staff:	Jason Caraveo, Associate Planner
Proposal:	A Minor Use Permit (MUP) to allow the construction and operation of a 75-foot high wireless colocation telecommunication facility camouflaged as a monopine tree and removal of an existing telecommunication flagpole; and, a Major Variance to allow a 20-foot increase of the maximum height permitted for the proposed monopine from 55 to 75 feet on a 0.38-acre lot located at 497 Lytle Creek Road, in the community of Lytle Creek within the Rural Living (RL) Land Use Category and Rural Living, Minimum 10-Acres (RL-10) Zoning District; APN 0350-151-65



9 Hearing Notices Sent On: August 11, 2026

Report Prepared By: Jason Caraveo, Associate Planner

SITE INFORMATION

Parcel Size: 0.38 acres

Terrain: Generally Flat

Region: Mountain

Vegetation: Developed Site, Natural Vegetation

PROJ-2023-00145 – Minor Use Permit
PVAR-2024-00058 – Major Variance
Monopine Telecommunications Facility
Zoning Administrator Staff Report
August 27, 2026

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND	LAND USE CATEGORY	LAND USE ZONING DISTRICT
Site	Fire Station #20 & Lytle Creek Community Center	Rural Living 1 du/2.5 ac max	Lytle Creek/Rural Living-10
North	Open Space	Open Space	Lytle Creek/Resource Conservation
South	Multi-SFR	Rural Living 1 du/2.5 ac max	Lytle Creek/Rural Living-10
East	Open Space	Open Space	Resource Conservation
West	RV Park	Very Low Density Res. 0-2 du/ac max//Rural Living 1 du/2.5 ac max	Lytle Creek/Rural Living-5

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

STAFF RECOMMENDATION: That the Zoning Administrator **APPROVE** the Minor Use Permit for a 75-foot high wireless colocation telecommunication facility as a monopine including 12 antennas, 12 Remote Radio Unit (RRU), Global Positioning System (GPS) antenna within a 9' x 12' enclosure area; **APPROVE** a Major Variance to allow a 20-foot increase of the maximum height permitted for the proposed monopine from 55 feet to 75 feet subject to the Conditions of Approval; **ADOPT** the Findings and **DIRECT** Land Use Services Department staff to file a Notice of Exemption.¹

¹ In accordance with Section 86.08.010 of the San Bernardino County Development Code, this action may be appealed to the Planning Commission.

