



LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

HEARING DATE: March 26, 2026

Project Description:

Project No: PROJ-2025-00092
APN: 0492-193-07-0000
Applicant: Assurance Development
obo VB BTS II, LLC
Community: Boron - 1th District
Location: 5875 Highway 58, Kramer Junction;
southeast section of the corner of US
Highway 395 and State Route-58
Staff: Danny Campos, Planner
Rep: Samantha Herrmann
Proposal: Minor Use Permit to allow the construction
and operation of a 100-foot high unmanned
telecommunications facility designed as a
monopole consisting of six 8-foot
antennas, three 4-foot antennas, three 2-
foot antennas, one 6-foot microwave dish,
one propane back-up generator, and
associated ancillary equipment including
two radio cabinets on two raised concrete
pads housed within an 7.5-foot high block
wall that includes a 1,612 square foot lease
area.

**AGENDA ITEM # 2
Vicinity Map**



*24 hearing Notices Sent On: March 12th, 2026
Report Prepared By: Danny Campos, Planner*

SITE INFORMATION:

Combined Parcel Size: 1.43 acres
Terrain: Flat ground area.
Vegetation: N/A

PROJ-2025-00092 / Minor Use Permit
 Verizon Wireless Monopole
 Zoning Administrator Staff Report
 March 26, 2026

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
Site	Motel	Commercial (C)	Rural Commercial (CR)
North	Service Station	Commercial (C)	Rural Commercial (CR)
South	Truck/Travel Center	Commercial (C)	Rural Commercial (CR)
East	Vacant	Commercial (C)	Rural Commercial (CR)
West	Truck/Travel Center	Commercial (C)	Rural Commercial (CR)

	<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

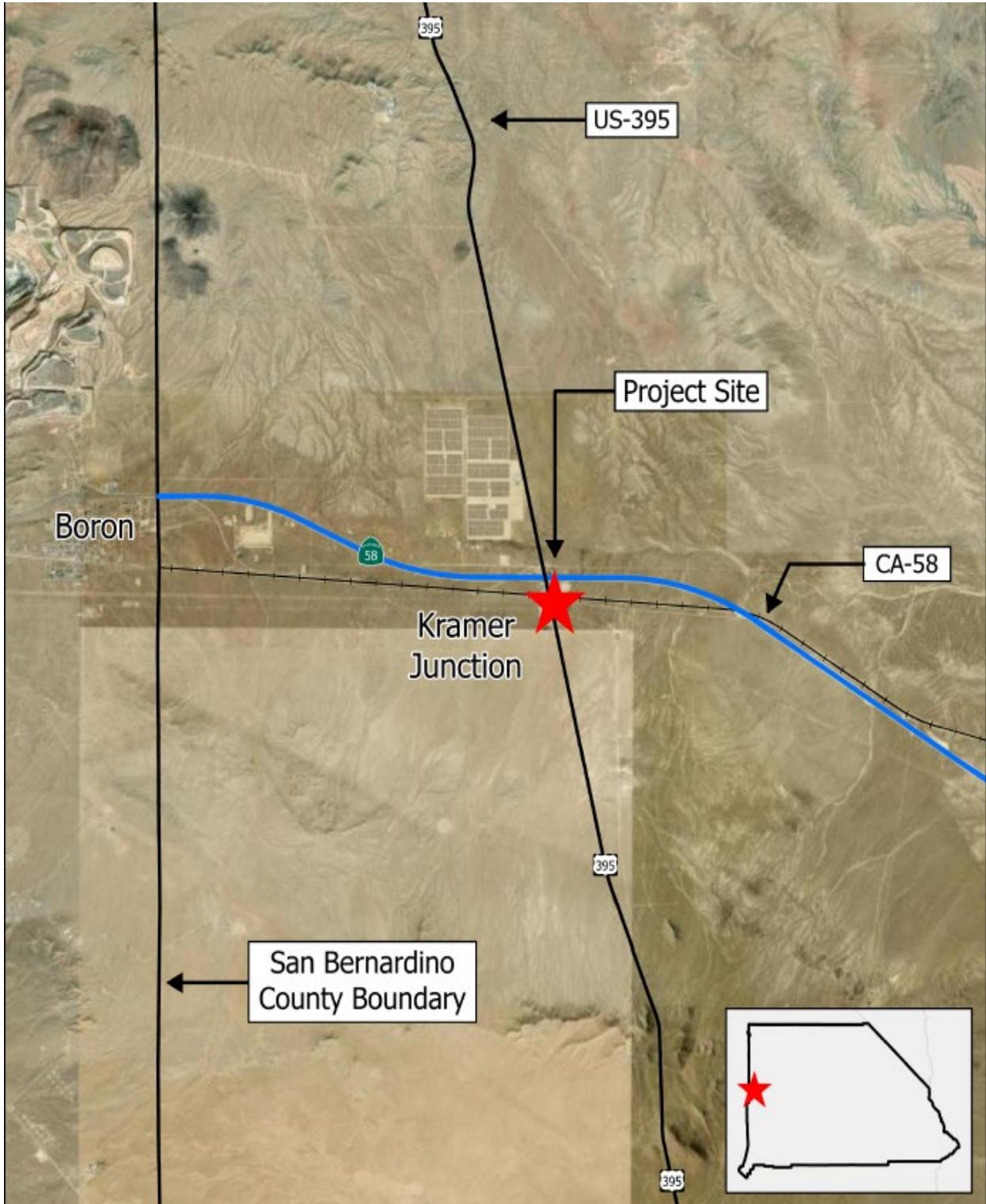
STAFF RECOMMENDATION: That the Zoning Administrator **ADOPT** the Findings for approval of the Minor Use Permit; **APPROVE** the Minor Use Permit to allow the construction and operation of a wireless telecommunications facility consisting of a 100-foot-high monopole and all related equipment to be enclosed within a 7.5-foot-high CMU block wall within a 1,612-square-foot lease area on a 1.43-acre parcel, subject to the attached Conditions of Approval; and **DIRECT** Land Use Services staff to file a Notice of Exemption in accordance with the California Environmental Quality Act.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.

PROJ-2025-00092 / Minor Use Permit
Verizon Wireless Monopole
Zoning Administrator Staff Report
March 26, 2026

