



LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

HEARING DATE: JANUARY 15, 2026

AGENDA ITEM # 2

Project Description

APN: 0572-333-01

Applicant: Peter Blied, representing APC Towers III and Verizon

Community: Mountain Pass

Location: Southeast side of the I-15 Freeway and Cima Road

Project No.: PROJ-2025-00029

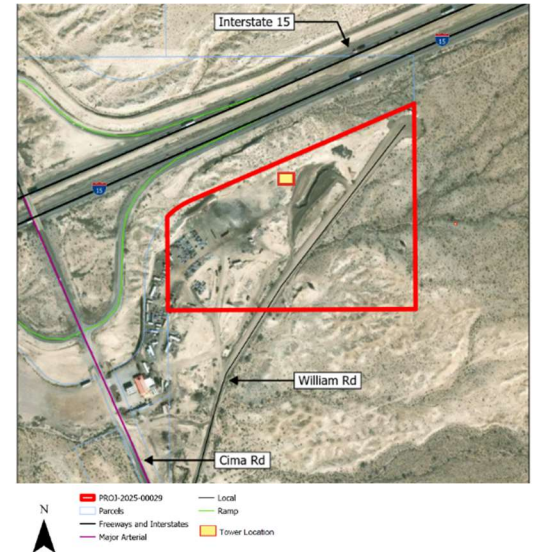
Staff: Jason Caraveo, Planner II

Proposal: A Minor Use Permit to allow the construction and operation of a wireless telecommunications facility consisting of a 120-foot-high monopole with twelve, up to 8-foot-high antennas, three, 6-foot-diameter microwave dish antennas, 1 back-up diesel generator, 3 equipment cabinets within a 45-foot x 45-foot, 8-foot high, concrete block wall enclosure on a 25-acre parcel.

14 hearing Notices Sent On: December 26, 2026

Report Prepared By: Jason Caraveo, Planner II

Vicinity Map



SITE INFORMATION

Parcel Size: 25-acre parcel

Terrain: Flat with sloped areas

Vegetation:, Site contains minimal low-lying desert vegetation

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
Site	Vacant	Rural Living (RL)	Special Development Residential (SD-RES)
North	Vacant	Open Space (OS)	Special Development Residential (SD-RES)
South	Vacant	Rural Living (RL)	Resource Conservation (RC)
East	Vacant	Rural Living (RL)	Resource Conservation (RC)
West	Gas Station/ tow yard	Rural Living (RL)	Special Development Residential (SD-RES)

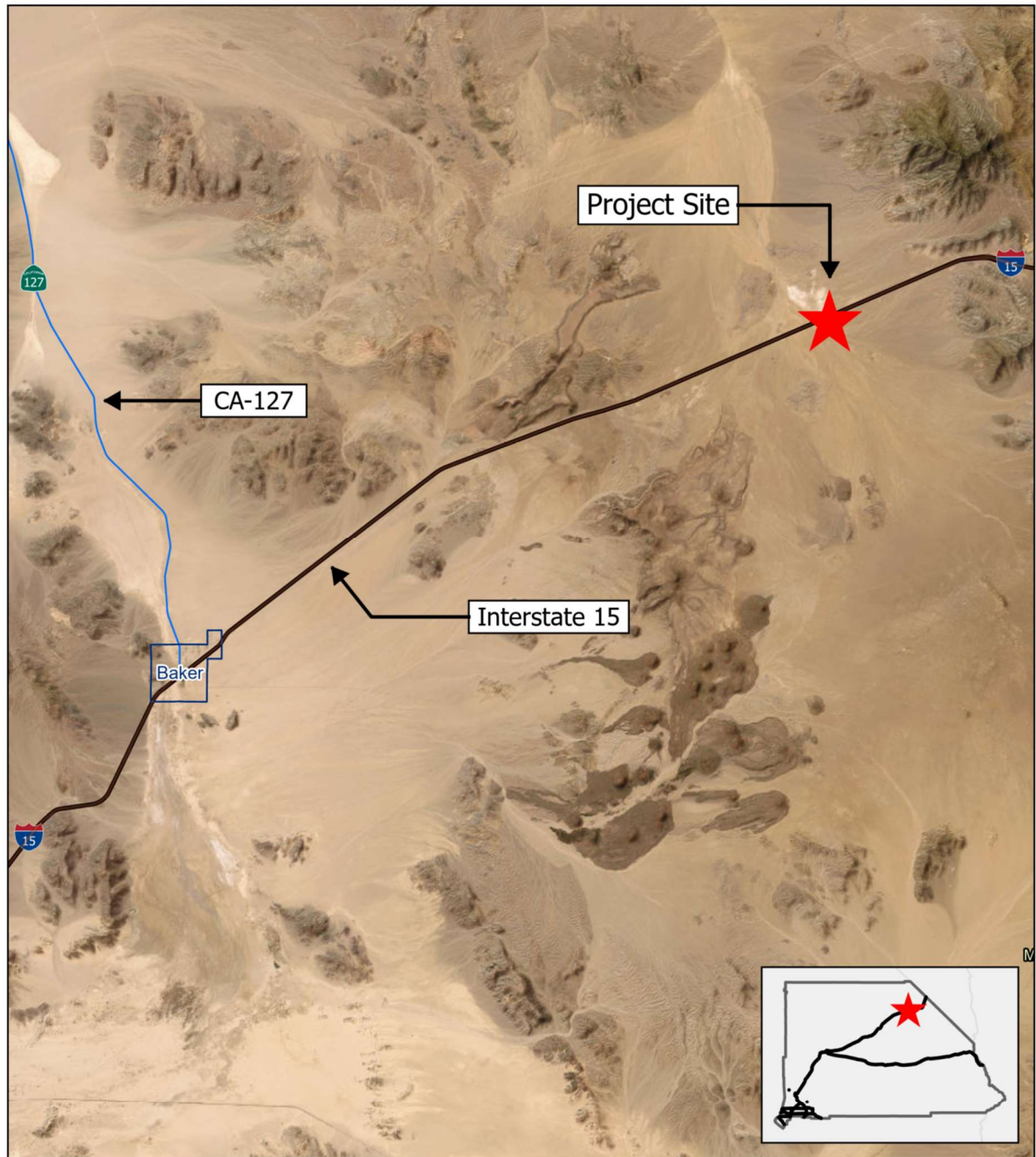
	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	N/A	N/A
Water Service:	N/A	Dry Project
Sewer Service:	N/A	Dry Project