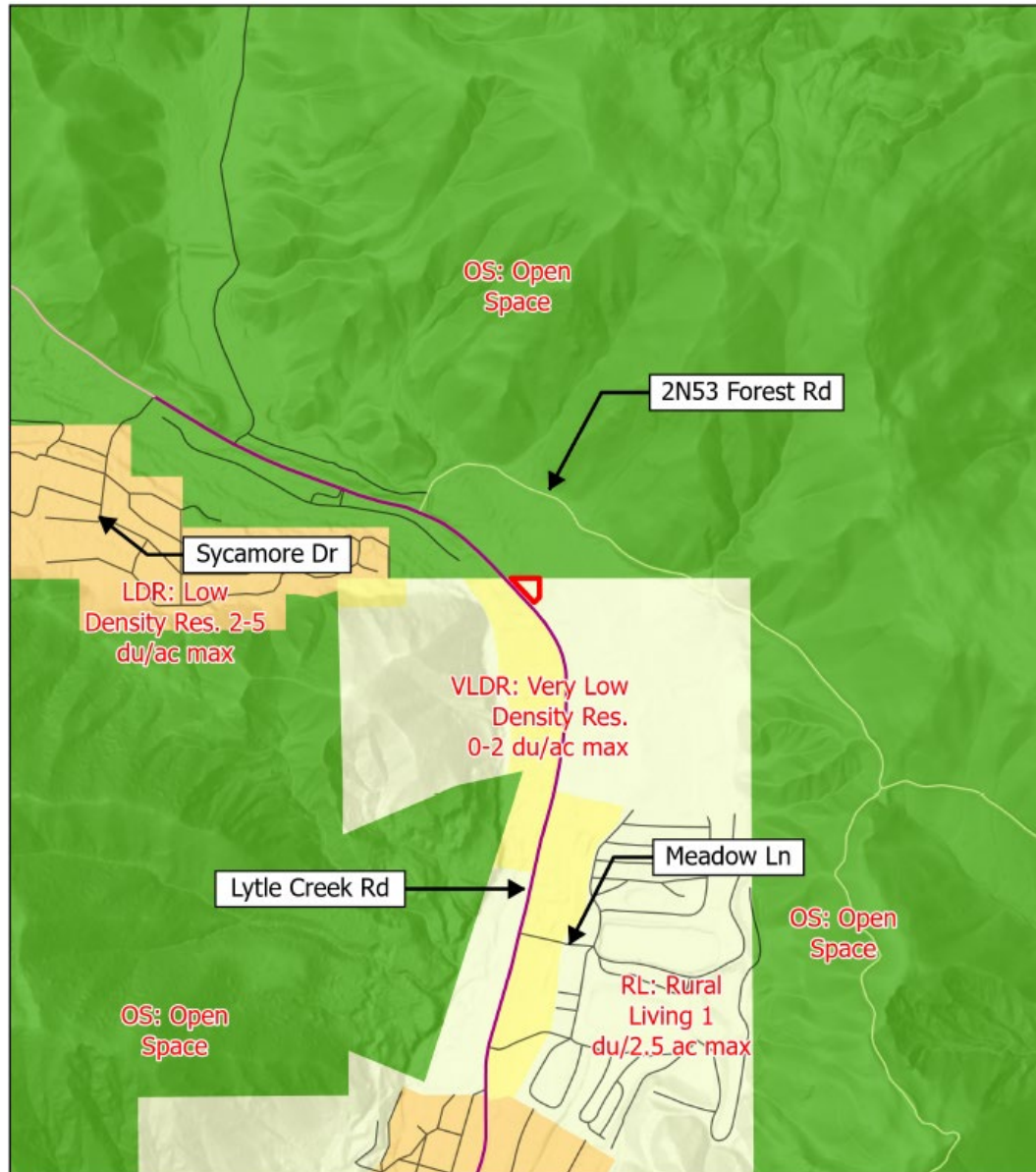
VICINITY MAP



Scale: 1:10,000



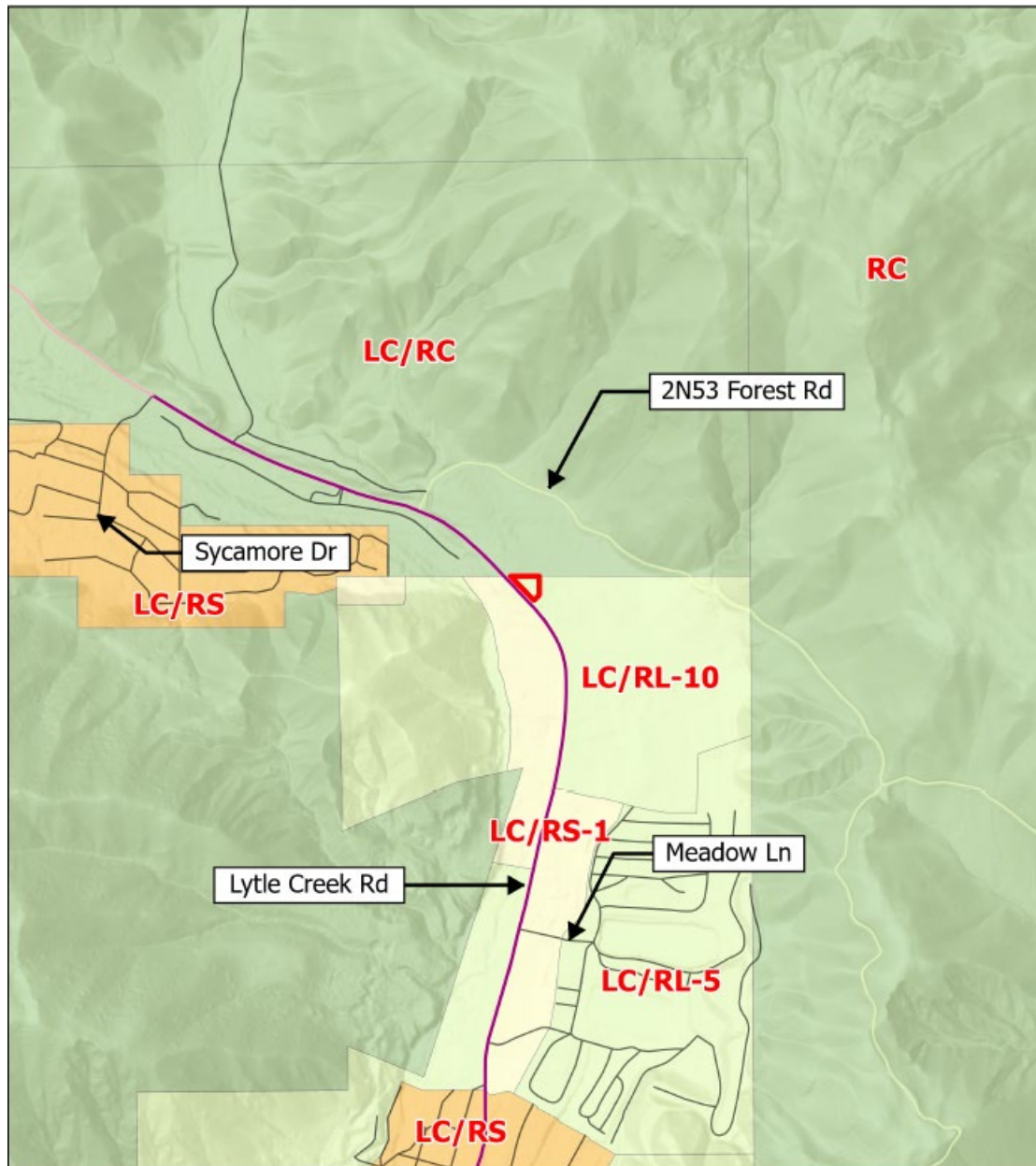
LAND USE CATEGORY MAP



Scale: 1:10,000



ZONING DISTRICT MAP



Scale: 1:10,000



PROJECT AERIAL



Scale: 1:1,250

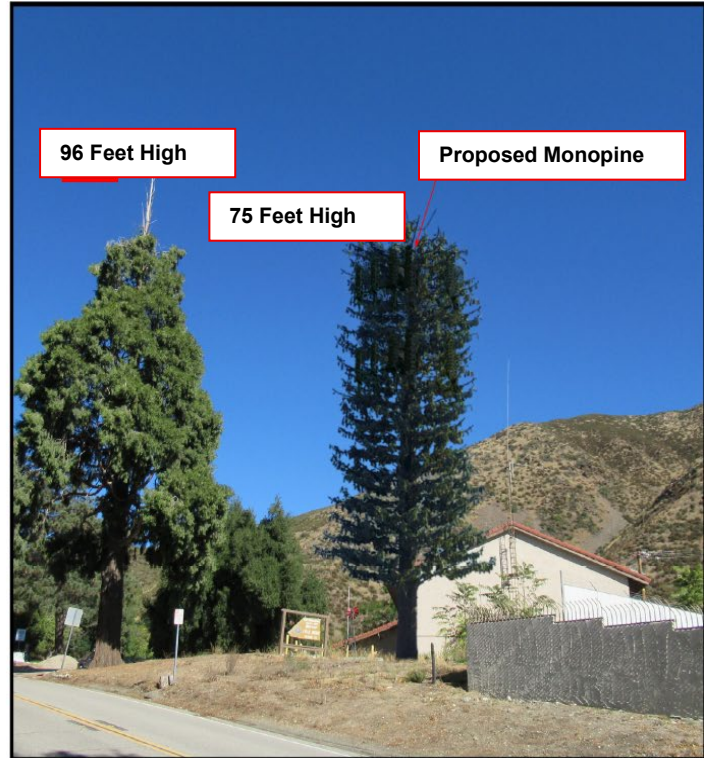


SITE PHOTO AND PHOTO SIMULATION

EXISTING



PROPOSED



Looking Northeast from Lytle Creek Road

EQUIPMENT AREA BEHIND FIRE STATION

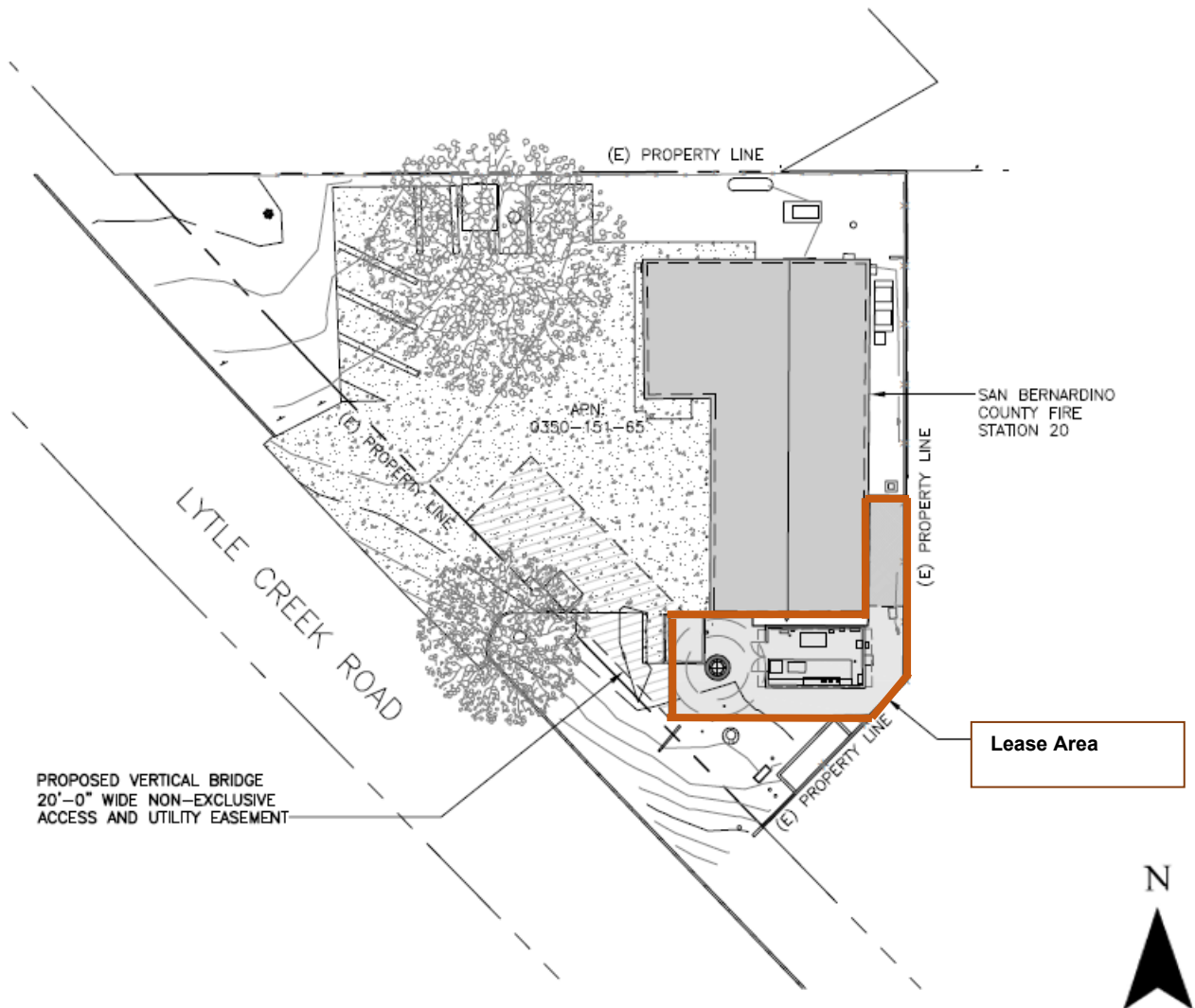
EXISTING



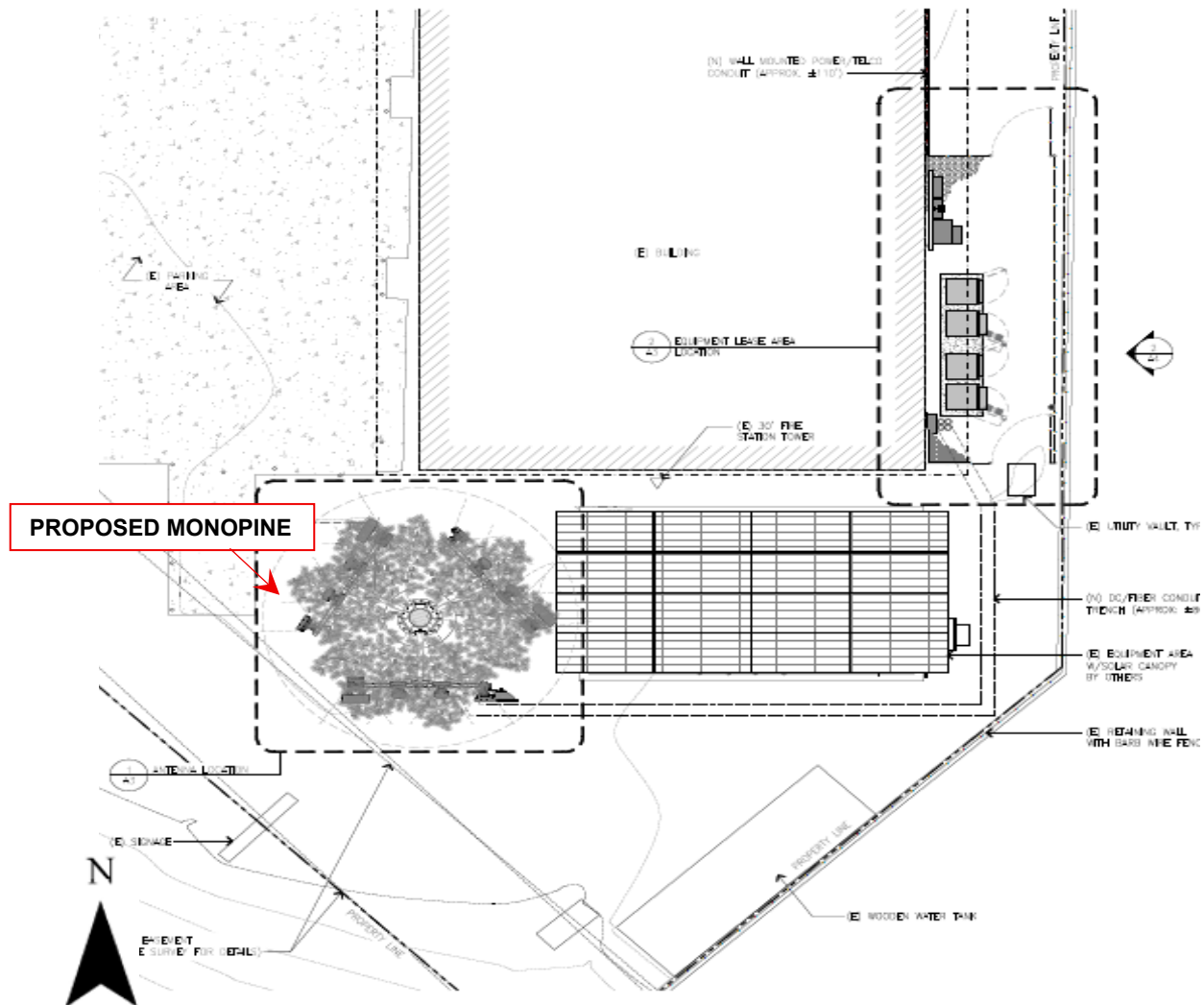
PROPOSED



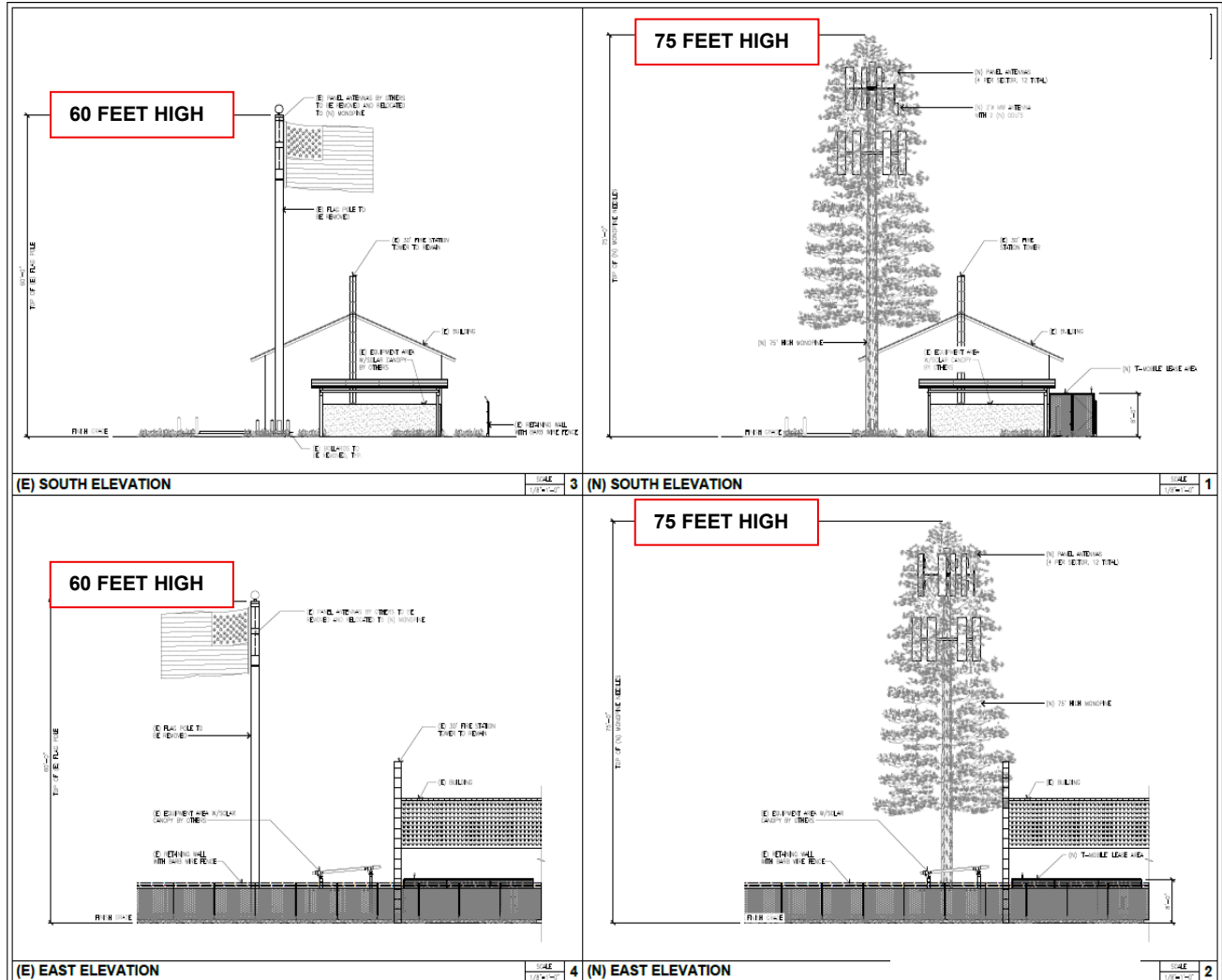
SITE PLAN



ENLARGED SITE PLAN



EXISTING AND PROPOSED ELEVATIONS



PROJECT DESCRIPTION:

The applicant is requesting approval of a Minor Use Permit (MUP) and a Major Variance for an increase in height to allow the construction and operation of a 75-foot-high wireless telecommunication facility. The wireless facility is proposed as a camouflaged monopine tree consisting of 12 antennas, 12 Remote Radio Units (RRUs), 1 GPS antenna and equipment cabinet. The proposed monopine telecommunication facility and 9' x 26' leased area will be enclosed within an 8-foot-high chain link fence.

The project is a colocation of two wireless carriers, T-Mobile and Verizon Wireless. The current operator, T-Mobile, is pursuing the MUP permit entitlement which would allow Verizon Wireless to take partial ownership of the monopine wireless facility.

Once the project is constructed and operational, T-Mobile will allow Verizon Wireless to re-locate its cellular equipment from an existing flagpole facility to the new monopine telecommunication facility. Once the transition is complete, the flagpole will be removed and no longer operate as a cell tower.

BACKGROUND:

The proposed monopine telecommunication facility will share this location with County Lytle Creek Fire Station #20 and the Lytle Creek Community Center. Lytle Creek Community Center is the property owner and has authorized Coastal Business Group and T-Mobile to secure any permits/entitlements to install a wireless cellular facility. Access to the site is available through the existing driveway to the Fire Station/Community Center.