THIS PAGE INTENTIONALLY LEFT BLANK

REGIONAL LOCATION MAP



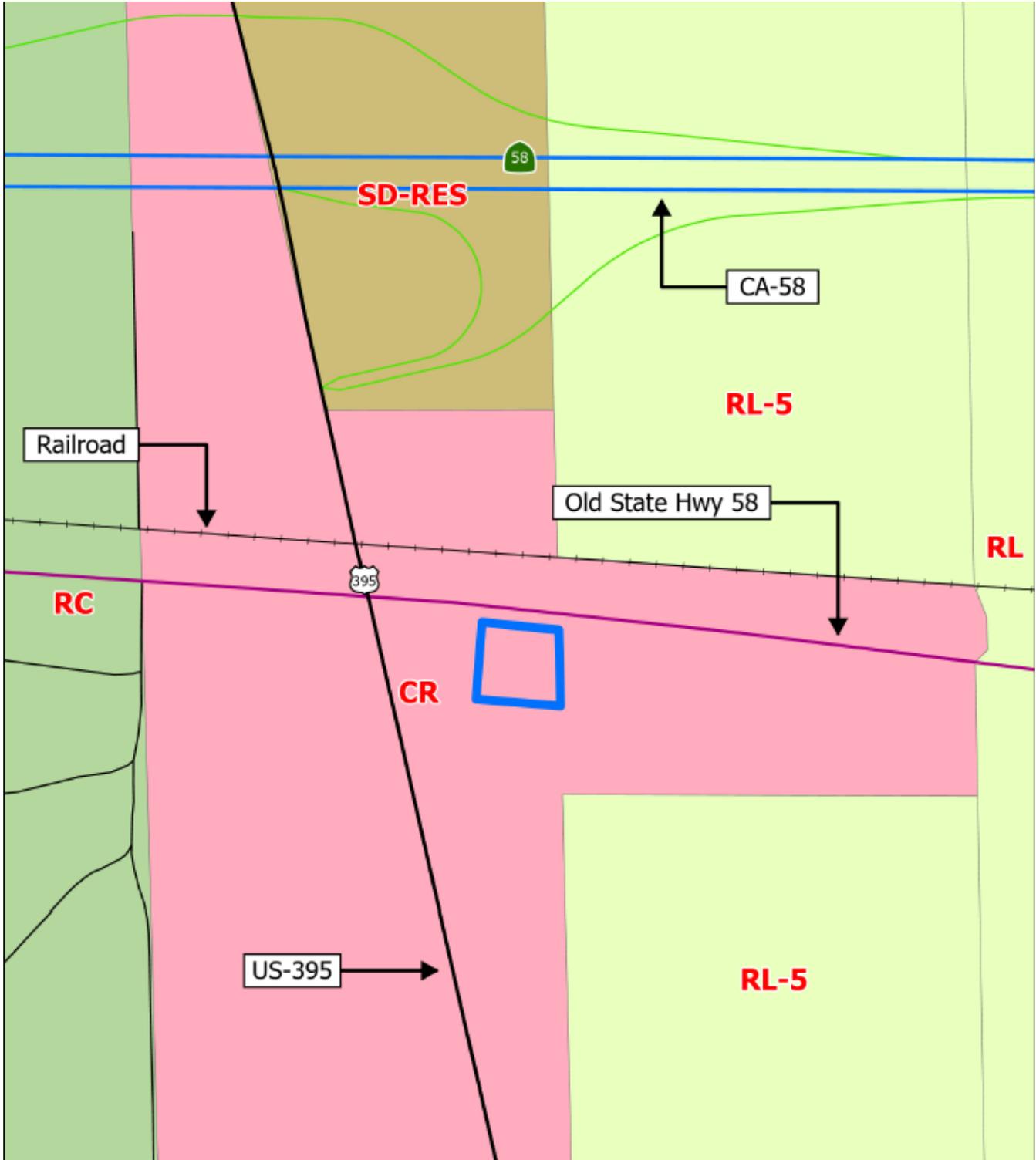
VICINITY MAP



LAND USE CATEGORY MAP



ZONING DISTRICT MAP



SITE PHOTOS and PHOTO SIMULATIONS
View 1: Looking southwest from Highway 58
Proposed



Existing



View 2: Looking northeast from US Highway 385

Proposed



Existing



View 4 Looking South from Property Entrance:

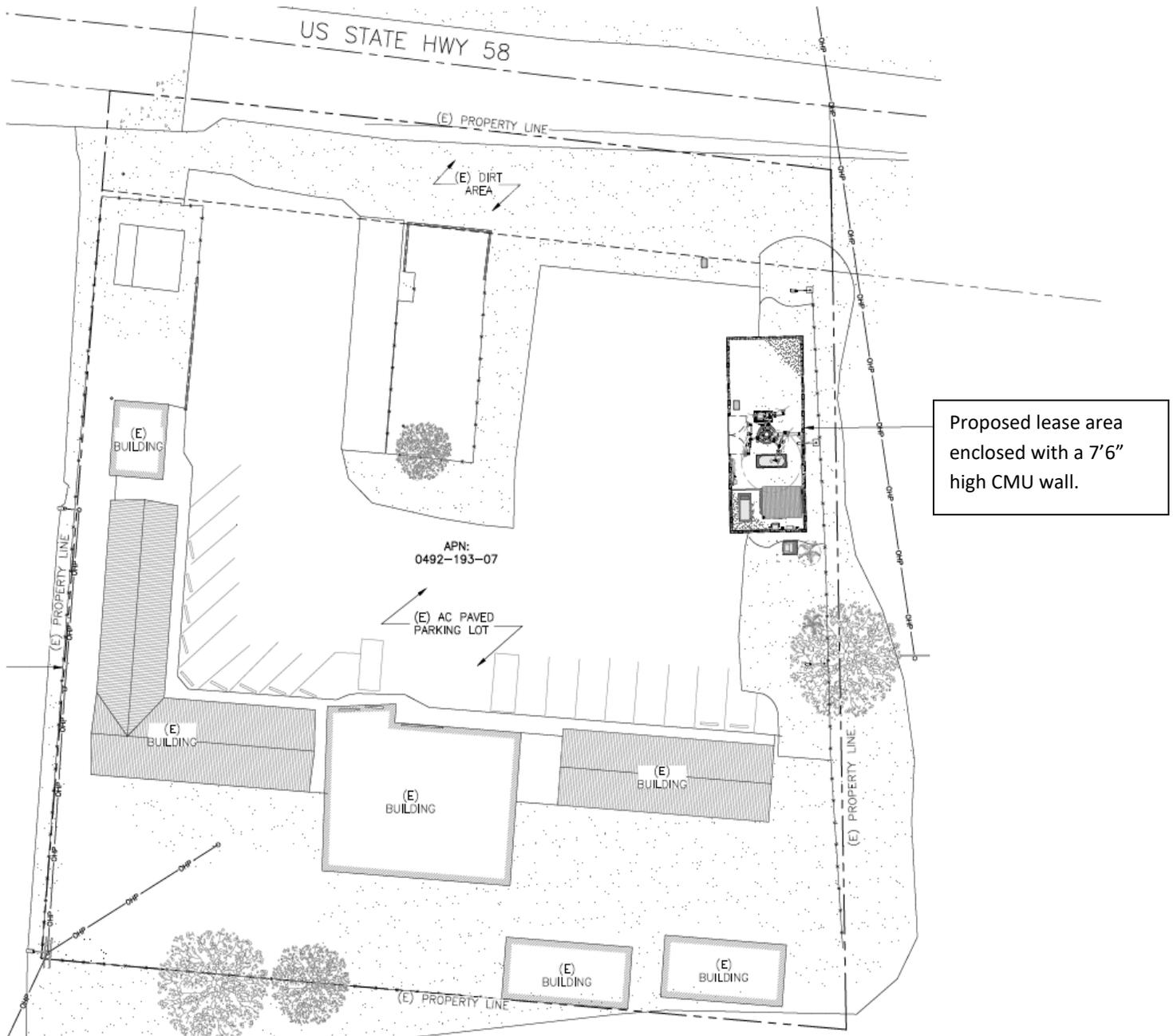
Proposed



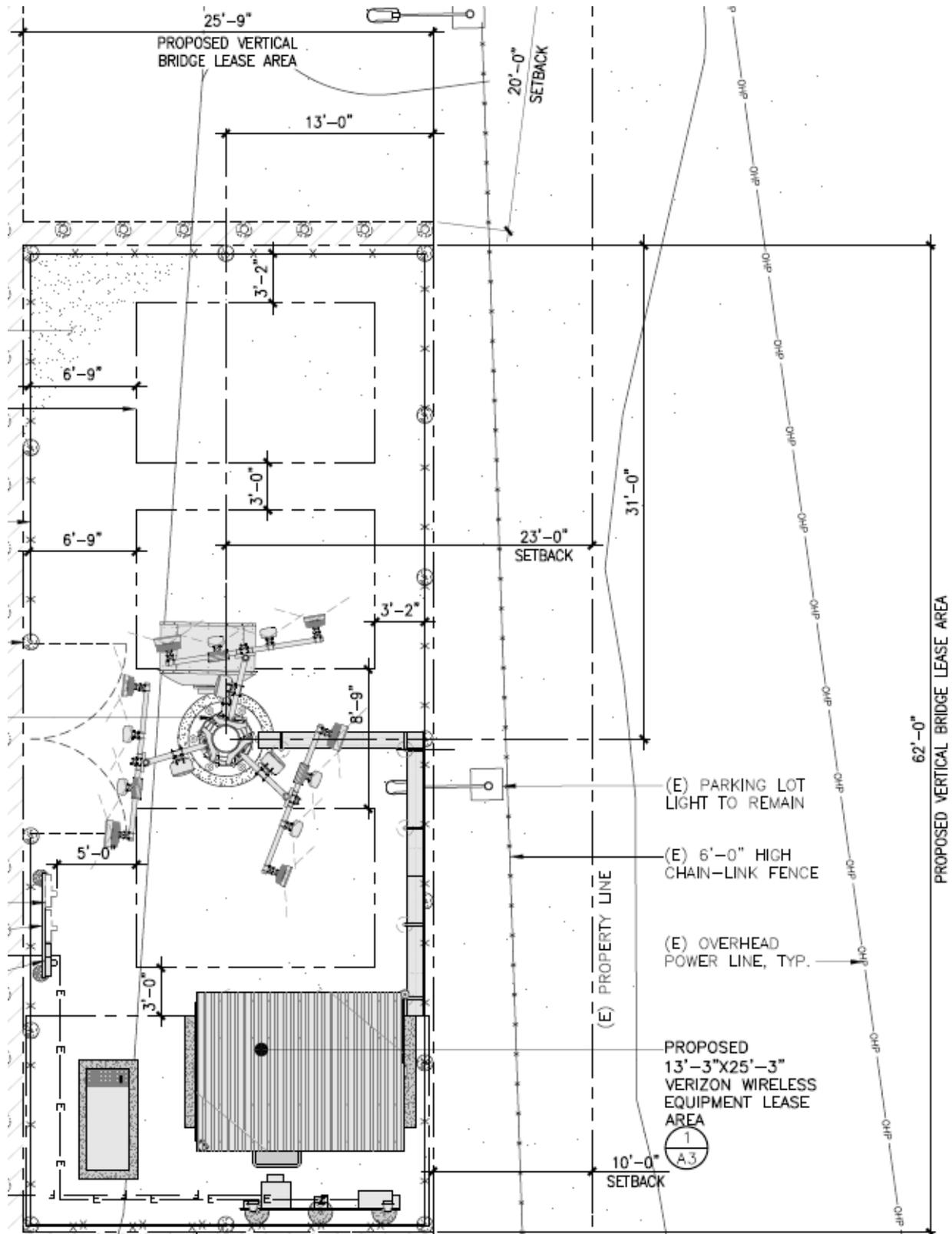
Existing



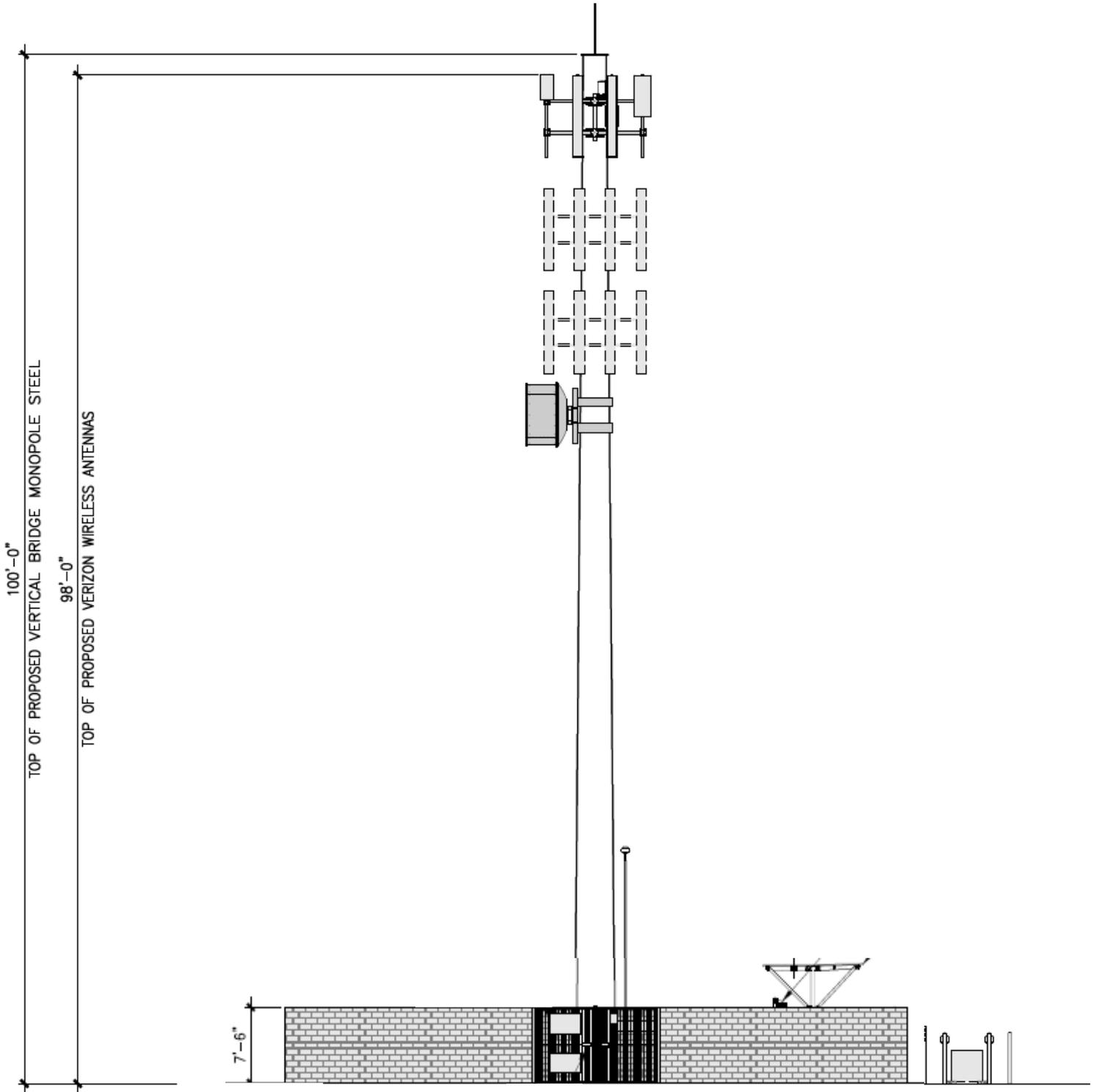
SITE PLAN



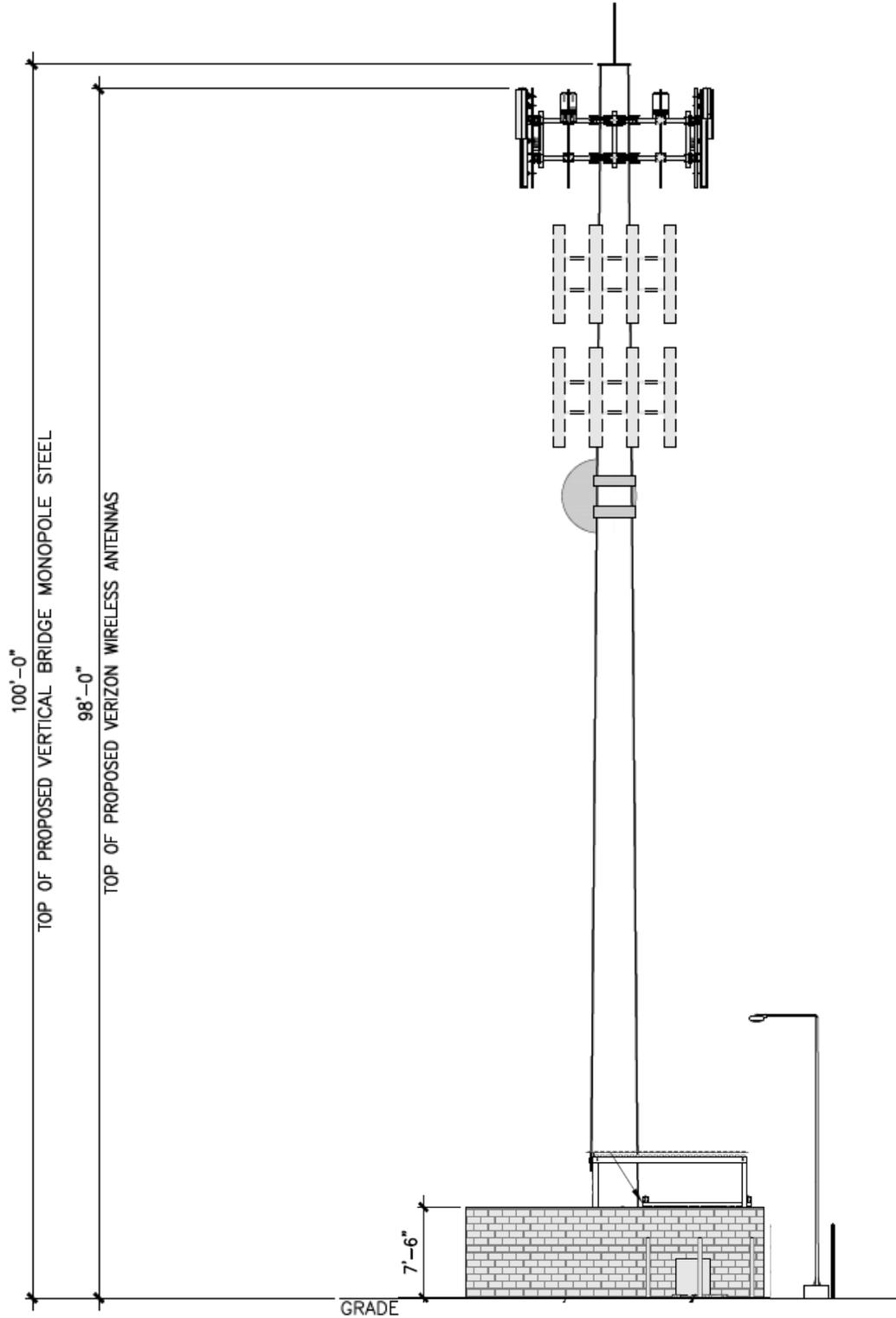
ENLARGED SITE PLAN



WEST ELEVATION



SOUTH ELEVATION



PROJECT DESCRIPTION AND BACKGROUND

This is a request for a Minor Use Permit to construct a 100-foot tall, multicarrier wireless communication facility including a fenced lease area roughly 26-foot by 62-foot (1,612 square feet) in size. Within the lease area, improvements include ground-mounted radio cabinets, an equipment canopy, a fiber box, electrical service equipment, lighting, and a backup propane generator mounted on raised concrete pads. The lease area would be enclosed by 7.5-foot-high CMU wall and accessed via an existing unpaved driveway on the developed site

The project is located at Kramer Junction on a 1.43-acre parcel currently developed with a motel onsite. The property is in the Commercial Land Use Category, and Rural Commercial (CR) Zoning District. The proposed 100-foot-tall monopole is designed to accommodate multiple wireless carriers, supporting broader telecommunication infrastructure needs.