STAFF RECOMMENDATION: That the Zoning Administrator **ADOPT** the Findings for approval of the Minor Use Permit as contained in the Staff Report; **APPROVE** Minor Use Permit to allow the construction and operations of a wireless telecommunications facility consisting of a 120-foot-high monopole with twelve, up to 8-foot high antennas, three, 6 foot diameter microwave dish antennas, 1 back-up diesel generator, 3 equipment cabinets within a 45-foot x 45-foot, 8-foot-high, concrete block wall enclosure, on a 25-acre parcel subject to the attached Conditions of Approval; and **DIRECT** Land Use Services Department staff to file a Notice of Exemption.

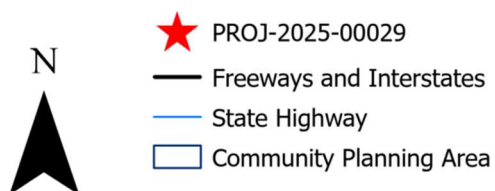
APPEAL: In accordance with Section 86.08.010 of the San Bernardino County Development Code, this action may be appealed to the Planning Commission.

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REGIONAL LOCATION MAP

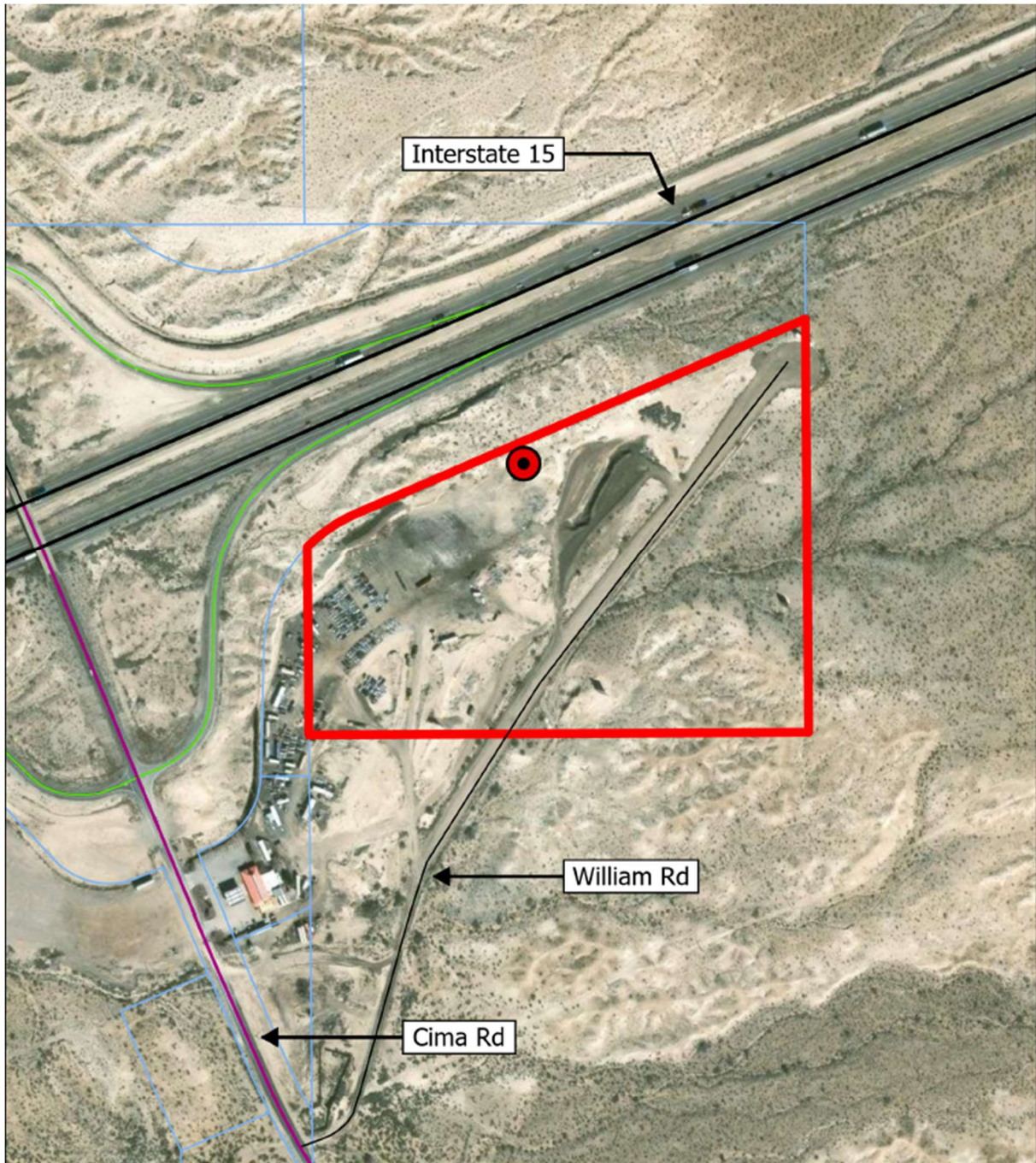


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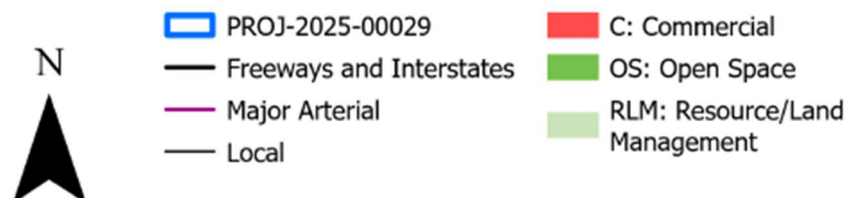
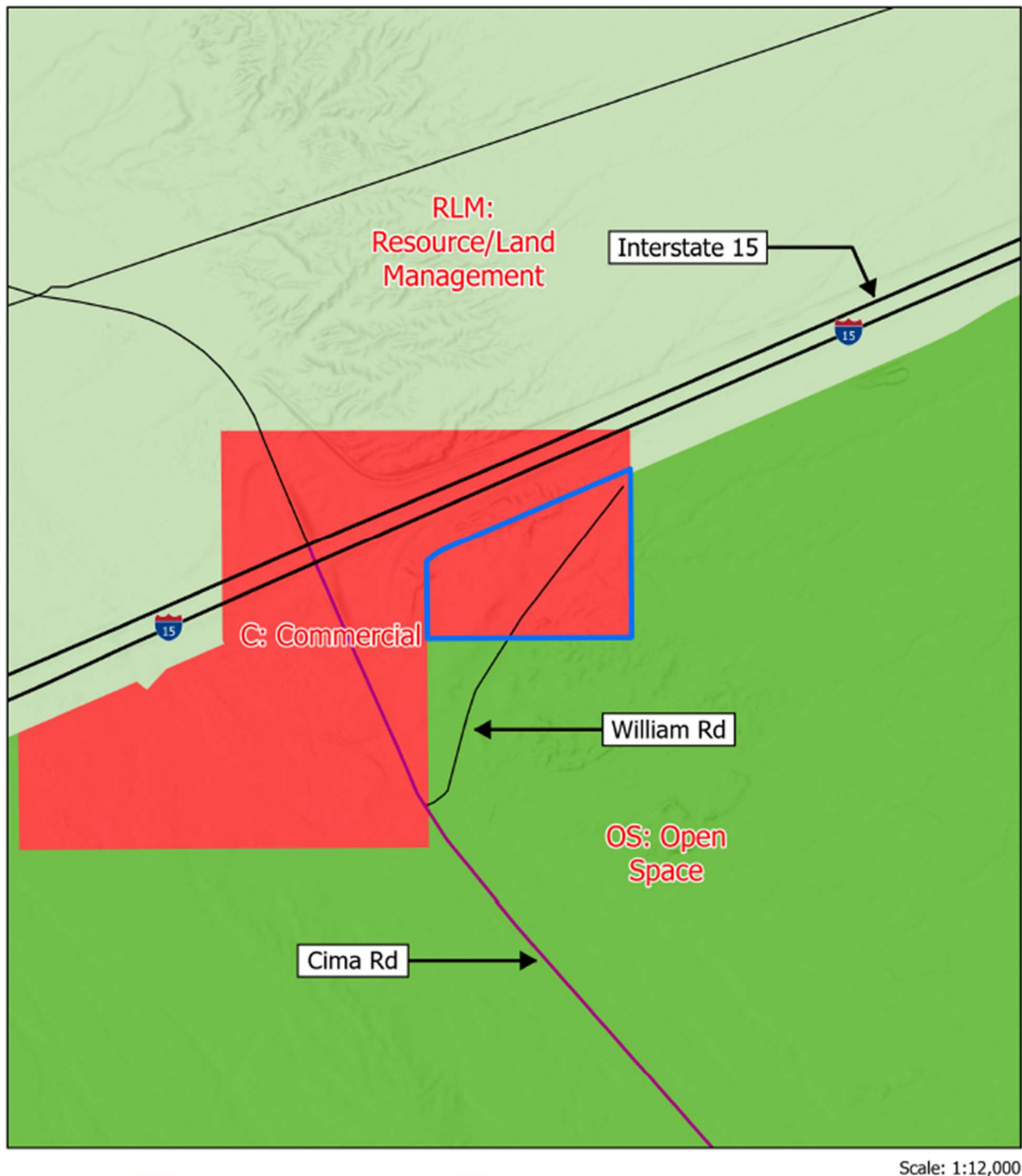
VICINITY AERIAL MAP