A preliminary review of the project site by County Land Use Services, County Geology & Mining Division indicated the site is located within an existing geologic hazard area. Coastal Business Group, Inc. provided County Geology & Mining with a Geotechnical Evaluation Report prepared for Fire Station #20 that addressed geologic hazard conditions. County Geology & Mining deemed this report adequate to satisfy the installation of a wireless tower facility in a geologic hazard zone.

Global Technology Associates (Global Tech) conducted radio frequency electromagnetic (RF-EME) modeling for the T-Mobile site to determine RF-EME exposure levels from existing and proposed T-Mobile wireless communications equipment and prepared a report summarizing their analysis. In their report, Global Tech determined the projected radio frequency exposure levels would meet the general population limits established by the Federal Communications Commission (FCC) guidelines. At ground level, the maximum power density generated by the antennas is approximately 9.4% of FCC's general population limit and 1.88% of the FCC's occupational limit. The Compliance Report also recommended that the facility be enclosed to curb radio frequency exposure to walking/working surfaces and signage to alert workers and the general public the existence of a monopine tower facility.

T-Mobile has agreed to implement the recommendation and comply with all current FCC guidelines and regulations. County Planning Staff has included recommendations and compliance with FCC guidelines and regulations as conditions of approval.

PUBLIC PROJECT NOTICES:

The Planning Division mailed four Project Notices on September 19, 2024. No responses were received.

PUBLIC HEARING NOTICES:

Nine Public Hearing Notices were sent on August 11, 2026, for this Zoning Administrator Hearing. No comments were received up to the publish date of this report.

PROJECT ANALYSIS:

Site Planning: The subject property is located in the Rural Living (RL) Land Use Category and the Lytle Creek/Rural Living, Minimum 10-acres (LC/RL-10) Land Use Zoning District. The LC/RL-10 Zoning District provide sites for rural residential, small-scale, non-water intensive, and incidental agricultural, public and quasi-public facilities.

Subsequently, a Wireless Telecommunications Facility is an allowed use in the RL Zoning District, subject to review and approval of a MUP by the Zoning Administrator (Section 82.04.040). According to Table LU-1, Land Use Categories of the Countywide Plan, the Rural Living Land Use Category allows public and quasi-public facilities such as parks, religious facilities, schools, and sheriff stations, and fire stations.

Table LU-1. Land Use Categories of the Countywide Plan, states that uses such as public and quasi-public facilities are permitted. A Wireless Telecommunications Facility is considered a compatible use when all development code standards can be met. This use is proposed to be situated on property containing public facilities and serves a public purpose.

According to § 84.27.060 Review Procedures, (a) Conditional Use Permit Required. All wireless telecommunications facility projects shall be subject to a Conditional Use Permit/Minor Use Permit in compliance Chapter 85.06 (Conditional Use Permit/Minor Use Permit), with controversial projects requiring a public hearing before the Commission. Projects shall not be considered controversial solely on the basis of radio frequency emissions for all wireless telecommunications facilities.

Development Code Compliance Summary: The project satisfies applicable development standards of the Development Code in the Rural Living-10-Acre Minimum (RL-10) Zoning District, with the exception of the height requirement, as described in the following table:

Table 1 Project Code Compliance

Project Component	Development Code Standard	Project Plans	Complies
Structure Height § 84.27.030	55 feet	75 feet	NO*
Separation from Residences § 84.27.040	300 feet	450 feet	YES
Minimizing Impacts §84.27.050 <i>(b) Separation from Existing Facility</i>	2,000 feet from another visible telecommunications facility	No telecommunications facility within 2,000 feet	YES**

*Variance requested

**Existing Flagpole tower to be removed when proposed monopine is installed. A condition of approval is included regarding the removal.

Separation from Residences § 84.27.040

Separation from Residence: Section 84.27.040 requires that telecommunication towers and antennas shall not be located closer than 300 feet or a distance equal to 200 percent of the height of the tower, whichever is greater, from an off-site residence. The 75-foot-high tower requires a separation distance of 300 feet. The nearest residence is located approximately 450 feet south of the project site. The project meets this development standard.

Minimizing Impacts § 84.27.050

Separation from Other Facility: Section 84.27.050 (b), no telecommunications facility or antenna that is visible to the public from off the applicant's property shall be installed closer than 2,000 feet from another visible telecommunications facility or antenna without a variance, unless it is a co-location or joint location facility. This provision shall not apply to situations where either the existing or the proposed telecommunications facility or antenna within 2,000 feet uses a camouflage or stealth design approved by the County. There are no other wireless facilities within 2,000 feet of the proposed project. The existing flagpole telecommunications facility will be removed, and the antennas and equipment will be consolidated into the proposed monopine tower. The project will meet this development standard. A condition of approval is included to require the removal of the flagpole within 90 days of the new telecommunication facility being operational.

Ridgeline Sites: 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 meets this development standard.

Non-Reflective Colors: *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 75-foot-high non-reflective camouflaged monopole. The project meets this development standard.

Camouflaging: *Section 84.27.050 (e), facilities that are not stealthed, telecommunication facilities and antennas and ground equipment shall blend with the predominant viewing background to the maximum extent practical, except when the treatment does not comply with Federal Aviation Authority (FAA) requirements.* The proposed project would be camouflaged as a monopine to naturally blend with existing trees and nearby natural vegetation. The project meets this development standard.

The unmanned telecommunication facility would be accessed from Lytle Creek Road. Personal will only be needed at the site for routine maintenance to keep the site working at full function or if necessary.

Major Variance

As stated in Table 1 above, the maximum allowable height of Wireless Telecommunications towers in the Mountain Region is 55 feet, with the following footnote:

(1) The maximum height of towers shall be the height indicated in the above table or, where the site is forested, 20 feet above the predominant height of the trees in the prime direction of signal propagation.

While the project site is located in the Mountain Region of Lytle Creek, photos and maps of the area show that the site is not forested. Furthermore, Section 84.27.030 Structure Height states the following:

(a) Height Limitations. The height limitations in [Table 84-18](#) (Maximum Heights of Wireless Telecommunications Towers) shall apply to all wireless telecommunications towers. Variances to these standards may be issued if approved in compliance with [Chapter 85.17](#) (Variances).

Therefore, a Major Variance is requested to allow the structure height to exceed the maximum 55 feet allowed.

To approve a variance for height the following findings shall be made:

- 1. The granting of such variance will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems.**

The requested variance would allow for the development of a 75-foot high monopine telecommunications tower in the Mountain Region. This would exceed the existing 55-foot threshold by 20 feet (36%). The proposed height would not create a view obstacle or occupy usable space which would substantially affect neighboring properties, and the monopine design is compatible in appearance with the surroundings. Additionally, the increased height

of the proposed Project would allow for co-location for an additional wireless carrier and improve cellular service. The proposal would not interfere with the future ability to use solar energy systems on the site.

2. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity.

The height of the proposed telecommunications facility would allow a stronger signal in a relatively wooded area of the County. Additionally, the added height would allow the pole to function in a more effective manner, and more adequately provide essential service to wireless customers.

3. The strict application of the land use district deprives such property of privileges enjoyed by other properties in the vicinity or in the same land use district.

The subject property is currently occupied by a 60-foot-high telecommunication facility disguised as a flagpole and utilized by Verizon Wireless. The proposed camouflaged monopine facility would replace the existing flagpole structure and allow colocation of two carriers, Verizon and T-Mobile. The existing tower exceeds the 55-foot-high requirement with supporting one carrier. The additional height is needed to support the colocation of the two carriers onto the proposed monopine.

4. The granting of the variance is compatible with the objectives, policies, general land uses and programs specified in the County General Plan and any applicable plan.

Granting of the variance does not prevent the continued safe use or enjoyment of other properties that adjoin or are near the site. The project specifically implements the following San Bernardino Countywide Plan Goal and 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.

The proposed use will be camouflaged to minimize negative aesthetic impacts on surrounding uses.

ENVIRONMENTAL REVIEW:

All projects are subject to the provisions of the California Environmental Quality Act (CEQA) and must be reviewed for compliance. Planning Staff determined that the proposed Project is exempt from CEQA as a Class 2 Categorical Exemption under Section 15302 which applies to the replacement and reconstruction of existing structures and facilities. Further environmental review under CEQA is not required. A Notice of Exemption has been prepared.

RECOMMENDATION: That the Zoning Administrator take the following actions:

1. **FIND** that the approval of a Minor Use Permit and Variance are exempt from the California Environmental Quality Act pursuant to Class 2 Section 15302.
2. **ADOPT** the Findings for approval of a Minor Use Permit and Variance.
3. **APPROVE** a Minor Use Permit PROJ-2023-00145 to construct a 75' high colocation Monopine Wireless Telecommunication Facility containing 12 antennas, 12 Remote Radio Units (RRU), 1 Global Positioning System (GPS) antenna and an equipment cabinet within a 9'x12' enclosure with colocation provisions subject to the Conditions of Approval.
4. **APPROVE** a Major Variance PVAR-2024-00058 to allow a 75' high Wireless Telecommunications Facility, where 55' is allowed by code, subject to the Conditions of Approval; and
5. **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

FINDINGS: MINOR USE PERMIT

A MINOR USE PERMIT (MUP) FOR THE CONSTRUCTION AND OPERATION OF AN UNMANNED 75-FOOT-HIGH WIRELESS COLOCATION TELECOMMUNICATOIN FACILITY CAMOUFLAGED AS A MONOPINE TREE LOCATED AT 497 LYTLE CREEK RD., LYTLE CREEK, ON 0.38 ACRES, IN THE RURAL LIVING (RL) LAND USE CATEGORY, AND RURAL LIVING ZONING DESIGNATION WITHIN THE LYTLE CREEK COMMUNITY PLAN; 3RD SUPERVISORIAL DISTRICT; APN 0350-151-65

FINDINGS FOR ALL USE PERMITS

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

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

The proposed Project would occupy the southern portion of the subject parcel on previously improved surfaces. Existing improvements currently occupying the proposed structure area include paving and bollards. Ground mounted telecommunication equipment requires public view shielding when not in a wooded area or the inclusion of camouflage design features. Telecommunication facilities must also be located at least 300 feet from the nearest offsite residence, or a distance up to 200 percent of the height of the tower. Telecommunication antennas must also adhere to a 55-foot height maximum for Mountain Region.

The proposed Project would include camouflaging to reduce visibility of the proposed telecommunication pole and would not be within the required proximity of residential uses. However, the proposed tower would be 75 feet high, which is 20 feet greater than the allowed limit. A variance is included to allow the increase in tower height.

- 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 contains an existing driveway allowing for adequate bidirectional access to the site from public roadway Lytle Creek Road. The proposed structure would not remove or obstruct access to the subject property.

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- 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 consists of a 75-foot-high wireless telecommunication tower on a portion of a previously developed parcel. The use would not require the provision of additional parking beyond what is present on the subject property and would not generate disturbances which would affect nearby properties. The nature and design of the Project would not inhibit future potential for solar energy uses on the site. Finally, the Project would exceed height standards for telecommunications facilities in the Mountain Region, and therefore includes a variance to accommodate the increased height of the tower.

- 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.**

With the approval of the variance for increased tower height, the proposed Minor Use Permit, together with the provisions for its design and improvement are consistent with the Countywide Plan. The proposed Project specifically implements the following San Bernardino Countywide Plan goals and policies:

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.

Response: The proposed Project would create new manmade structures adjacent to open space parcels. However, the proposed Project consists of an unmanned telecommunication tower with camouflaging based on the surrounding pine trees.

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.

Response: The proposed Project does not require a Land Use Map change and would undertake activities similar to those on the surrounding properties.

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

We encourage the expansion of expand 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.

Response: The proposed project will improve wireless communication in an underserved community.

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

The proposed Project would be accommodated by the existing electrical infrastructure of the area and would introduce additional telecommunication infrastructure to the area.

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

This facility was reviewed and lawfully conditioned by various County agencies to ensure compliance with County development standards. Therefore, the conditions stated in the approval are deemed necessary to protect 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 Project was designed in a manner to not interfere with the future ability of the property owner to install a solar energy system. The project would not impede the development of solar energy generation systems on adjacent parcels.

FINDINGS SPECIFIC TO MINOR USE PERMITS

The following Section 85.06.040(b) *Additional Findings for Minor Use* must also be made in the affirmative in order to approve the Project's Minor Use Permit:

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

The existing structure on-site is a County of San Bernardino Fire Station and associated paving. As such, no mitigation measures are proposed nor required.