PUBLIC PROJECT NOTICES

Planning Division staff mailed 24 Project Notices on January 16th, 2026, to properties within 1,320 feet. At the time of publishing this staff report, no comments have been received.

PUBLIC HEARING NOTICES

A total of 24 Public Hearing Notices were mailed on March 12th, 2026, for this Zoning Administrator Hearing. No comments have been received to date.

PROJECT ANALYSIS:

Table LU-1, *Land Use Categories of the Countywide Plan*, identifies public and quasi-public facilities as compatible uses within the Rural Commercial designation. Wireless telecommunications facilities are considered compatible when all applicable Development Code standards are met. The proposed project satisfies this criterion.

Applicability of Chapter 84.27: Chapter 84.27 of the San Bernardino County Development Code establishes regulations and development standards for wireless telecommunications facilities to ensure that such facilities are appropriately located, designed, and operated to minimize visual, safety, and land use impacts while supporting essential public communication services. The proposed project involves the construction of a new freestanding monopole and associated ground equipment and is therefore subject to the provisions of Chapter 84.27.

Site Planning: The project site is located within the Rural Commercial (CR) Land Use Zoning District and is situated along State Route 58 in the unincorporated community of Boron. The parcel is developed with existing commercial and utility-related uses, and the project is located in an area characterized by highway-oriented development, utility infrastructure, and open desert lands. Surrounding uses are consistent with the CR zoning designation and include commercial structures, parking areas, and public utility features. No water or sewer connections are proposed, as the facility would be unmanned and only serviced periodically for maintenance.

The proposed wireless telecommunications facility consists of a 100-foot-high monopole and associated ground-mounted equipment located within a 26-foot by 62-foot enclosed lease area. The monopole design is a common wireless infrastructure type intended to minimize ground

disturbance while accommodating multiple antennas and future collocation opportunities. Vehicle access, utilities, and project setbacks have been designed to meet County requirements.

The facility is sited within an existing developed portion of the parcel and does not require expansion of parcel boundaries or displacement of existing buildings. The monopole design is a standard non-stealth structure commonly used in commercial and utility settings where visual sensitivity is lower than in residential or scenic areas.

The facility is intended to improve wireless service coverage and capacity in the Boron area and along the SR-58 corridor, addressing coverage gaps and supporting regional communication needs. This location is along a major transportation route and is consistent with County policies encouraging placement of wireless facilities in non-residential and infrastructure-oriented areas. The size of the parcel and layout of the lease area also allow for future collocation without additional land disturbance.

Section § 84.27.060 Review Procedures, (a) *Conditional Use Permit Required*. 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. A Minor Use Permit is required for Wireless Telecommunications facilities in the Rural Commercial (CR) Zoning District.

Development Code Compliance Summary: This project satisfies all applicable development standards of the Development Code in the Rural Commercial (CR) Zoning District, as described in the following table:

Table 1 Project Code Compliance

Project Component	Development Code Standard	Project Plans	Compliance
Structure Height § 84.27.030	120 feet	100 feet	YES
Separation from Residences § 84.27.040	300 feet	4,224 feet	YES
Minimizing Impacts §84.27.050 (b) <i>Separation from Existing Facility</i>	2,000 feet from another visible telecommunications facility	377 feet	YES – See analysis below

Separation from Residences § 84.27.040

Separation from Residence: Section 84.27.040, telecommunication towers and antennas shall not be located closer than 300 feet or a distance equal to 200 percent of the height of the tower, whichever is greater, from an off-site residence.

The nearest residence is located approximately 4,224 feet west of the project site. The project meets this development standard.

Minimizing Impacts § 84.27.050 (b) (c) (d) (e)

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 is currently a facility located approximately 377 feet southwest of the project site. The applicant reached out to the tower owner who indicated the site is to be decommissioned. The timeline for decommissioning is undetermined, however, because the applicant designed the proposed tower to support co-location the proposal is in compliance with this code section.

Ridgeline Sites: Section 84.27.050(c) requires facilities in areas of high visibility within sensitive viewsheds to be sited below ridgelines and designed to minimize visual prominence.

The project site is located on relatively flat terrain adjacent to a state highway and is not within a sensitive ridgeline or high visibility viewshed. This standard is not applicable, and the project complies.

Non-Reflective Colors: Section 84.27.050(d) requires telecommunications structures to use non-reflective colors and finishes.

The proposed monopole and associated equipment will be finished in non-reflective materials consistent with industry standards and County requirements, thereby minimizing glare and visual contrast. The project complies with this requirement.

Camouflaging: Section 84.27.050(e) requires telecommunications facilities and ground equipment to blend with the predominant viewing background to the maximum extent feasible.

The proposed monopole is a slim-profile design typical of commercial and utility corridors and is visually compatible with existing infrastructure in the area. Ground-mounted equipment will be contained within a 7.5-foot-high CMU Block Wall enclosure and visually organized to reduce visual clutter. The enclosure materials and colors will be reviewed and approved by the Planning Division to ensure compatibility with the surrounding development.

COUNTYWIDE POLICY PLAN ANALYSIS:

The project is consistent with the following Countywide Plan Policies:

Policy LU-1.1: We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.

Policy LU-2.1: We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

Policy LU-2.3: We require that new development is located, scaled, buffered, and designed for compatibility with the surrounding natural environment and biodiversity.

Policy LU-2.4: 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.

Policy IU-5.2: 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.

Policy IU-5.6: We encourage infrastructure, telecommunication, and utility planning and projects to coordinate so that improvements are made concurrently or in such a manner that minimizes disruption to rights-of-way and reduces costs.

ENVIRONMENTAL REVIEW:

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

RECOMMENDATION: than the Zoning Administrator:

- 1) **FIND** the project Exempt from CEQA per Section 15303;
- 2) **ADOPT** the Findings for approval of the Minor Use Permit;
- 3)
- 4) **APPROVE** a Minor Use Permit to allow the construction and operation of a wireless telecommunications facility consisting of a 100-foot-high monopole and all related equipment to be enclosed within a 7.5-foot-high block wall that includes a 1,612-square-foot lease area on a 1.43-acre parcel, subject to the attached Conditions of Approval; and
- 5) **DIRECT** Land Use Services Department staff to file the 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: Photo simulations

FINDINGS: MINOR USE PERMIT

THE TOWERS WIRELESS TELECOMMUNICATIONS FACILITY – A MINOR USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF A 100-FOOT HIGH UNMANNED TELECOMMUNICATION FACILITY DESIGNED AS A MONOPOLE CONSISTING OF SIX 8-FOOT ANTENNAS, THREE 4-FOOT ANTENNAS, THREE 2-FOOT ANTENNAS, ONE 6-FOOT MICROWAVE DISH, ONE PROPANE BACK-UP GENERATOR, AND ASSOCIATED ANCILLARY EQUIPMENT INCLUDING TWO RADIO CABINETS ON TWO RAISED CONCRETE PADS HOUSED WITHIN A 1,612 SQUARE FOOT ENCLOSED 7.5-FOOT-HIGH CMU BLOCK WALL LEASE AREA LOCATED AT 5875 HIGHWAY 58, KRAMER JUNCTION, IN THE COMMERCIAL LAND USE CATEGORY AND RURAL COMMERCIAL (CR) ZONING DISTRICT, 1ST SUPERVISORIAL DISTRICT; APN: 0492-193-07; PROJECT NUMBER: PROJ-2025-00092

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

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

The project site is a 1.43-acre parcel developed with an existing motel and associated paved areas. The proposed wireless telecommunications facility occupies a 1,612-square-foot (26-foot by 62-foot) CMU block wall lease area located within an already developed portion of the parcel. The site is adequate in size, shape, and topography to accommodate the proposed 100-foot high monopole, ground-mounted equipment, security fencing, setbacks, and maintenance access without the need for parcel expansion or displacement of existing structures. The flat, compacted terrain allows for safe installation and long-term operation of the 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 is served by existing vehicular access from State Route 58 and internal circulation associated with the developed commercial property. Access to the lease area will occur via existing paved and gravel areas and does not require the construction of new public roadways. The project design incorporates adequate access for construction, maintenance, and emergency vehicles while maintaining safe separation from parking and building areas, consistent with County standards.

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

The proposed facility is unmanned and will generate minimal traffic, limited to periodic maintenance visits. Noise impacts are limited to occasional generator testing and emergency use, which will comply with applicable noise regulations. The monopole and equipment utilize non-reflective finishes, and lighting is limited to security and service needs. The nearest off-site residence is approximately 4,224 feet away, substantially exceeding the required separation standard of 300-feet. Surrounding uses are commercial in nature, and the project will not interfere with the use or enjoyment of neighboring properties

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

The project site is designated Commercial (C) under the Countywide General Plan and zoned Rural Commercial (CR). Wireless telecommunications facilities are considered compatible public or quasi-public uses within this designation when developed in compliance with the Development Code. The facility supports regional and local communication infrastructure, particularly along a major transportation corridor, and is consistent with County policies encouraging placement of such facilities in non-residential and infrastructure-oriented areas.