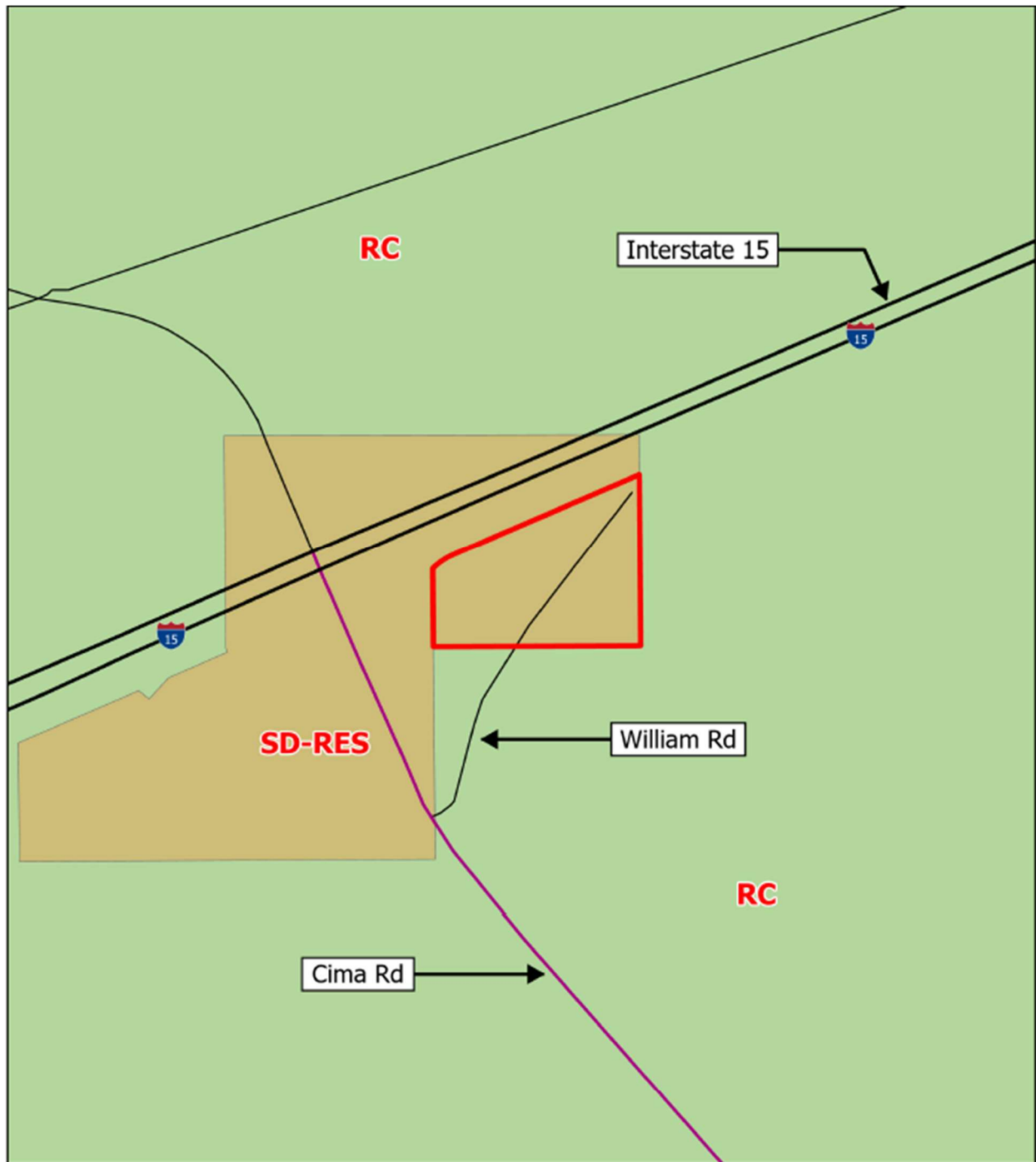
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LAND USE CATEGORIES MAP