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

The proposed Project does not propose a phased development, as it is the applicant's intent to construct the telecommunications facility in a single phase. Furthermore, the applicant will remove the existing telecommunication facility from the site when the proposed project is installed.

3. 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.

Project Notices were sent to property owners within 300 feet on May 13, 2025. Four responses were received in support of the project.

FINDINGS FOR VARIANCES

The following Section 85.17.060(a) *General Findings* must also be made in the affirmative in order to approve the Project's Minor Use Permit:

- 1. The granting of such variance will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems.**

The requested variance would allow for the development of a 75-foot high monopine telecommunications tower in the Mountain Region. This would exceed the existing 55-foot threshold by 20 feet (36%). The proposed height would not create a view obstacle or occupy usable space which would substantially affect neighboring properties, and the monopine design is compatible in appearance with the surroundings. Additionally, the increased height of the proposed Project would allow for co-location for an additional wireless carrier and improve cellular service. The proposal would not interfere with the future ability to use solar energy systems on the site.

- 2. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity.**

The height of the proposed telecommunications facility would allow a stronger signal in a relatively wooded area of the County. Additionally, the added height would allow the pole to function in a more effective manner, and more adequately provide essential service to wireless customers.

- 3. The strict application of the land use district deprives such property of privileges enjoyed by other properties in the vicinity or in the same land use district.**

The subject property is currently occupied by a 60-foot-high telecommunication facility disguised as a flagpole and utilized by Verizon Wireless. The proposed camouflaged monopine facility would replace the existing flagpole structure and allow colocation of two carriers, Verizon and T-Mobile. The existing tower exceeds the 55-foot-height requirement. The additional height is needed to support the colocation of the two carriers onto the proposed monopine.

- 4. The granting of the variance is compatible with the objectives, policies, general land uses and programs specified in the County General Plan and any applicable plan.**

Granting of the variance does not prevent the continued safe use or enjoyment of other properties that adjoin or are near the site. The project implements the following San Bernardino Countywide Policy Plan Goal and 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.

5. The proposed use will be camouflaged to minimize negative aesthetic impacts on surrounding uses.

FINDINGS FOR THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

The proposed Project qualifies for a Class 2 Categorical Exemption under Section 15302 which applies to the replacement and reconstruction of existing structures and facilities. The Project will not have a significant adverse impact on the environment with the implementation of the required conditions of approval. This facility will replace an existing telecommunication facility and would not increase impacts on the environment.



Conditions of Approval

Record:	PROJ-2023-00145 & PVAR-2024-00058	System Date:	8/27/2026
Record Type:	Project Application	Primary APN:	0350-151-65
Record Status:	Approved	Application Name:	MINOR USE PERMIT AND MAJOR VARIANCE
Effective Date:	9/7/2026	Expiration Date:	9/7/2029
Description:	MINOR USE PERMIT FOR A WIRELESS TELECOMMUNICATION FACILITY TO ALLOW THE CONSTRUCTION AND OPERATION OF A 75-FOOT TALL CAMOFLAUGE MONOPINE CELL TOWER AND CO-LOCATION WITH TWELVE (12) PANEL ANTENNAS, TWELVE (12) RRUS, ONE (1) GPS ANTENNA, ONE (1) 2' MW ANTENNA, FOUR (4) EQUIPMENT CABINETS AND OTHER RELATED EQUIPMENT WITHIN A 9'X26' LEASE AREA AND A MAJOR VARIANCE TO ALLOW A 36% INCREASE IN THE MONOPINE HEIGHT OF THE ALLOWED MAX HEIGHT OF 55 -FT ON A 0.38-ACRE PARCEL, LOCATED AT 497 LYTLE CREEK RD., LYTLE CREEK CA 92358, IN THE RURAL LIVING (RL) LAND USE CATEGORY AND LYTLE CREEK/RURAL LIVING-10 ACRE MINIMUM LOT SIZE (LC/RL-10) ZONING DISTRICT; 3RD SUPERVISORIAL DISTRICT; APN: 0350-151-65		

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 at (909) 387-5376.

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

ON-GOING

Land Use Services - Planning

1 **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.

2 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.

3 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:

4 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.

5 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.

6 **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)

7 **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

8 **Condition Compliance** - Status: Outstanding

In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division shall release their holds on each phase of development by providing to County Building and Safety the following: Grading Permits: a copy of the signed CCRF for grading/land disturbance. Building Permits: a copy of the signed CCRF for building permits. Final Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by the Planning Division.

9 **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.

10 **Continuous 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.

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

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

12 **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.

13 **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.

14 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.

15 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.

16 Informational Condition - Status: Outstanding

Barbed wire/razor wire fencing. Barbed wire and razor wire fencing is strictly prohibited.

17 Occupancy Condition - Status: Outstanding

Abandoned Site Restoration. 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.

18 On-going Condition - Status: Outstanding

FCC Regulations. The developer of the Telecommunications facility shall operate the proposed radio/telephone equipment in strict conformance with Federal Communications Commission (FCC) regulations at all times so as not to cause a Public Health and Safety Hazard or nuisance to nearby properties and their radio and television reception. If, in the future, the FCC adopts more stringent Radio Frequency (RF) emission regulations, the developer shall submit an application to the County of San Bernardino to modify the Conditional Use Permit (CUP) in order to demonstrate compliance with the revised FCC regulations. Failure by the developer to apply for such a review of the subject CUP to conform to the FCC approval of revised RF emission regulations, shall subject this approval to possible revocation of the approval.

19 On-going Condition - Status: Outstanding

SUP Annual Inspection. The applicant shall submit for review and gain approval of a Special Use Permit (SUP). The Telecommunication Tower Removal Surety shall also be submitted with the SUP application. Thereafter, the applicant shall renew the SUP annually and shall authorize an annual inspection. The SUP shall authorize inspections to review and confirm continuing compliance with the listed conditions of approval, including any mitigation measures. This compliance review shall include evaluation of the maintenance of all storage areas, landscaping, screening, and buffering. Failure to comply shall cause enforcement actions against the property. Such actions may cause a hearing or action that could result in the revocation of this approval and imposition of additional sanctions and/or penalties in accordance with established land use enforcement procedures. Any additional inspections deemed necessary by the Code Enforcement Supervisor shall constitute a special inspection and be charged at a rate in accordance with the County Fee Schedule, including travel time, not to exceed three hours, per inspection. Specifically the SUP shall evaluate and administer the following in accordance with the related provisions of these conditions: Telecommunication Facility maintenance. This includes all landscaping, screening, buffering, painting, and required stealthing and camouflaging elements Telecommunication Facility time limit. A determination shall be made every ten years through the SUP based upon technology and land use compatibility as to whether or not the authorization for the use will be renewed for an additional ten-year period. Telecommunication Facility FCC-RF regulation reevaluation. Telecommunication Facility Abandoned Site Restoration. Telecommunication Facility Agreement. Telecommunication Tower Removal Surety.

Public Health– Environmental Health Services20 **Noise Levels** - Status: Outstanding

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

21 **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 - Traffic22 **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.

PRIOR TO LAND DISTURBANCE**Land Use Services - Building and Safety**23 **Geotechnical Report** - Status: Outstanding

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

Public Health– Environmental Health Services24 **Vector Control Requirement** - Status: Outstanding

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

PRIOR TO BUILDING PERMIT ISSUANCE25 **Jurisdiction**

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 **Fire Fee**

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

27 **Fire Safety Overlay**

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 **Cell Towers**

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.

29 **Additional Requirements**

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.

30 **Proposed Changes**

Any changes to this proposal shall require new Fire Department condition letter.

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

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

The developer shall sign and adhere to 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.

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

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

Land Use Services – Code Enforcement

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

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

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

Land Use Services - Building and Safety

34 **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.

35 **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.

Public Health– Environmental Health Services

36 **Preliminary Acoustical Information** - Status: Outstanding

Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the EHS for review and approval. For information and acoustical checklist, contact EHS at (800) 442-2283.

PRIOR TO OCCUPANCY

Land Use Services - Planning

37 **Occupancy Condition** - Status: Outstanding

The existing flagpole telecommunications facility shall be removed within 90 days of the new telecommunication facility being operational.

38 **Occupancy Condition** - Status: Outstanding

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

39 **On-going Condition** - Status: Outstanding

FCC Signage. 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.

40 **On-going Condition** - Status: Outstanding

The facility shall be enclosed to curb radio frequency exposure to walking/working surfaces and signage to alert workers and the general public the existence of a monopine tower facility.

41 **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-2023-00163.

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

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

43 **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 - Hazardous Materials

44 **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://sbccfire.org/hazmatcupa/> for more information.

Land Use Services - Building and Safety**45 Condition Compliance Release Form Sign-off** - Status: Outstanding

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

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://dph.sbcounty.gov/programs/ehs/	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafco.org/	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	
External Agencies (Caltrans, U.S. Army, etc.)		See condition text for contact information

Notice of Exemption

Exhibit D

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

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

Description of Nature, Purpose and Beneficiaries of Project:

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:

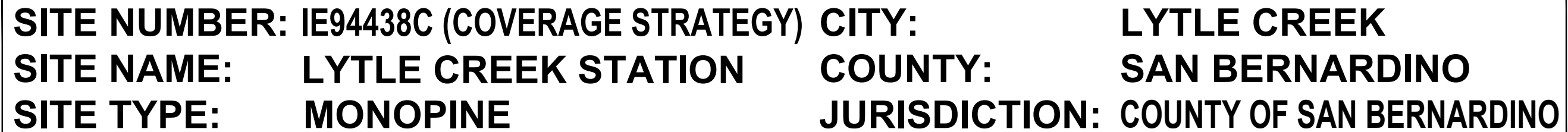
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

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: _____



SHEET INDEX

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

NSR - CS



22 W. Atlantic Ave, Suite 310
Delray Beach, Florida 33444

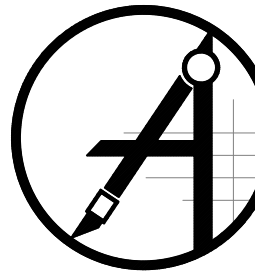
PROJECT INFORMATION:

SITE ID:
US-CA-6305
(US-CA-7558)

SITE ADDRESS:
497 LYTLE CREEK ROAD
LYTLE CREEK, CA 92358
SAN BERNARDINO COUNTY

Rev:	Date:	Description:	By:
A	09/17/2025	PRELIMINARY	AC
0	03/31/2026	TITLE/DESIGN (C)	CK

LAND SURVEY PREPARED BY:



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

ambit consulting

LICENSURE NO:



ALL SCALES ARE SET FOR 22"x34" SHEET

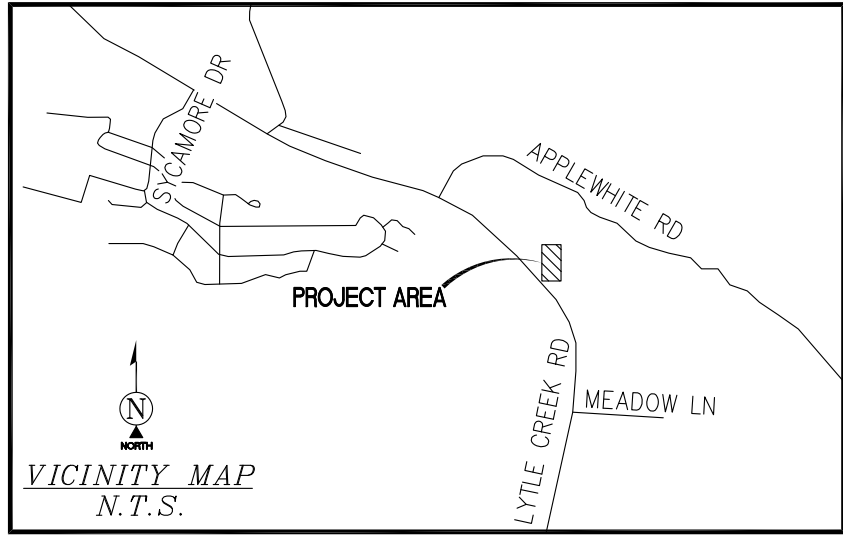
DRAWN BY:	CHK BY:	APV BY:
AC	SB(A)	MF

Sheet Title:

SITE SURVEY

Sheet Number:

LS-1



GRID=TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA 5 STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99980583

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06071C7190H, DATED 08/28/2008

UTILITY NOTES

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

SURVEYOR'S NOTES

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

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

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

NO WETLANDS HAVE BEEN INVESTIGATED BY THIS SURVEY.