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 project is a dry, unmanned facility and does not require water or sewer service. Electrical and telecommunications service will be provided by existing utility infrastructure serving the developed parcel. The limited intensity of use will not reduce service levels or require expansion of public facilities.

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

The conditions of approval require compliance with the Development Code, approved plans, fire and safety standards, and applicable building and environmental regulations. These conditions are reasonable and necessary to protect public health, safety, and general welfare while ensuring proper installation, operation, and maintenance of the facility.

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 project design incorporates modern telecommunications equipment with energy-efficient components and passive cooling features typical of unmanned facilities. Equipment placement and orientation minimize energy demand, and the design does not preclude future incorporation of energy-saving technologies where feasible.

ADDITIONAL MINOR USE PERMIT FINDINGS:

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

A Notice of Exemption (NOE) has been prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgment of the County acting as lead agency for the project. The project qualifies for a Class 3 Categorical Exemption (CEQA Guidelines §15303) for the construction of small structures and installation of equipment. There are no unusual circumstances that would result in a significant environmental impact, and standard conditions are sufficient to ensure environmental protection

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

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

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

The project is not expected to result in controversy.

FINDINGS: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

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



Conditions of Approval

Record:	PROJ-2025-00092	System Date:	03/09/2026
Record Type:	Project Application	Primary APN:	0492193070000
Record Status:	In Review	Application Name:	THE TOWERS VERIZON WIRELESS TELECOMMUNICATIONS-MINOR USE PERMIT (COMMERICAL)
Effective Date:		Expiration Date:	

Description: THE TOWERS VERIZON WIRELESS TELECOMMUNICATIONS- MINOR USE PERMIT (COMMERICAL)

A MINOR USE PERMIT TO CONSTRUCT AND OPERATE AN UNMANNED TELECOMMUNICATIONS FACILITY WITH A 100' MONOPOLE WITH SIX 8-FOOT ANTENNAS, THREE 4-FOOT ANTENNAS, THREE 2-FOOT ANTENNAS, THREE RRUS, ONE 6-FOOT MICROWAVE ANTENNA, THREE OVP BOXES AT THE ANTENNA CROSS-ARM, ONE GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, TWO GROUND-MOUNTED RADIO CABINETS, ONE EQUIPMENT CANOPY, ONE FIBER BOX, ONE 200A ILC CABINET, ONE MANUAL SERVICE LIGHT SWITCH TIMER, THREE SERVICE LIGHTS, ONE BACK-UP PROPANE GENERATOR, TWO RAISED CONCRETE PADS, A CABLE ICE BRIDGE, A UTILITY BACKBOARD, AND A MULTI-METER UTILITY SERVICE MOUNTED ON CONCRETE PADS WITHIN A 26' X 62' CMU BLOCK WALL LEASE AREA, ON A 1.43-ACRE PARCEL LOCATED AT 5875 HIGHWAY 58, KRAMER JUNCTION, CA 93516, IN THE COMMERCIAL LAND USE CATEGORY AND RURAL COMMERCIAL (CR) ZONING DISTRICT, 1ST SUPERVISORIAL DISTRICT; APN: 0492-193-07

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)

This Minor Use Permit is conditionally approved to construct and operate a wireless telecommunications facility, 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

The Project site is located 5875 HIGHWAY 58, KRAMER JUNCTION.

3 Revisions

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

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

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

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

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

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

The Project account number is PROJ-2025-00092. 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

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

11 Performance Standards

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

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 developer 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**

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**

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**

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**

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**

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

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

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.

20 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.

21 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 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.

22 Telecom Tower Removal Surety - Status: Outstanding

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

23 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.

Public Works - Traffic

24 **Access**

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

25 **Back Out Into Public Roadways**

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

INFORMATIONAL

County Fire - Community Safety

26 **F01 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.

27 **F04 Fire Permit Expiration**

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.

28 **F08 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.

29 F15 Access – 30% slope

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

30 F20 Access – 150+ feet

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.

31 F49 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.

32 F50 PSTS Interference

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

33 F70 Additional Requirements

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**34 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.

35 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****36 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

- 37 **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.
- 38 **FEMA Flood Zone** - Status: Outstanding
FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 06071C3825H 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.
- 39 **Joshua Trees**.
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>
- 40 **State Construction Stormwater General Permit**: - Status: Outstanding
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

PRIOR TO BUILDING PERMIT ISSUANCE

County Fire - Community Safety

- 41 **F02 Fire Fee**
The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.
- 42 **F09 Building Plans** - Status: Outstanding
Building Plans shall be submitted to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
- 43 **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.
- 44 **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.
- 45 **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 Safety

46 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.

Land Use Services - Land Development

47 Utilities - Status: Outstanding

Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

PRIOR TO OCCUPANCY

Land Use Services - Planning

48 Fees Paid

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-2025-00092.

49 Installation of Improvements - Status: Outstanding

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

50 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

51 F06 Inspection by Fire Department - Status: Outstanding

Permission to occupy or use the building/facility (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

52 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

- 53 **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

- 54 **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 RECORDATION

County Fire - Community Safety

- 55 **F16 Access**
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

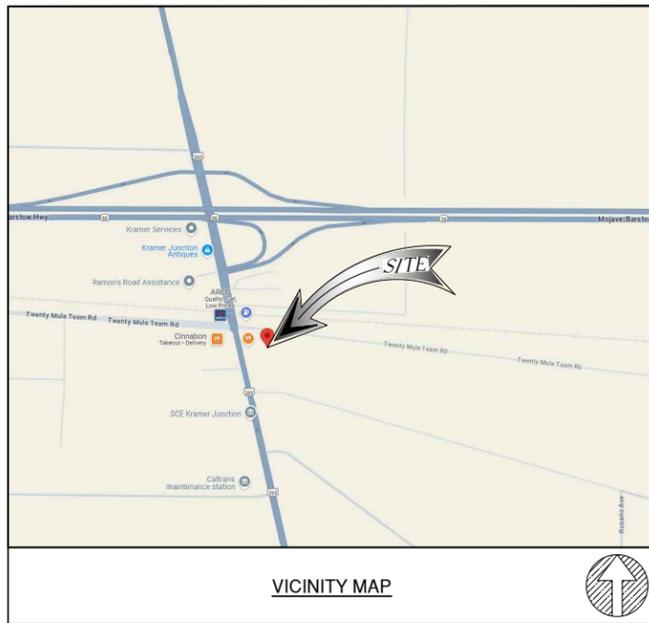
- 56 **F11 Combustible Vegetation** - Status: Outstanding
Combustible vegetation shall be removed as follows: a. Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever 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
- 57 **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.
- 58 **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.

59 **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>



APN
0492-193-07-0000, SAN BERNARDINO COUNTY, CALIFORNIA

RECORD OWNER
DIEGO CORTEZ, A SINGLE MAN AS TO AN UNDIVIDED 50% INTEREST AND PEDRO BERROSPI DE LA CALLE, A SINGLE MAN AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON

TITLE REPORT
TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. VTB-204248-C DATED JANUARY 14, 2025.

BASIS OF ELEVATIONS: (NAVD 1988)

SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88. CALIFORNIA ZONE 5.

FLOOD ZONE

SITE IS LOCATED IN FLOOD ZONE "D" AS PER F.I.R.M. MAP NO. 06071C3825H EFFECTIVE DATE 8/28/2008

LEGAL DESCRIPTION

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

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

THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED JANUARY 12, 1857, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 89° 16' 20" EAST, ALONG THE NORTH LINE OF SAID SECTION 5 TO A DISTANCE OF 1332.58 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST ONE-HALF OF SAID SECTION 5; THENCE SOUTH 1° 04' 55" EAST, ALONG THE EAST LINE OF SAID WEST ONE-HALF A DISTANCE OF 2059.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY; THENCE CONTINUING SOUTH 1° 04' 55" EAST, 98.53 FEET TO THE TRUE POINT OF BEGINNING; THENCE POINT OF BEGINNING BEING THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA, BY GRANT DEED RECORDED MARCH 26, 1953, IN BOOK 3133, PAGE 587, OFFICIAL RECORDS, (SAID DEED CALLING FOR A BEARING OF SOUTH 1° 21' 00" EAST, ALONG THE EAST LINE OF SAID WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 5); THENCE CONTINUING SOUTH 1° 04' 55" EAST, ALONG THE EAST LINE OF SAID WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 5, A DISTANCE OF 273.25 FEET; THENCE NORTH 85° 12' 05" WEST, 269.75 FEET; THENCE NORTH 4° 44' 35" EAST, 278.62 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO THE STATE OF CALIFORNIA; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO THE STATE OF CALIFORNIA BEING ALONG SAID NON-TANGENT CURVE FROM A TANGENT BEARING SOUTH 84° 25' 29" EAST, THROUGH A CENTRAL ANGLE OF 0° 52' 05", AN ARC DISTANCE OF 242.10 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED AUGUST 2, 2000 AS INSTRUMENT NO. 20000278556 OF OFFICIAL RECORDS.