ZONING DISTRICT MAP



Scale: 1:12,000



SITE PHOTOS and PHOTO SIMULATIONS

View 1: Looking Northeast from Cima Road

Proposed



Existing



SITE PHOTOS and PHOTO SIMULATIONS
View 2: Looking South from I-15 Freeway

Proposed



Existing

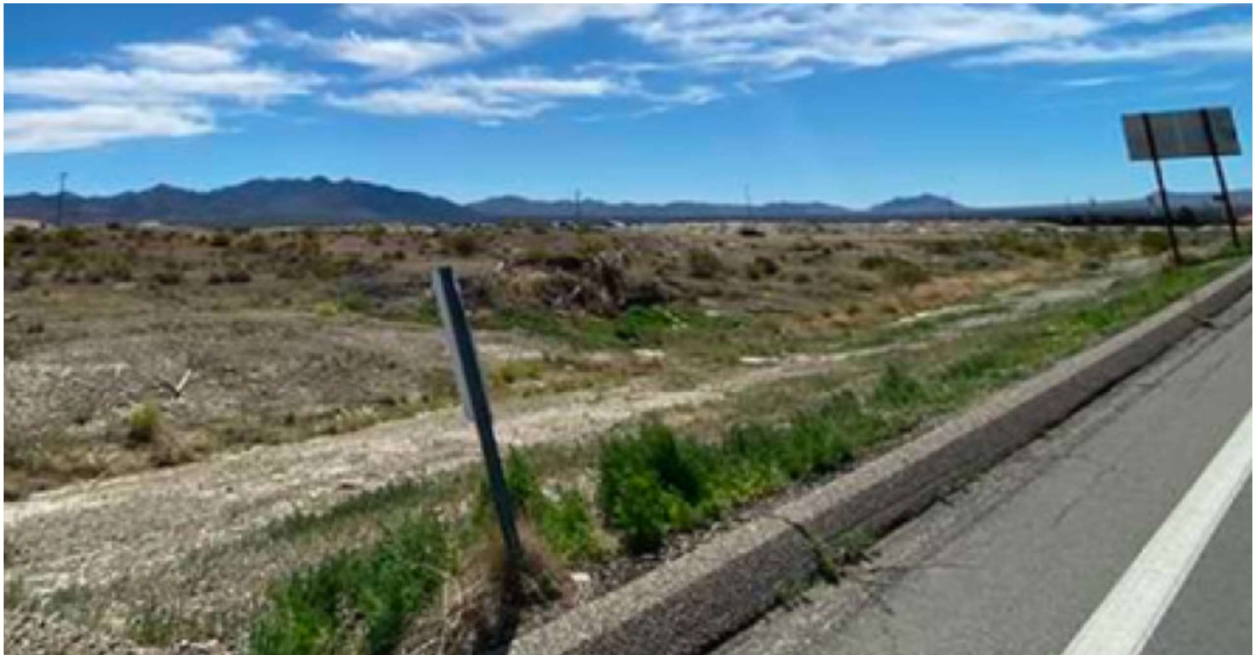


SITE PHOTOS and PHOTO SIMULATIONS
View 3: Looking Southwest from I-15 Freeway

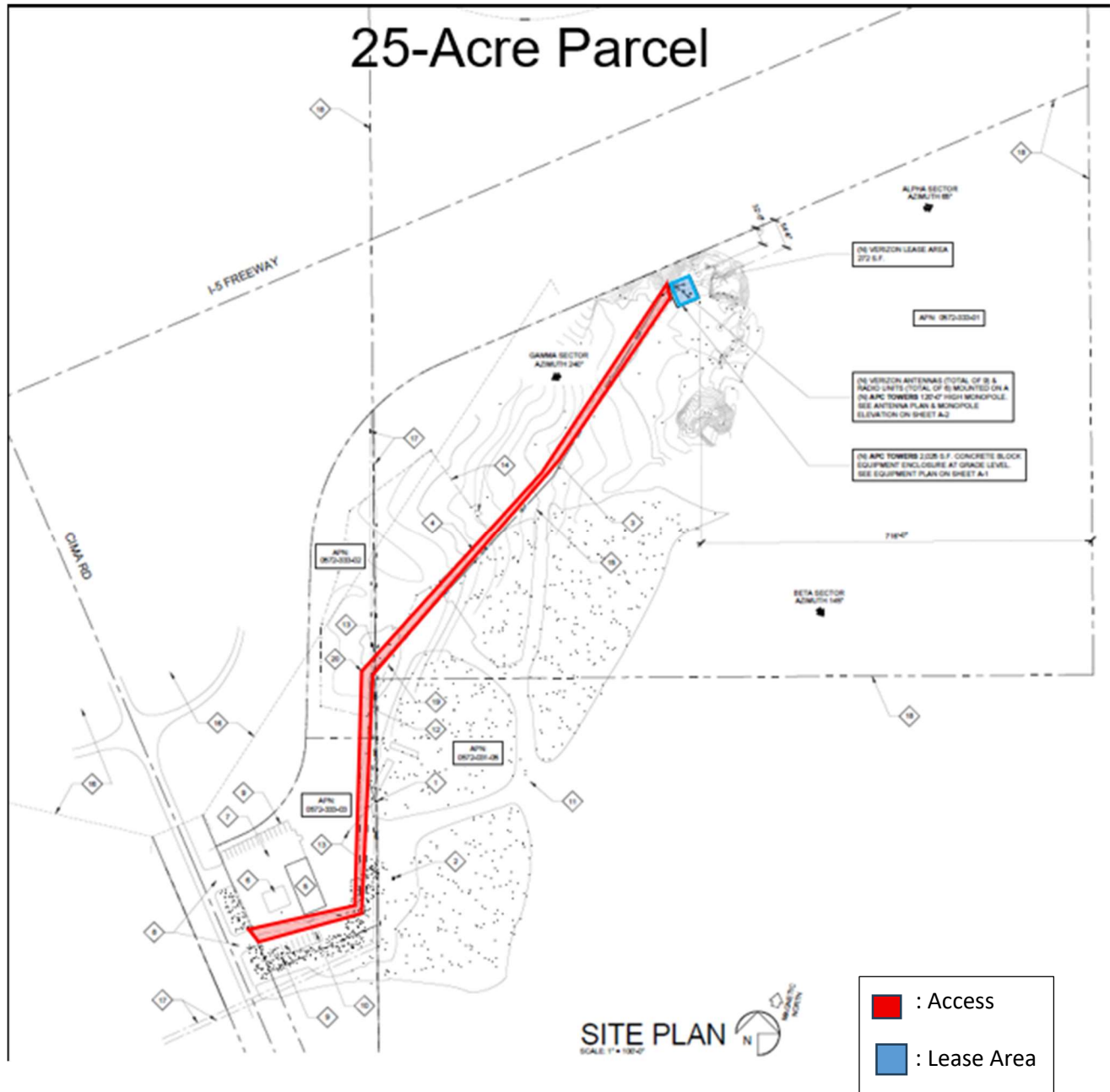
Proposed



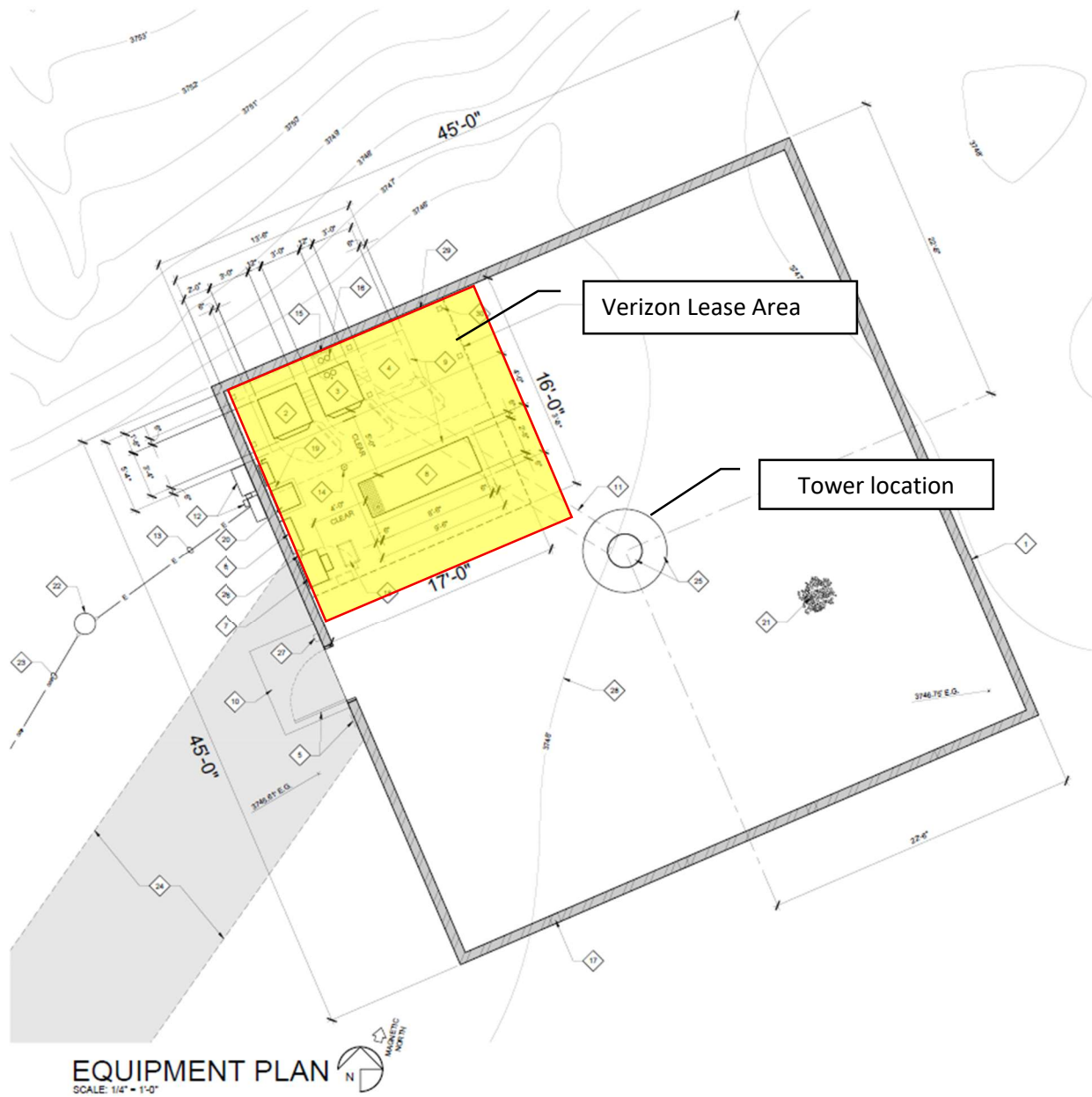
Existing



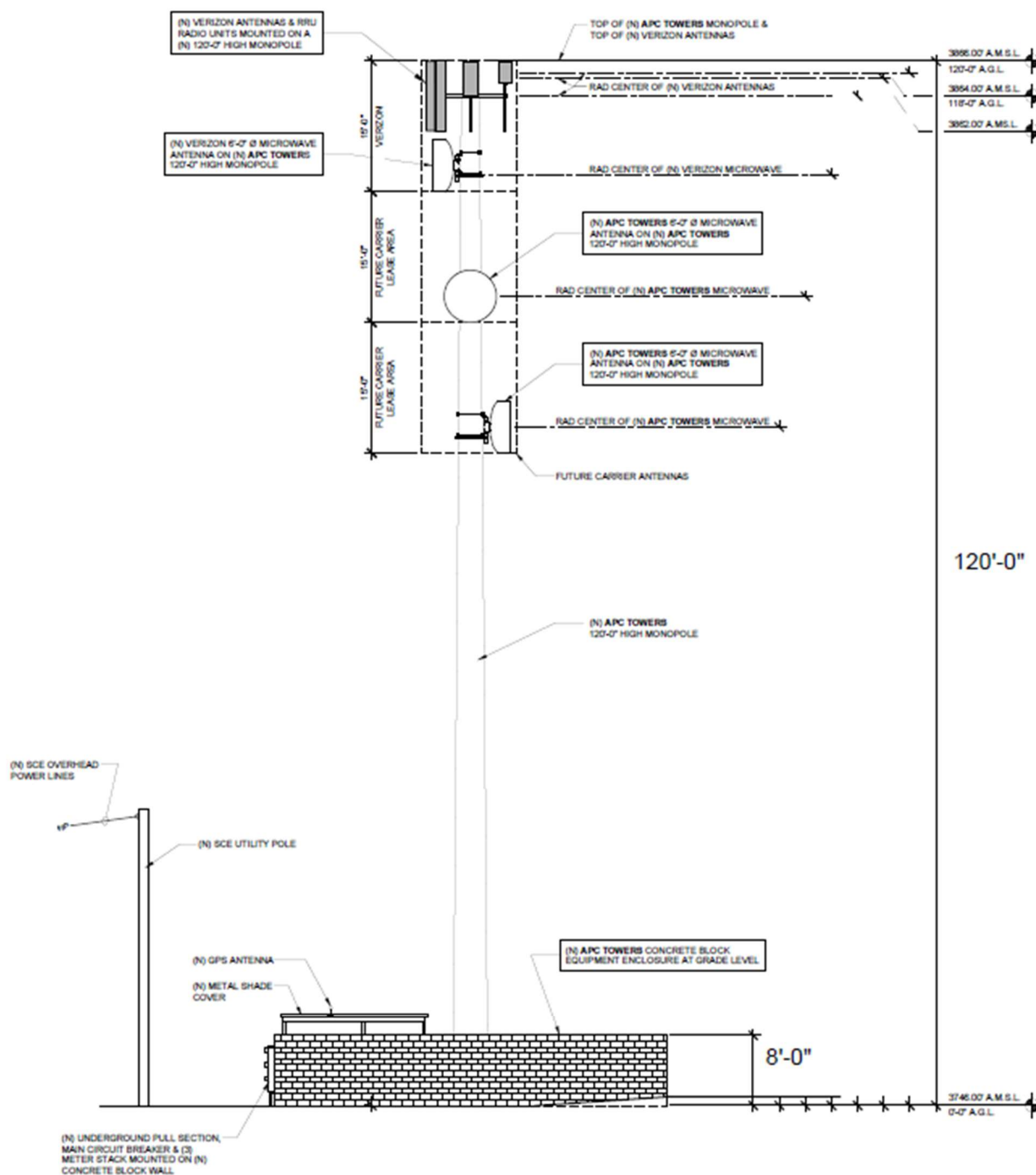
SITE PLAN



EQUIPMENT PLAN



ELEVATIONS



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT DESCRIPTION AND BACKGROUND

This is a request for a Minor Use Permit to construct a 120-foot-tall monopole with twelve, up to 8-foot- high antennas, three, 6-foot diameter microwave dish antennas 3 wireless equipment cabinets, a 30-kilowatt emergency generator with a 163-gallon diesel tank and other equipment for Verizon as well as two future carriers within a 45'x45', 8-foot-high CMU enclosure on a 25 acre parcel (APN 0572-333-01). The carrier is Verizon. Also on this parcel, outside the enclosure, the applicant proposes a 12-foot-wide vehicle access easement for maintenance and new SCE utility poles and overhead powerlines.