SURVEY WAS PREPARED FOR THE TOWERS, LLC

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

AT THE TIME OF THE SURVEY THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY OF THE EASEMENTS, HOWEVER PER THE TITLE REPORT LEGAL DESCRIPTION, EASEMENT ENCROACHMENTS EXIST AS SHOWN HEREON.

THE LEASE AREA AND ALL EASEMENTS ARE ENTIRELY WITHIN THE PARENT PARCEL.

THE ACCESS AND UTILITY EASEMENT GOES TO A DEDICATED PUBLIC RIGHT OF WAY.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LEGEND

AP	ASPHALT	○xxxx	UTILITY MANHOLES
BLDG	TOP OF BUILDING	○xxxx	UTILITY METER
BOL	BOLLARD	⊙	UTILITY POLE
CAB	CABINET	⊕	POSITION OF GEODETIC COORDINATES
CONC	CONCRETE	XXXX	SPOT ELEVATION
EQ	EQUIPMENT	NG	NATURAL GRADE
FENCE	TOP OF FENCE	⊙	TREES
FC	FACE OF CURB	⊙	PINE TREES
ICV	IRRIGATION CONTROL VALVE	⊙	SIGN
NG	NATURAL GRADE	—	CMU WALLS
WALL	TOP OF WALL	—	CHAIN LINK FENCE
P.O.B.	POINT OF BEGINNING	—	TREE LINE
P.O.C.	POINT OF COMMENCEMENT	—	CURBLINES
P.O.T.	POINT OF TERMINUS	—	EXISTING BUILDINGS
		—	PARKING STRIPES
		—	STREET CENTERLINES
		—	SUBJECT PROPERTY LINE
		—	ADJACENT PROPERTY LINE
		—	EASEMENT LINES
		—	TIE LINES
		—	LEASE AREA LIMITS
		—	MAJOR CONTOUR INTERVAL
		—	MINOR CONTOUR INTERVAL

SEE SURVEY DETAIL ON SHEET LS-2

SITE NAME/NO.: _____

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

LANDLORD NAME, TITLE _____



22 W. Atlantic Ave, Suite 310
Delray Beach, Florida 33444

PROJECT INFORMATION:

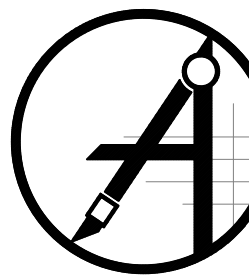
SITE ID:
US-CA-6305
(US-CA-7558)

SITE ADDRESS:

497 LYTLE CREEK ROAD
LYTLE CREEK, CA 92358
SAN BERNARDINO COUNTY

Rev:	Date:	Description:	By:
A	09/17/2025	PRELIMINARY	AC
0	03/31/2026	TITLE/DESIGN (C)	CK

LAND SURVEY PREPARED BY:



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

LICENSURE NO:



DATE: 03/31/2026

ALL SCALES ARE SET FOR 22"x34" SHEET

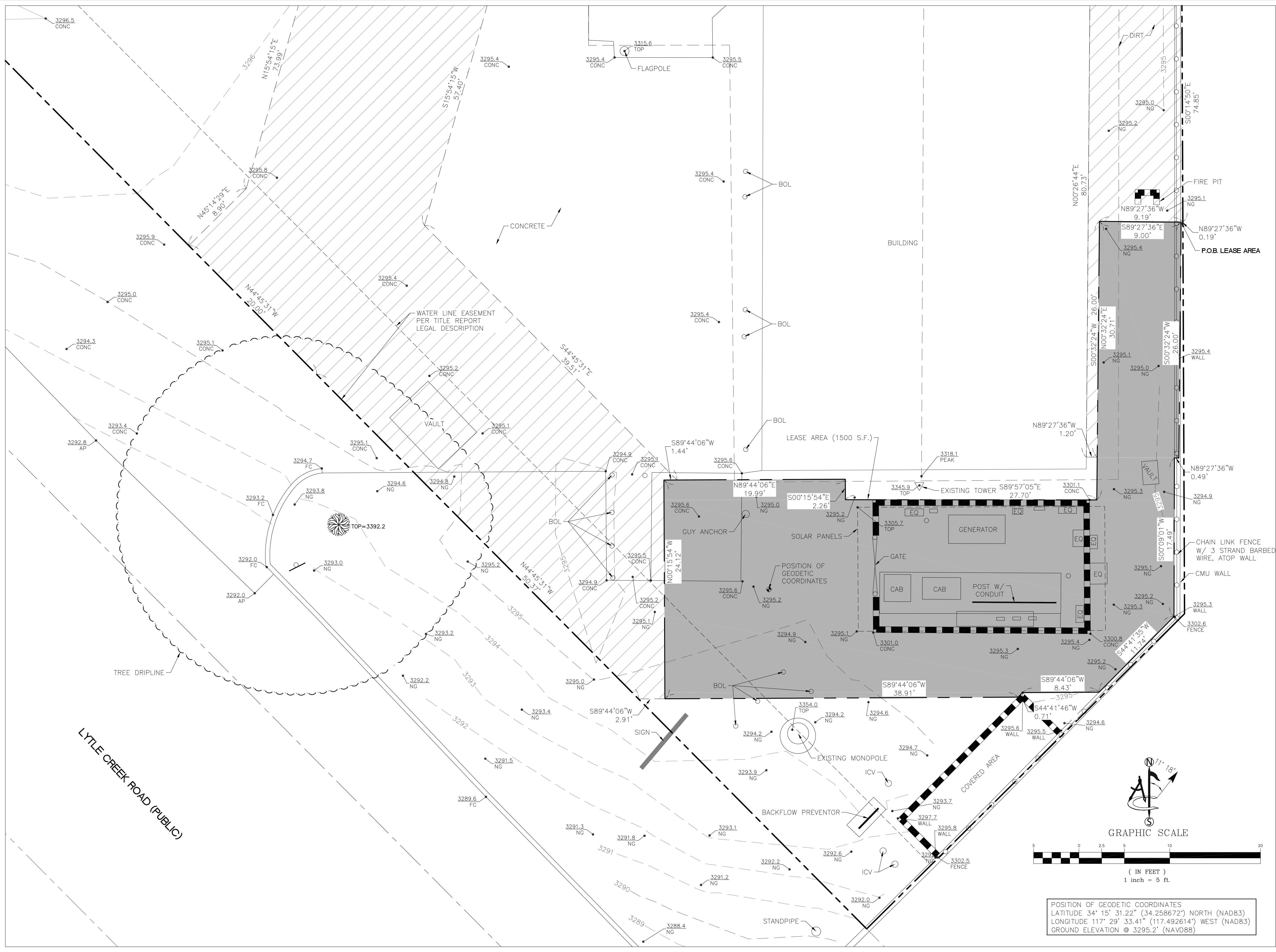
DRAWN BY:	CHK BY:	APV BY:
AC	SB(A)	MF

Sheet Title:

SURVEY DETAIL

Sheet Number:

LS-2



SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #VTB-235642-C, ISSUED BY IRON CREST NATIONAL TITLE COMPANY, DATED FEBRUARY 26, 2026. 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 1 -REQUIREMENTS ARE MET. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

6. (A) UNPATENTED MINING CLAIMS, (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, (C) WATER RIGHTS OR, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

8. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, URANIUM, CLAY, ROCK, SAND AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THERewith OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

9. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "C M ENGINEERING ASSOCIATES"DATED NOVEMBER 16, 1981 AND RECORDED DECEMBER 4, 1981 IN (BOOK) 69 (PAGE) 88, (INSTRUMENT) 81-264199 IN SAN BERNARDINO COUNTY, CALIFORNIA. (THE EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)

10. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "KRUEPER ENGINEERING & ASSOC., INC."DATED NOVEMBER 25, 1981 AND RECORDED DECEMBER 9, 1981 IN (BOOK) 69 (PAGE) 99, (INSTRUMENT) 81-267888 IN SAN BERNARDINO COUNTY, CALIFORNIA. (THE EXCEPTION DOES NOT AFFECT THE PARENT PARCEL)

11. TERMS AND CONDITIONS OF AN UNRECORDED AGREEMENT, AS EVIDENCED BY A(N) MEMORANDUM OF AGREEMENT BETWEEN ROBERT C. BURLINGAME AND LYTLE CREEK CANYON FIRE COMPANY, INC., DATED NOVEMBER 4, 1983 AND RECORDED NOVEMBER 17, 1983 IN (INSTRUMENT) 83-261857, IN SAN BERNARDINO COUNTY, CALIFORNIA. (THERE IS INSUFFICIENT DATA TO DETERMINE IF THE EXCEPTION AFFECTS)

12. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF LEASE BETWEEN THE LYTLE CREEK COMMUNITY CENTER, A CALIFORNIA NON-PROFIT CORPORATION AND LOS ANGELES SMSA LIMITED PARTNERSHIP, D/B/A VERIZON WIRELESS, BY AIRTOUCH CELLULAR, DATED JUNE 16, 2005 AND RECORDED JULY 11, 2005 IN (INSTRUMENT) 2005-0496763, IN SAN BERNARDINO COUNTY, CALIFORNIA.

AFFECTED BY A(N) CERTIFICATE OF LAND USE COMPLIANCE AND TELECOMMUNICATIONS FACILITY AGREEMENT BETWEEN THE LYTLE CREEK COMMUNITY CENTER, A CALIFORNIA NON-PROFIT CORPORATION AND LOS ANGELES SMSA LIMITED PARTNERSHIP, DBA VERIZON WIRELESS, DATED AUGUST 11, 2006 AND RECORDED NOVEMBER 1, 2006 IN (INSTRUMENT) 2006-0748060, IN SAN BERNARDINO COUNTY, CALIFORNIA. (THE EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)

13. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF LEASE BETWEEN LOS ANGELES SMSA LIMITED PARTNERSHIP, D/B/A VERIZON WIRELESS AND VB ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED DECEMBER 23, 2024 AND RECORDED OCTOBER 16, 2025 IN (INSTRUMENT) 2025-0250243, IN SAN BERNARDINO COUNTY, CALIFORNIA. (THE EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)

14. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

FEE SIMPLE LEGAL: REAL PROPERTY LOCATED AT 497 LYTLE CREEK ROAD, LYTLE CREEK, CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF LYTLE CREEK ROAD, 60.00 FEET WIDE, WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, SAID POINT BEING SOUTH 89° 47' 00" EAST, 1123.93 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 15, AS SHOWN ON PARCEL MAP NO. 6983, AS PER MAP RECORDED IN BOOK 69 OF PARCEL MAPS, PAGES 88, 89 AND 99, RECORDS OF SAID COUNTY; THENCE SOUTH 89° 47' 00" EAST ALONG SAID NORTH LINE, 185.00 FEET; THENCE SOUTH 0° 13' 00" WEST, 119.83 FEET; THENCE SOUTH 45° 41' 59" WEST, 49.34 FEET TO THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF LYTLE CREEK ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 44° 18' 01" WEST, 151.30 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE NORTH 43° 00' 05" WEST, 63.87 FEET TO THE POINT OF BEGINNING.

RESERVING AN EASEMENT FOR INGRESS AND EGRESS AND WATER LINE, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID LYTLE CREEK ROAD WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 15; THENCE SOUTH 89° 47' 00" EAST ALONG SAID NORTH LINE, 185.00 FEET; THENCE SOUTH 0° 13' 00" WEST, 20.00 FEET; THENCE NORTH 89° 47' 00" WEST, 125.97 FEET; THENCE SOUTH 46° 59' 55" WEST, 29.32 FEET TO THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF LYTLE CREEK ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 43° 00' 05" WEST, 55.00 FEET TO THE POINT OF BEGINNING.