SCHEDULE B, PART II

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 (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 GRANT OF EASEMENT BETWEEN JAYANTIL M. PATEL AND GAYATRI BEN J. PATEL, HUSBAND AND WIFE AS JOINT TENANTS; AND COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA, DATED AUGUST 31, 2010 AND RECORDED SEPTEMBER 9, 2010 IN (INSTRUMENT) 2010-0371095, IN SAN BERNARDINO COUNTY, CALIFORNIA. (THE EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL)

10 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)

SURVEYOR CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND MORTGAGE CONNECT TO IRON CREST NATIONAL TITLE COMPANY.

Andrew J. Koltavary
ANDREW J. KOLTAVARY, REG. 26571 EXP. 03/31/26

MAY 26, 2025
DATE

LEASE AREA

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

THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED JANUARY 12, 1857, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 89° 16' 20" EAST, ALONG THE NORTH LINE OF SAID SECTION 5 TO A DISTANCE OF 1332.58 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST ONE-HALF OF SAID SECTION 5; THENCE SOUTH 01° 04' 55" EAST, ALONG THE EAST LINE OF SAID WEST ONE-HALF A DISTANCE OF 2059.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY; THENCE CONTINUING SOUTH 01° 04' 55" EAST, 98.53 FEET TO THE POINT OF BEGINNING; THENCE POINT OF BEGINNING BEING THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA, BY GRANT DEED RECORDED MARCH 26, 1953, IN BOOK 3133, PAGE 587, OFFICIAL RECORDS, (SAID DEED CALLING FOR A BEARING OF SOUTH 01° 21' 00" EAST, ALONG THE EAST LINE OF SAID WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 5); THENCE SOUTH 83° 40' 00" EAST, 36.05 FEET; THENCE N 01° 04' 55" WEST 57.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01° 04' 55" EAST, 62 FEET; THENCE SOUTH 88° 55' 05" WEST, 25.75 FEET; THENCE NORTH 01° 04' 55" WEST, 62 FEET; THENCE SOUTH 88° 55' 05" WEST, 25.75 FEET TO THE TRUE POINT OF BEGINNING.

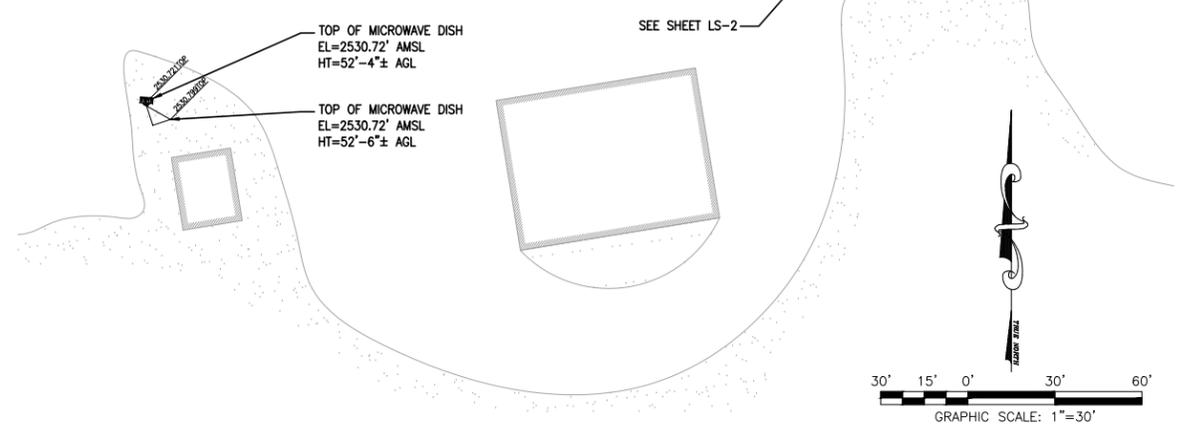
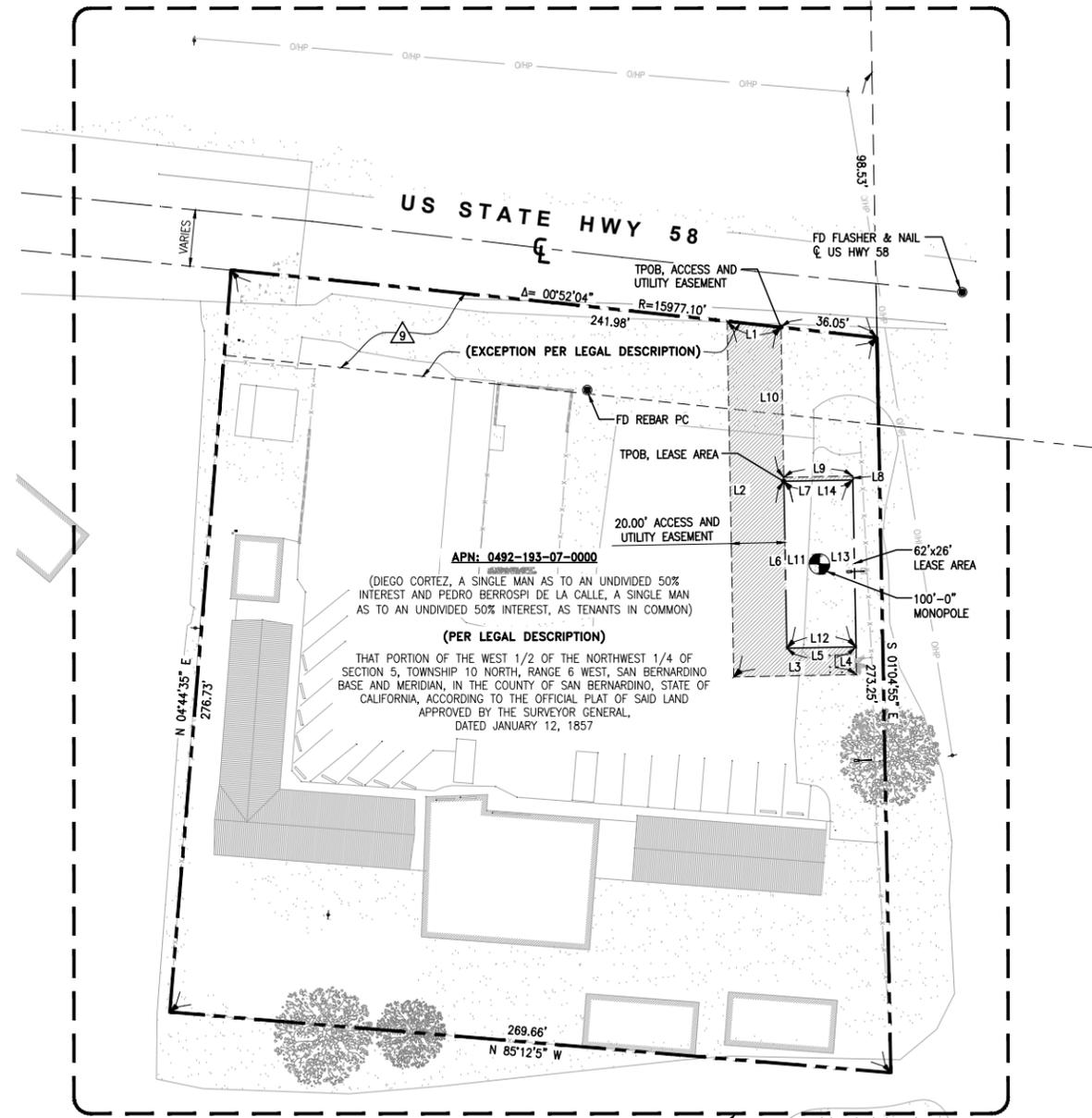
ACCESS AND UTILITY EASEMENT

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

THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED JANUARY 12, 1857, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 89° 16' 20" EAST, ALONG THE NORTH LINE OF SAID SECTION 5 TO A DISTANCE OF 1332.58 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST ONE-HALF OF SAID SECTION 5; THENCE SOUTH 01° 04' 55" EAST, ALONG THE EAST LINE OF SAID WEST ONE-HALF OF SAID SECTION 5; THENCE SOUTH 01° 04' 55" EAST, 98.53 FEET TO THE POINT OF BEGINNING; THENCE POINT OF BEGINNING BEING THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA, BY GRANT DEED RECORDED MARCH 26, 1953, IN BOOK 3133, PAGE 587, OFFICIAL RECORDS, (SAID DEED CALLING FOR A BEARING OF SOUTH 01° 21' 00" EAST, ALONG THE EAST LINE OF SAID WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 5); THENCE SOUTH 83° 40' 00" EAST, 36.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 83° 46' 03" WEST, 20.16 FEET; THENCE SOUTH 01° 04' 55" EAST, 132.27 FEET; THENCE NORTH 88° 55' 05" EAST, 45.75 FEET; THENCE NORTH 01° 04' 55" WEST, 10.33 FEET; THENCE SOUTH 88° 55' 05" WEST, 25.75 FEET; THENCE NORTH 01° 04' 55" WEST, 62 FEET; THENCE NORTH 88° 55' 05" EAST, 25.75 FEET; THENCE NORTH 01° 04' 55" WEST, 1.50 FEET; THENCE SOUTH 88° 55' 05" WEST, 25.75 FEET; THENCE NORTH 01° 04' 55" WEST, 55.87 FEET; THENCE SOUTH 88° 55' 05" WEST, 25.75 FEET; THENCE NORTH 01° 04' 55" WEST, 55.87 FEET TO THE TRUE POINT OF BEGINNING.