ALSO RESERVING AN EASEMENT FOR A WATER LINE, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID LYTLE CREEK ROAD WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 15; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, SOUTH 43° 00' 05" EAST, 55.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE SOUTH 43° 00' 05" EAST, 8.87 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE SOUTH 44° 18' 01" EAST, 151.30 FEET; THENCE NORTH 45° 41' 59" EAST, 10.00 FEET; THENCE NORTH 44° 18' 01" WEST, 151.19 FEET; THENCE NORTH 43° 00' 05" WEST, 8.76 FEET; THENCE SOUTH 46° 59' 55" WEST, 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL ID: 0350-151-65-0000 BEING THE SAME PROPERTY CONVEYED TO THE LYTLE CREEK COMMUNITY CENTER, A CALIFORNIA NONPROFIT CORPORATION FROM LYTLE CREEK CANYON FIRE COMPANY, A CALIFORNIA NON-PROFIT CORPORATION IN GRANT DEED DATED APRIL 18, 2005 AND RECORDED APRIL 25, 2005 IN INSTRUMENT NO. 2005-0288085 IN SAN BERNARDINO COUNTY, CALIFORNIA.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PROPERTY CONVEYED TO THE LYTLE CREEK COMMUNITY CENTER, A CALIFORNIA NONPROFIT CORPORATION FROM LYTLE CREEK CANYON FIRE COMPANY, A CALIFORNIA NON-PROFIT CORPORATION IN GRANT DEED DATED APRIL 18, 2005 AND RECORDED APRIL 25, 2005 IN INSTRUMENT NO. 2005-0288085 IN SAN BERNARDINO COUNTY, CALIFORNIA, AND AS SHOWN ON RECORD OF SURVEY RECORDED AS BOOK 48, PAGE 41, INSTRUMENT NO. 83-056551; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE AT THE NORTHEAST CORNER OF SAID PARCEL, FROM WHICH AN IRON PIPE, LS 3069 AT AN ANGLE POINT ON THE SOUTHWESTERLY PROPERTY LINE BEARS SOUTH 71°35'27" WEST, 149.08 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 00°14'50" EAST ALONG THE EASTERLY LINE OF SAID PROPERTY 76.66 FEET; THENCE DEPARTING SAID EAST LINE NORTH 89°27'36" WEST, 0.19 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°32'24" WEST, 26.00 FEET; THENCE NORTH 89°27'36" WEST, 0.49 FEET; THENCE SOUTH 00°09'01" WEST, 17.49 FEET; THENCE SOUTH 44°41'35" WEST, 11.74 FEET; THENCE SOUTH 89°44'06" WEST, 8.43 FEET; THENCE SOUTH 44°41'46" WEST, 0.71 FEET; THENCE SOUTH 89°44'06" WEST, 38.91 FEET; THENCE NORTH 00°15'54" WEST, 24.12 FEET; THENCE NORTH 89°44'06" EAST, 19.99 FEET; THENCE SOUTH 00°15'54" EAST, 2.26 FEET; THENCE SOUTH 89°57'05" EAST, 27.70 FEET; THENCE NORTH 00°32'24" EAST 30.71 FEET; THENCE SOUTH 89°27'36" EAST, 9.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1500 SQUARE FEET (0.034 ACRES) OF LAND, MORE OR LESS.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PROPERTY CONVEYED TO THE LYTLE CREEK COMMUNITY CENTER, A CALIFORNIA NONPROFIT CORPORATION FROM LYTLE CREEK CANYON FIRE COMPANY, A CALIFORNIA NON-PROFIT CORPORATION IN GRANT DEED DATED APRIL 18, 2005 AND RECORDED APRIL 25, 2005 IN INSTRUMENT NO. 2005-0288085 IN SAN BERNARDINO COUNTY, CALIFORNIA, AND AS SHOWN ON RECORD OF SURVEY RECORDED AS BOOK 48, PAGE 41, INSTRUMENT NO. 83-056551; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE AT THE NORTHEAST CORNER OF SAID PARCEL, FROM WHICH AN IRON PIPE, LS 3069 AT AN ANGLE POINT ON THE SOUTHWESTERLY PROPERTY LINE BEARS SOUTH 71°35'27" WEST, 149.08 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 00°14'50" EAST ALONG THE EASTERLY LINE OF SAID PROPERTY 1.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°14'50" EAST ALONG THE EASTERLY LINE OF SAID PROPERTY 74.85 FEET; THENCE DEPARTING SAID EAST LINE NORTH 89°27'36" WEST, 9.19 FEET; THENCE SOUTH 00°32'24" WEST, 26.00 FEET; THENCE NORTH 89°27'36" WEST, 1.20 FEET; THENCE NORTH 00°26'44" EAST, 80.73 FEET; THENCE NORTH 89°59'25" WEST, 57.82 FEET; THENCE SOUTH 15°54'15" WEST, 57.40 FEET; THENCE SOUTH 44°45'31" EAST, 39.51 FEET; THENCE SOUTH 89°44'06" WEST, 1.44 FEET; THENCE SOUTH 00°15'54" EAST, 24.12 FEET; THENCE SOUTH 89°44'06" WEST, 2.91 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF LYTLE CREEK ROAD; THENCE ALONG SAID RIGHT OF WAY, NORTH 44°45'31" WEST, 50.37 FEET; THENCE NORTH 44°45'31" WEST, 20.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY NORTH 45°14'29" EAST, 8.90 FEET; THENCE NORTH 15°54'15" EAST, 73.99 FEET; THENCE NORTH 89°59'45" EAST, 82.61 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO:

VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, ITS LENDERS, AND ADMINISTRATIVE AGENTS AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND IRON CREST NATIONAL TITLE COMPANY

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-235642-C, ISSUED BY IRON CREST NATIONAL TITLE COMPANY, DATED FEBRUARY 26, 2026, WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

THIS SURVEYOR KNOWS OF HIS OWN KNOWLEDGE THAT THE LANDS DESCRIBED UNDER SAID SCHEDULE A OF THE TITLE COMMITMENT CONTAIN OR INCLUDE THE LANDS DESCRIBED IN AND DEPICTED ON THIS SURVEY.

THIS SURVEYOR FURTHER KNOWS TO THE BEST OF HIS KNOWLEDGE THAT THE EASEMENTS OF RECORD AND IDENTIFIED UNDER SCHEDULE B OF SAID PRELIMINARY TITLE REPORT ENCUMBER THE LANDS DESCRIBED ON THIS SURVEY, BUT SAID EASEMENTS WILL NOT INTERFERE WITH THE LOCATION OF THE PROPOSED INSURED LANDS, INCLUDING THE EXCLUSIVE EASEMENT AREA AND ANY AND ALL ACCESS, UTILITY AND GUY WIRE EASEMENT PARCELS.

I FURTHER CERTIFY THAT AT THE TIME OF THE SURVEY THERE ARE ENCROACHMENTS THAT AFFECT THE LEASE AND EASEMENT PER THE TITLE REPORT LEGAL DESCRIPTION, THAT THE LEASE AND EASEMENT ARE ENTIRELY WITHIN THE PARENT PARCEL, THAT THE ACCESS EASEMENT CONNECTS TO A CURRENT PUBLIC RIGHT-OF-WAY, THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF CALIFORNIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Matthew R. Ford
MATTHEW R. FORD PLS #9588

DATED: 03/31/2026

EXHIBIT D



PROJECT INFORMATION:

SITE ID:
US-CA-6305
(US-CA-7558)

SITE ADDRESS:
497 LYTLE CREEK ROAD
LYTLE CREEK, CA 92358
SAN BERNARDINO COUNTY

Rev:	Date:	Description:	By:
A	09/17/2025	PRELIMINARY	AC
0	03/31/2026	TITLE/DESIGN (C)	CK

LAND SURVEY PREPARED BY:



LICENSURE NO:



ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY:	CHK BY:	APV BY:
AC	SB(A)	MF

Sheet Title:

NOTES

Sheet Number:

LS-3

EXHIBIT D



2008 McGAW AVENUE
IRVINE, CA. 92617

PROJECT INFORMATION:

IE94438C
LYTLE CREEK STATION

497 LYTLE CREEK ROAD
LYTLE CREEK, CALIFORNIA 92358
SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:

04-13-2026

ISSUED FOR:

ZONING

REV.	DATE	DESCRIPTION	BY
4	04-13-26	REVISED PER LE AND NEW SURVEY	LHC
3	05-06-25	REVISED ZDs	LHC
2	12-06-23	REVISED PER TITLE	LHC
1	07-27-23	REVISED ZDs	LHC
0	06-29-23	100% ZDs	LHC
A	06-20-23	90% ZDs FOR REVIEW	LHC

PLANS PREPARED BY:



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

CONSULTANT:



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

DRAWN BY: CHK.: APV.:

RJS LHC LHC

LICENSURE:

NOT TO BE USED
FOR CONSTRUCTION

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

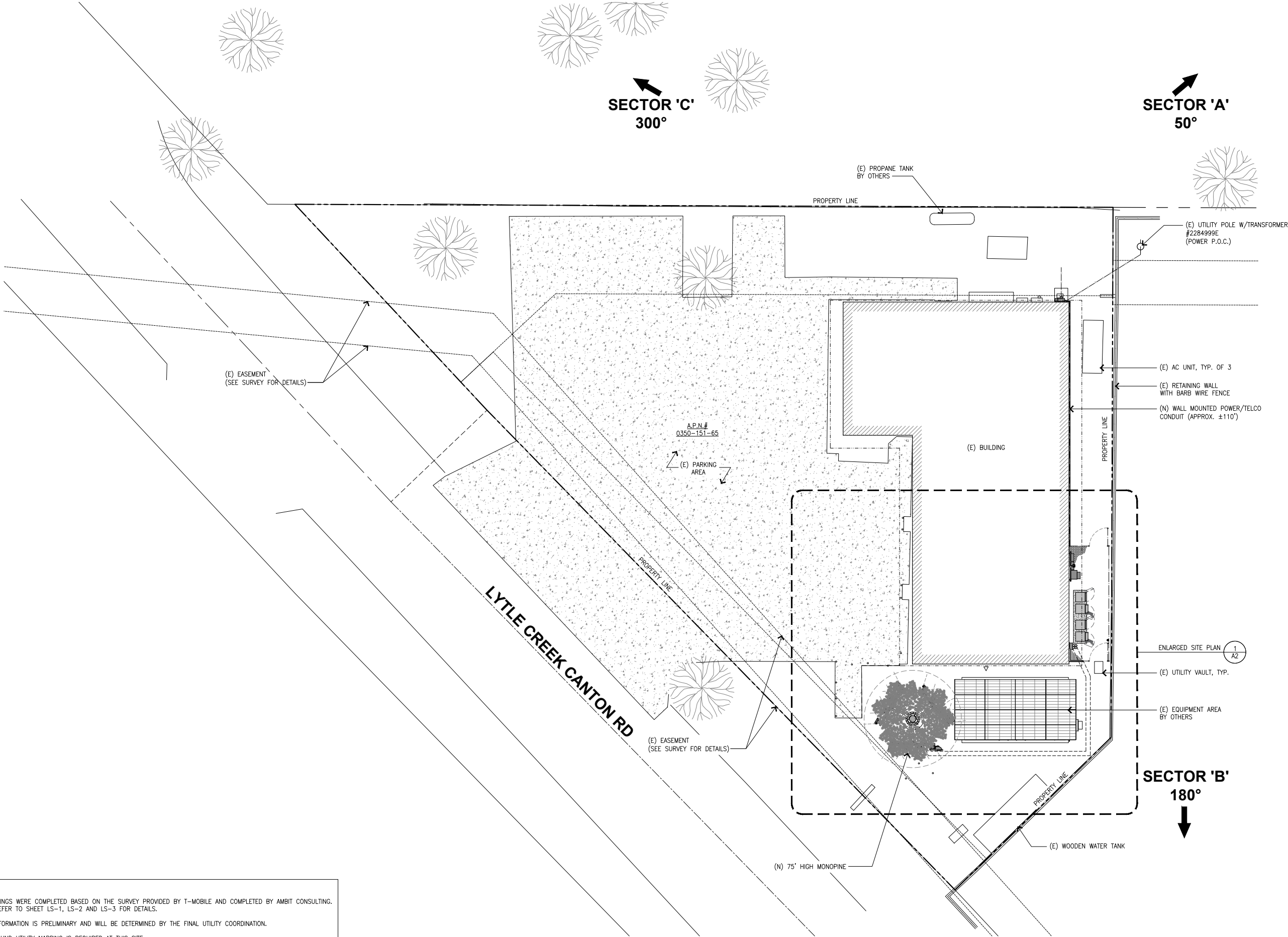
A1

4

NSB - CS

NOTES:
THE DRAWINGS WERE COMPLETED BASED ON THE SURVEY PROVIDED BY T-MOBILE AND COMPLETED BY AMBIT CONSULTING. PLEASE REFER TO SHEET LS-1, LS-2 AND LS-3 FOR DETAILS.
UTILITY INFORMATION IS PRELIMINARY AND WILL BE DETERMINED BY THE FINAL UTILITY COORDINATION.
UNDERGROUND UTILITY MAPPING IS REQUIRED AT THIS SITE.

SITE PLAN



SCALE
1"=10'
0 5' 10' 1

EXHIBIT D



2008 McGAW AVENUE
IRVINE, CA. 92617

PROJECT INFORMATION:

IE94438C
LYTLE CREEK STATION

497 LYTLE CREEK ROAD
LYTLE CREEK, CALIFORNIA 92358
SAN BERNARDINO COUNTY

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A	06-20-23	90% ZDs FOR REVIEW	LHC

PLANS PREPARED BY:



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ANAHEIM, CALIFORNIA 92807

CONSULTANT:



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

DRAWN BY: CHK.: APV.:

RJS LHC LHC

LICENSURE:

NOT TO BE USED
FOR CONSTRUCTION

SHEET TITLE:

**DEMO PLAN AND
ENLARGED SITE PLAN**

SHEET NUMBER: REVISION:

A2

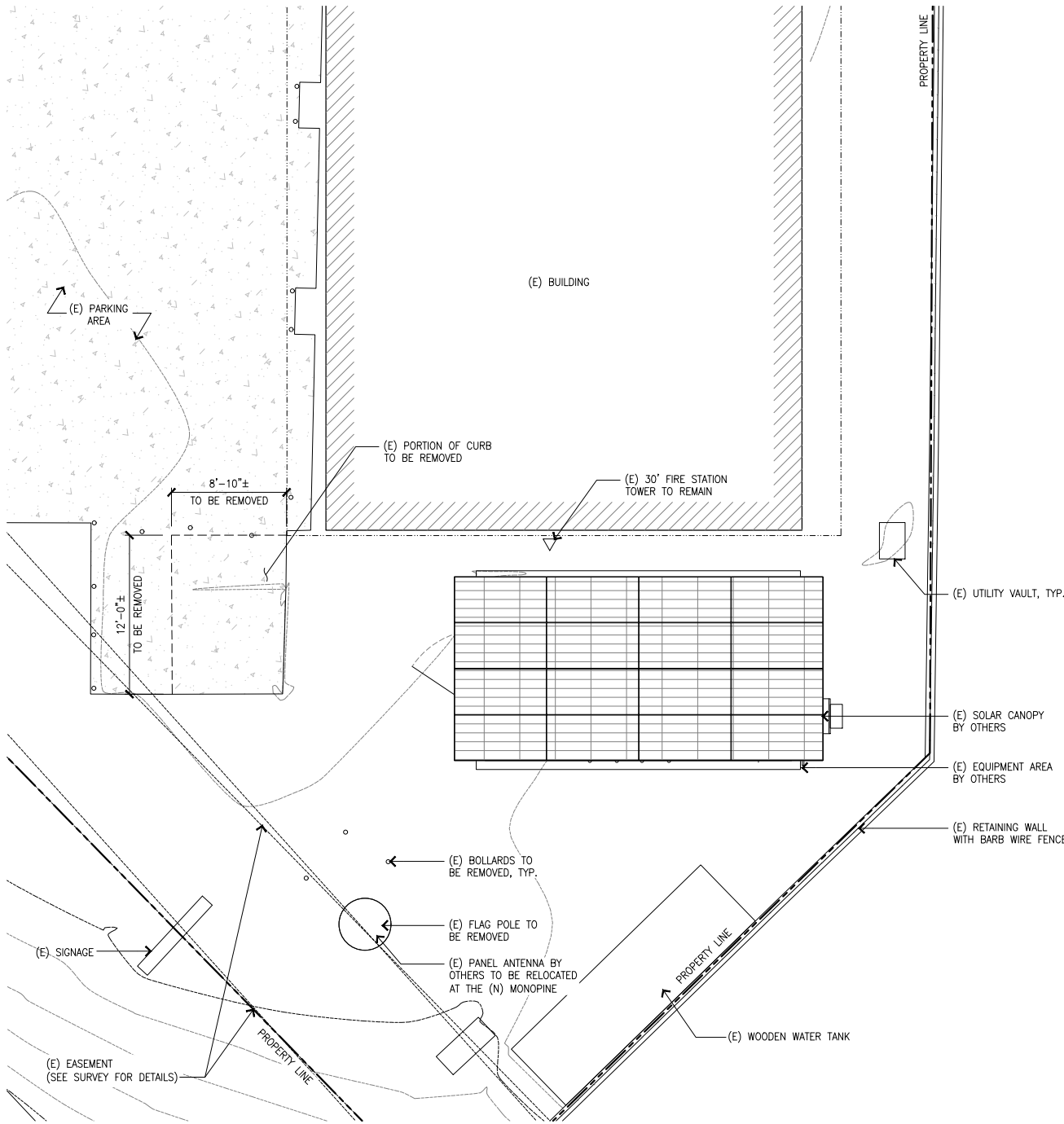
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NSB - CS

SECTOR 'C'
300°

SECTOR 'A'
50°

SECTOR 'B'
180°



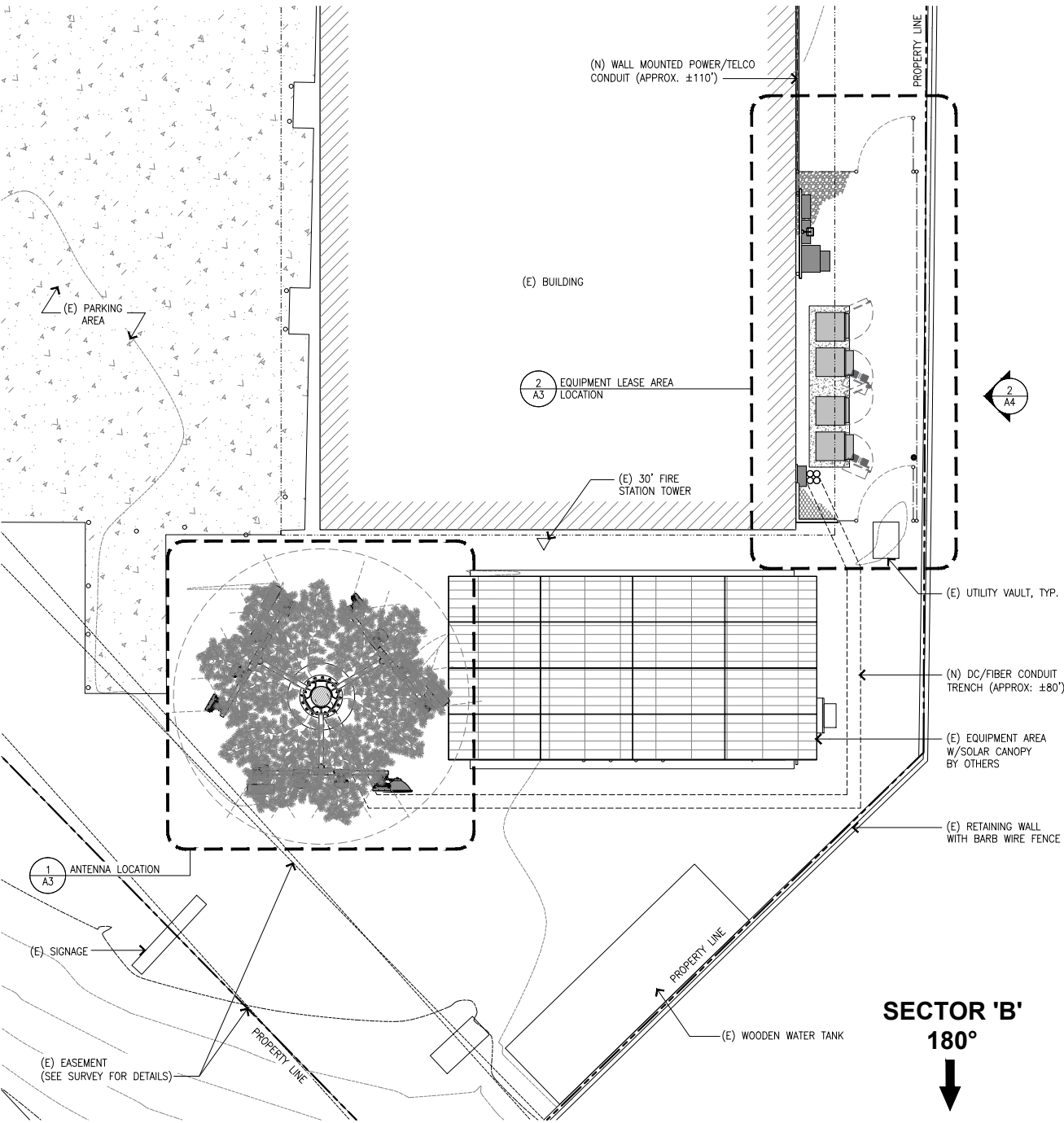
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UNDERGROUND UTILITY MAPPING IS REQUIRED AT THIS SITE.

DEMO PLAN

SCALE
3/16"=1'-0"

2

ENLARGED SITE PLAN



SCALE
3/16"=1'-0"

1

EXHIBIT D

T-Mobile

2008 McGAW AVENUE
IRVINE, CA. 92617

PROJECT INFORMATION:

IE94438C
LYTLE CREEK STATION

497 LYTLE CREEK ROAD
LYTLE CREEK, CALIFORNIA 92358
SAN BERNARDINO COUNTY

CURRENT ISSUE DATE:

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A	06-20-23	90% ZDs FOR REVIEW	LHC

PLANS PREPARED BY:



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

CONSULTANT:



DRAWN BY: CHK.: APV.:

RJS LHC LHC

LICENSURE:

**NOT TO BE USED
FOR CONSTRUCTION**

SHEET TITLE:

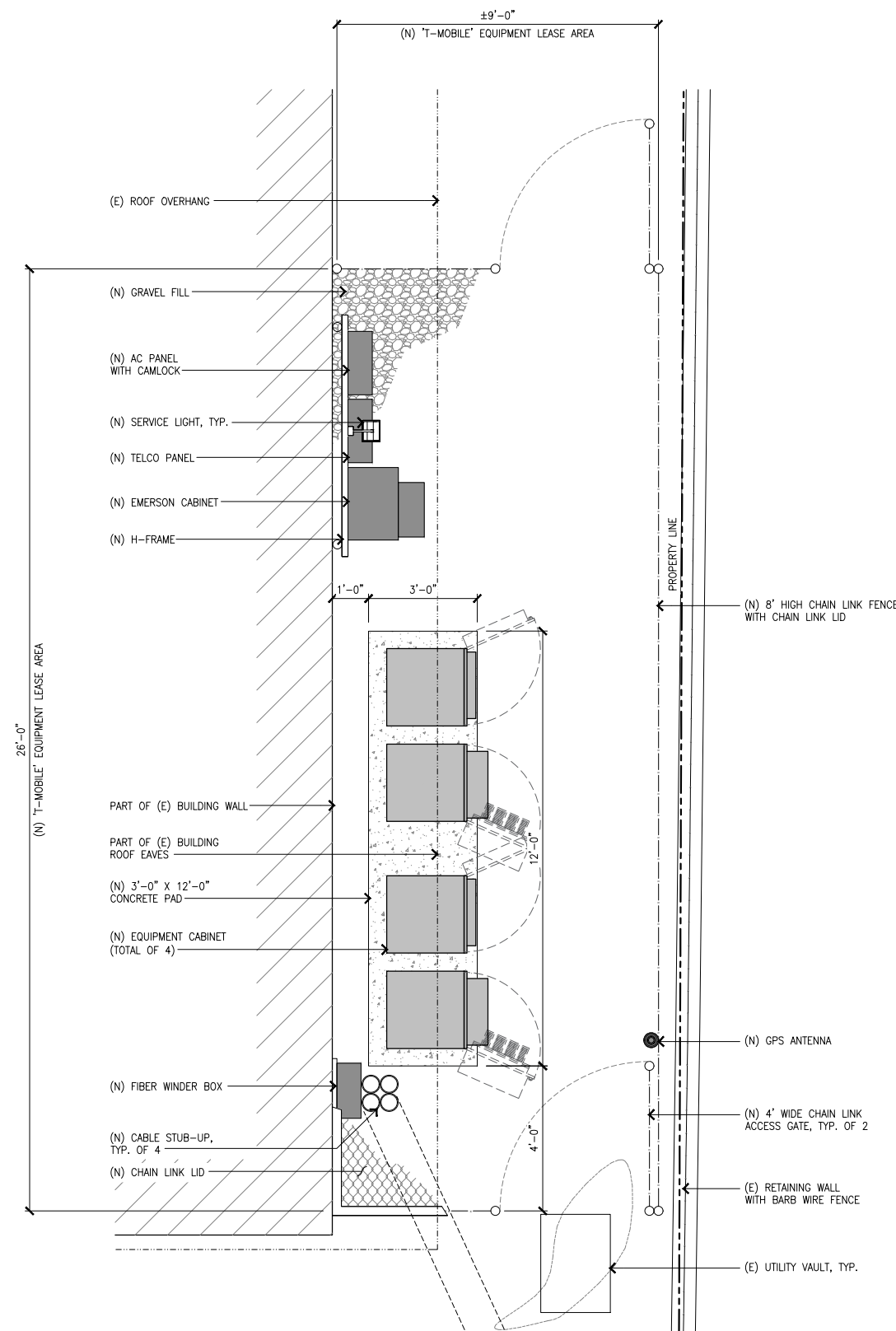
**ANTENNA PLAN AND
LEASE AREA PLAN**

SHEET NUMBER: REVISION:

A3

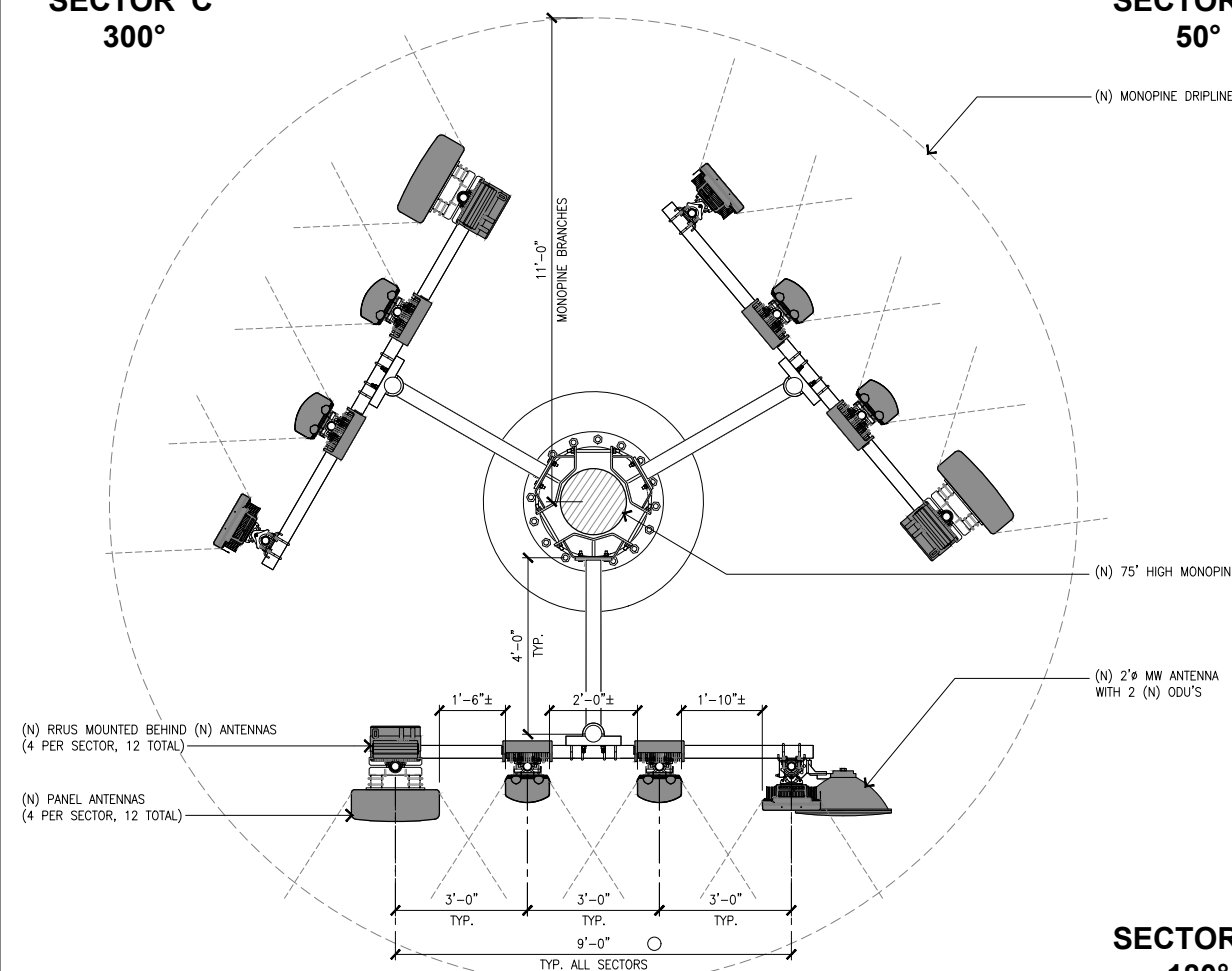
4

NSB - CS



SECTOR 'C'
300°

SECTOR 'A'
50°



SECTOR 'B'
180°

NOTES:

ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE TREE AND INCLUDE ANTENNA SOCK COVERS TO MATCH THE FOLIAGE.

LEASE AREA PLAN

SCALE
1/2"=1'-0"

2

ANTENNA PLAN

SCALE
1/2"=1'-0"

1

EXHIBIT D



2008 McGAW AVENUE
IRVINE, CA. 92617

PROJECT INFORMATION:

IE94438C
LYTLE CREEK STATION

497 LYTLE CREEK ROAD
LYTLE CREEK, CALIFORNIA 92358
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ANAHEIM, CALIFORNIA 92807

CONSULTANT:



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

DRAWN BY: CHK.: APV.:

RJS LHC LHC

LICENSURE:

NOT TO BE USED
FOR CONSTRUCTION

SHEET TITLE:

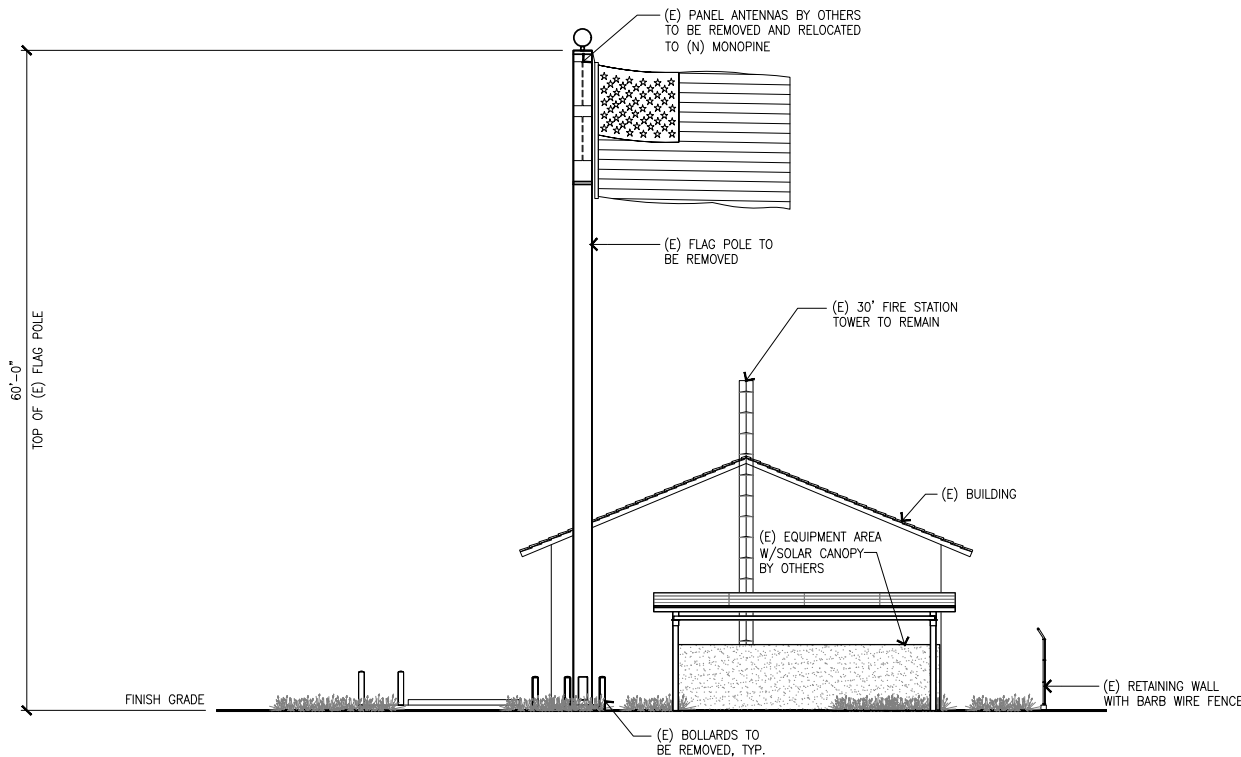
ELEVATIONS

SHEET NUMBER: REVISION:

A4

4

NSB - CS



(E) SOUTH ELEVATION

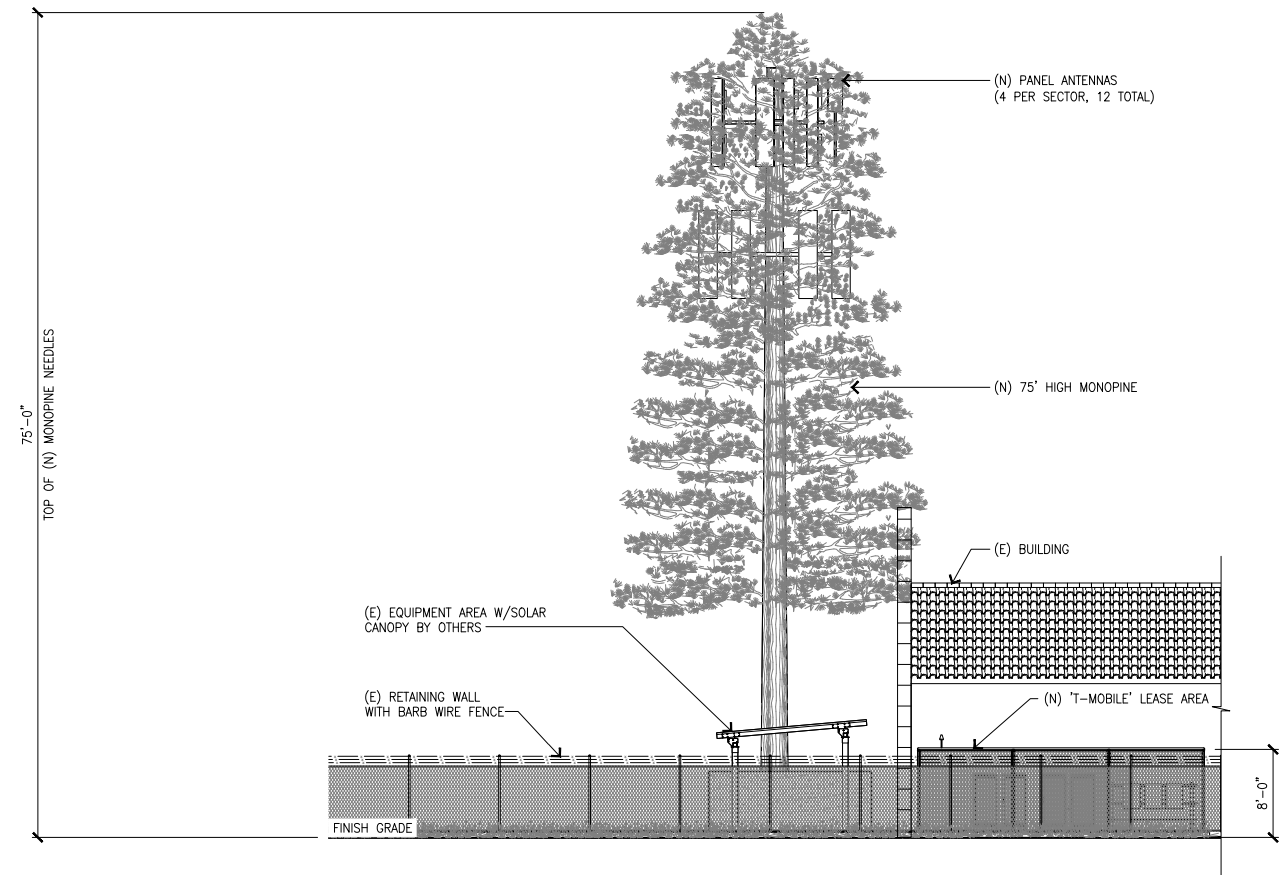
SCALE
1/8"=1'-0"

3

(N) SOUTH ELEVATION

SCALE
1/8"=1'-0"

1



(E) EAST ELEVATION

SCALE
1/8"=1'-0"

4

(N) EAST ELEVATION

SCALE
1/8"=1'-0"

2