LINE DATA		
NO.	BEARING	DISTANCE
L1	N 83°46'03" W	20.16'
L2	S 01°04'55" E	132.27'
L3	N 88°55'05" E	45.75'
L4	N 01°04'55" W	10.33'
L5	S 88°55'05" W	25.75'
L6	N 01°04'55" W	62'
L7	N 88°55'05" E	25.75'
L8	N 01°04'55" W	1.50'
L9	S 88°55'05" W	25.75'
L10	N 01°04'55" W	55.87'
L11	S 01°04'55" E	62.00'
L12	S 88°55'05" W	25.75'
L13	N 01°04'55" W	62'
L14	S 88°55'05" W	25.75'



REFERENCE MAP
RECORD OF SURVEY 00-020
BOOK 113 PAGE 83-85
FILED APRIL 06, 2000

SURVEY PREPARED FOR:

verticalbridge
THE TOWERS, LLC

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

AD
ASSURANCE
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.216.2024

ENGINEER

AJK

24 RECCODO, IRVINE, CA 92620
714.624.9027

NO.	SUBMITTAL / REVISION	BY	DATE
1	FINAL SURVEY	AB	06/30/25
0	PRELIMINARY SURVEY	AB	05/26/25

DRAWN: AB
DESIGNED: AJK
CHECKED: AJK

PROJECT NUMBER: US-CA-5871

PROJECT TITLE:
**US-CA-5871
BORON**

5875 CA-58,
BORON, CA 93516

ENGINEER STAMP:

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. KOLTAVARY
REG. 26571
EXP. 03/31/26
CIVIL
STATE OF CALIFORNIA

DRAWING TITLE:
TITLE SHEET

DRAWING SCALE:
AS NOTED

DATE:
05/26/2025

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

DRAWING NUMBER:
LS-1

LEGEND

- CENTER LINE
- PROPERTY LINE
- x-x- CHAIN-LINK FENCE
- WOOD FENCE
- o-o- WROUGHT IRON FENCE
- EASEMENT LINE
- ==== CMU WALL
- TW TOP OF WALL
- TC TOP OF CURB
- BW BACK-OF-WALK
- FS FINISHED SURFACE
- EG EXISTING GRADE
- PED PEDESTAL
- JB JUNCTION BOX
- HH HANDHOLE
- VLT VAULT
- TF TRANSFORMER
- WV WATER VALVE
- GV GAS VALVE
- V VALVE
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- EXISTING STREET LIGHT
- EXISTING SIGN
- GUY WIRE
- CATCH BASIN
- FIRE HYDRANT
- TREE
- POWER POLE

MONUMENTS

- MONUMENT FD. (AS NOTED)

COORDINATES

LATITUDE: 34°59'30.86" N (34.991906°)
 LONGITUDE: 117°32'22.57" W (-117.539603°)

LEASE AREA

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

THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED JANUARY 12, 1857, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 89°16'20" EAST, ALONG THE NORTH LINE OF SAID SECTION 5 TO A DISTANCE OF 1332.58 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST ONE-HALF OF SAID SECTION 5; THENCE SOUTH 01°04'55" EAST, ALONG THE EAST LINE OF SAID WEST ONE-HALF A DISTANCE OF 2059.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY; THENCE CONTINUING SOUTH 01°04'55" EAST, 98.53 FEET TO THE POINT OF BEGINNING; THENCE POINT OF BEGINNING BEING THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA, BY GRANT DEED RECORDED MARCH 26, 1953, IN BOOK 3133, PAGE 587, OFFICIAL RECORDS, (SAID DEED CALLING FOR A BEARING OF SOUTH 01°21'00" EAST, ALONG THE EAST LINE OF SAID WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 5); THENCE SOUTH 83°40'00" EAST, 36.05 FEET; THENCE N 01°04'55" WEST 57.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01°04'55" EAST, 62 FEET;
 THENCE SOUTH 88°55'05" WEST, 25.75 FEET;
 THENCE NORTH 01°04'55" WEST, 62 FEET,
 THENCE SOUTH 88°55'05" WEST, 25.75 FEET
 TO THE TRUE POINT OF BEGINNING.

ACCESS AND UTILITY EASEMENT

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

THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED JANUARY 12, 1857, DESCRIBED AS FOLLOWS:

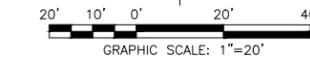
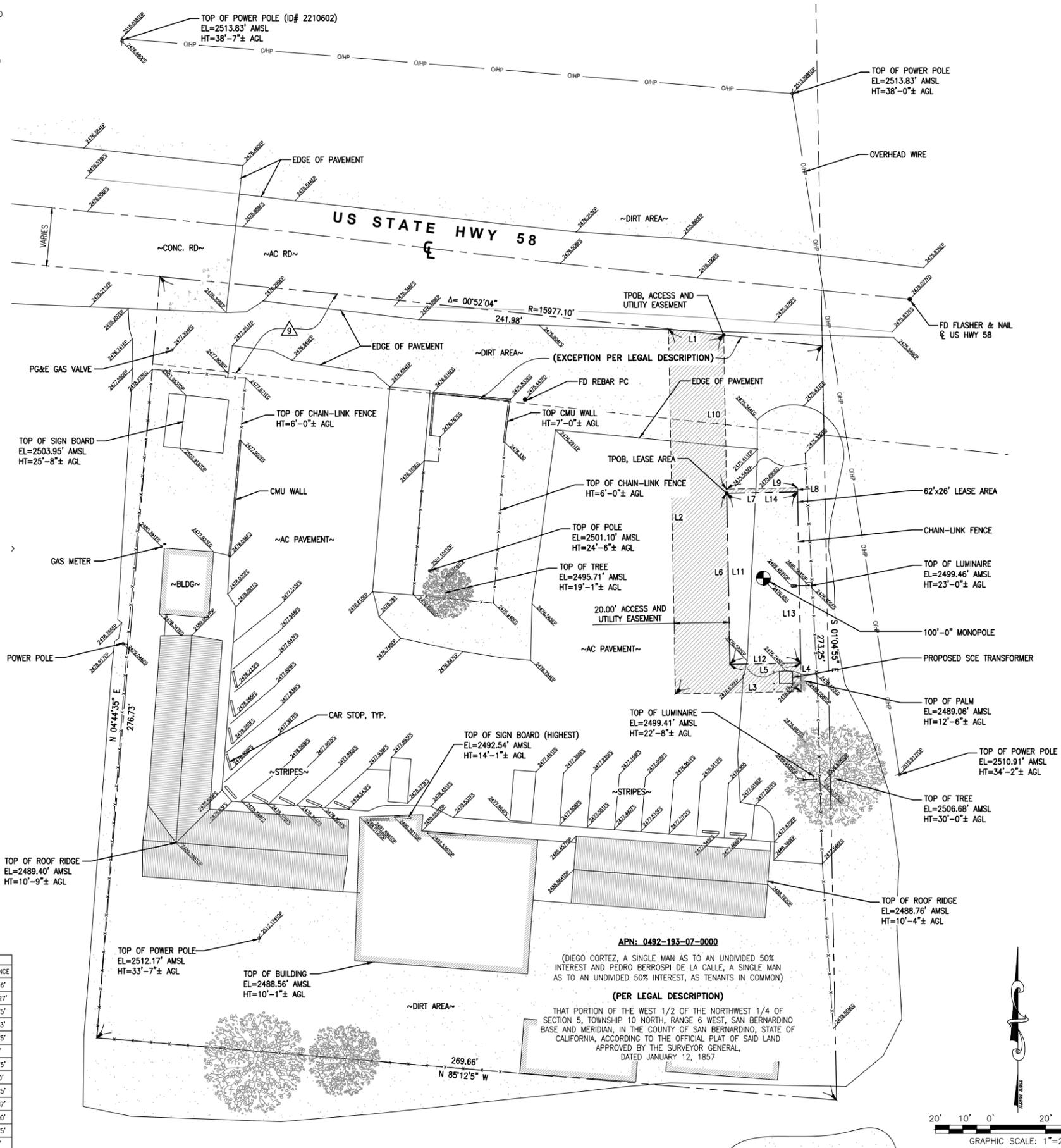
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 89°16'20" EAST, ALONG THE NORTH LINE OF SAID SECTION 5 TO A DISTANCE OF 1332.58 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST ONE-HALF OF SAID SECTION 5; THENCE SOUTH 01°04'55" EAST, ALONG THE EAST LINE OF SAID WEST ONE-HALF A DISTANCE OF 2059.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY; THENCE CONTINUING SOUTH 01°04'55" EAST, 98.53 FEET TO THE POINT OF BEGINNING; THENCE POINT OF BEGINNING BEING THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA, BY GRANT DEED RECORDED MARCH 26, 1953, IN BOOK 3133, PAGE 587, OFFICIAL RECORDS, (SAID DEED CALLING FOR A BEARING OF SOUTH 01°21'00" EAST, ALONG THE EAST LINE OF SAID WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 5); THENCE SOUTH 83°40'00" EAST, 36.05 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 83°46'03" WEST, 20.16 FEET; THENCE SOUTH 01°04'55" EAST, 132.27 FEET;
 THENCE NORTH 88°55'05" EAST, 45.75 FEET; THENCE NORTH 01°04'55" WEST, 10.33 FEET;
 THENCE SOUTH 88°55'05" WEST, 25.75 FEET; THENCE NORTH 01°04'55" WEST, 62 FEET,
 THENCE NORTH 88°55'05" EAST, 25.75 FEET; THENCE NORTH 01°04'55" WEST, 1.50 FEET;
 THENCE SOUTH 88°55'05" WEST, 25.75 FEET; THENCE NORTH 01°04'55" WEST, 55.87 FEET TO THE TRUE POINT OF BEGINNING.

NO.	BEARING	DISTANCE
L1	N 83°46'03" W	20.16'
L2	S 01°04'55" E	132.27'
L3	N 88°55'05" E	45.75'
L4	N 01°04'55" W	10.33'
L5	S 88°55'05" W	25.75'
L6	N 01°04'55" E	62'
L7	N 88°55'05" E	25.75'
L8	N 01°04'55" W	1.50'
L9	S 88°55'05" W	25.75'
L10	N 01°04'55" W	55.87'
L11	S 01°04'55" E	62.00'
L12	S 88°55'05" W	25.75'
L13	N 01°04'55" W	62'
L14	S 88°55'05" W	25.75'

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AJK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
2. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
3. FIELD SURVEY COMPLETED ON MAY 21, 2025.
4. ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED PUBLIC RIGHT OF WAY.
5. NO VISIBLE ENCROACHMENTS WERE VISIBLE ON THE LEASE OR EASEMENT AREAS AT THE TIME OF THE SURVEY.
6. THE LEASE AND EASEMENT AREA LIE ENTIRELY WITHIN THE PARENT OR ACCESS PARCEL.



SURVEY PREPARED FOR:

verticalbridge
 THE TOWERS, LLC

750 PARK OF COMMERCE DR.
 SUITE 200 | BOCA RATON, FL | 33487
 561.948.6367

SITE ACQUISITION

AD
ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
 SOUTH PASADENA, CA | 91030
 626.216.2024

ENGINEER

AJK

24 RECODO, IRVINE, CA 92620
 714.624.9027

NO.	DESCRIPTION	BY	DATE
1	FINAL SURVEY	AB	06/30/25
0	PRELIMINARY SURVEY	AB	05/26/25

DRAWN: AB
 DESIGNED: AB
 CHECKED: AJK

PROJECT NUMBER: US-CA-5871

PROJECT TITLE:

US-CA-5871
BORON

5875 CA-58,
 BORON, CA 93516

ENGINEER STAMP:

DRAWING TITLE:
TOPOGRAPHIC SURVEY

DRAWING SCALE:
 AS NOTED

DATE:
 05/26/2025

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

DRAWING NUMBER:
LS-2

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2026

PROPOSED

PROPOSED VERIZON WIRELESS PANEL ANTENNAS, RRU'S AND MICROWAVE DISH MOUNTED TO A NEW MONOPOLE



EXISTING



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

<p>CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM</p>		NO.	DATE	REVISIONS	BY		US-CA-5871 LOCKHART 5875 CA-58 BORON, CA 93516	VIEW	SHEET
		0	7/28/2026	ISSUED FOR SUBMITTAL	JFY			A	1 / 4
		1	3/10/2026	ENCL/ANTENNA REV	JFY				

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2026

EXISTING



PROPOSED



PROPOSED VERIZON WIRELESS PANEL ANTENNAS, RRU'S AND MICROWAVE DISH MOUNTED TO A NEW MONOPOLE

DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

 CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM		NO.	DATE	REVISIONS	BY	 	US-CA-5871 LOCKHART 5875 CA-58 BORON, CA 93516	VIEW	SHEET
		0	7/28/2026	ISSUED FOR SUBMITTAL	JFY			B	2 / 4
		1	3/10/2026	ENCL./ANTENNA REV	JFY				

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2026

PROPOSED



PROPOSED VERIZON WIRELESS PANEL ANTENNAS, RRU'S AND MICROWAVE DISH MOUNTED TO A NEW MONOPOLE

EXISTING



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

 DRAFTLINK <small>CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM</small>	 AD ASSURANCE DEVELOPMENT	NO.	DATE	REVISIONS	BY	 	US-CA-5871 LOCKHART 5875 CA-58 BORON, CA 93516	VIEW	SHEET
		0	7/28/2026	ISSUED FOR SUBMITTAL	JFY			C	3 / 4
		1	3/10/2026	ENCL./ANTENNA REV	JFY				

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2026

EXISTING



PROPOSED



PROPOSED VERIZON WIRELESS PANEL ANTENNAS, RRU'S AND MICROWAVE DISH MOUNTED TO A NEW MONOPOLE

PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS, GENERATOR AND CANOPY

PROPOSED VERTICAL BRIDGE LEASE AREA WITH 7'-6" H CMU WALL ENCLOSURE

DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

 DRAFTLINK <small>CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM</small>	 ASSURANCE DEVELOPMENT	NO.	DATE	REVISIONS	BY	 	US-CA-5871 LOCKHART <small>5875 CA-58 BORON, CA 93516</small>	VIEW	SHEET
		0	7/28/2026	ISSUED FOR SUBMITTAL	JFY			D	4 / 4
		1	3/10/2026	ENCL/ANTENNA REV	JFY				

Notice of Exemption

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

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

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

Project Description

Applicant

PROJECT NAME:	The Towers Wireless Telecommunications Facility
APN:	0492-193-07-0000
APPLICANT:	Assurance Development – Verizon Wireless
PROPOSAL:	Minor Use Permit to allow the construction and operation of a 100-foot high unmanned telecommunications facility designed as a monopole consisting of six 8-foot antennas, three 4-foot antennas, three 2-foot antennas, one 6-foot microwave dish, one propane back-up generator, and associated ancillary equipment including two radio cabinets on two raised concrete pads housed within a 1,612 square foot CMU block wall lease area.
JCS:	N/A
COMMUNITY:	KRAMER JUNCTION
LOCATION:	5875 HIGHWAY 58, KRAMER JUNCTION, CA 93516

Assurance Development
 Name

1499 Huntington Dr, Ste 305
 Address

South Pasadena, CA 91030

-
 Phone

Representative

Samantha Herrmann

1499 Huntington Dr, Ste 305
 Address

South Pasadena, CA 91030

Danny Campos, Planner I
 Lead Agency Contact Person

(909) 387-3012
 Area Code/Telephone Number

(310) 488-6237
 Phone

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: Section 15303- Class 3 New Construction or Conversion of Small Structures
- Statutory Exemptions. State code number: _____
- Other Exemption _____

Reasons why project is exempt: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed project has a leased area of less than 2,500 square feet and therefore does not require further environmental review under CEQA.

 Signature Danny Campos Title Planner I Date 02/26/2026

Signed by Lead Agency Signed by Applicant

Date received for filing at OPR: _____



**Land Use Development Services Department
Planning Division
Affidavit - Applicant/Representative Accepting all
the Conditions of Approval**

I received, read, understand, and accept ALL the conditions of approval for Planning Project Case No. **PROJ-2025-00092** for **5875 HIGHWAY 58, KRAMER JUNCTION, CA 93516; APN: 0492-193-07-0000**

Randy Wilson

APPLICANT/REPRESENTATIVE NAME (PLEASE PRINT)



APPLICANT/REPRESENTATIVE SIGNATURE

Randy Wilson
Vice President Development

February 5, 2026

DATE

Please download this signed document into your Accella account.