Other components to the project include: 1) extending the 12-foot-wide vehicle access easement onto two adjacent parcels, APNs: 0572-333-02 and 0572-333-03, and 2) installing a new meter switch gear on another adjacent parcel APN: 0572-031-05.

The monopole and equipment area are designed to be large enough to accommodate a total of three wireless carriers for future development, supporting broader telecommunication infrastructure needs. Verizon's leasable ground area is 272 square feet. Maintenance will occur every two to three months or in the event of a malfunction.

The project is located south of the I-15 Freeway on a 25-acre parcel and is within the Mountain Pass community. The parcel is zoned Special Development Residential (SD-RES) and has a Commercial (C) Land Use Category. The project adheres to Mountain Region standards and complies with all applicable criteria for wireless telecommunications facilities as outlined in the San Bernardino County Development Code.

Existing site conditions include a gas station and restaurant on one parcel and a tow yard/vehicle storage on two parcels.

PUBLIC PROJECT NOTICES

Planning Division staff mailed fourteen Project Notices on December 5, 2025, to properties within 1,320 feet. Two comments have been received to date, one from the Military requesting their preliminary review of the project due to the site being located under or near multiple Military Training Routes. Staff sent a request for their preliminary review along with a copy of the proposed plans no comments have been received. The second comment comes from The Mojave Desert Air Quality Management District regarding best management practices concerning dust control and fuel storage. Staff included condition of approvals to address Mojave Desert Air Quality Management District comments.

PUBLIC HEARING NOTICES

A total of fourteen Public Hearing Notices were mailed on December 26, 2025, for this Zoning Administrator Hearing. No comments have been received to date.

PROJECT ANALYSIS

Site Planning & Map Coverage: The facility will occupy approximately 2,025 square feet of lease area for future carriers. While the site contains a gas station and tow yard to the southwest of the project site under the same ownership with the remainder of the parcel being largely undeveloped. The proposed project occupies a small portion of the 25-acre lot allowing significant area for any future development. The tower is located near the closest property line to the freeway

approximately 260 feet away and the tower is located well over 300 feet from any existing structures. The equipment will be screened by an enclosure with 8 feet tall walls setback 32 feet away from the nearest property line providing ample screening.

The increased cell coverage in this area will be beneficial for future development for the surrounding special development residential (SD-RES) land use areas that surround the property. The additional coverage and location of the tower will also be beneficial to travelers on the highway for cellular connectivity and communications in case of emergencies or stalled vehicles.

Per the attached propagation maps, the facility will close a significant coverage gap in the western portion of the Mountain Pass community, particularly along I-15 Freeway and the surrounding communities, including Valley Wells. The proposed facility is consistent with the County's development standards for telecommunication facilities in rural settings.

Barb Wire Fencing:

The project proposes the relocation of existing barbwire fencing within the site located on lots with APNs:0572-33-02 and 0572-333-01. The barbwire is used for the existing tow yard. The current code prohibits barbwire fencing within residential zones (§ 83.06.070 Prohibited Fence Materials). Therefore, all proposed barb wire fencing must be removed from the project plans and cannot be reinstalled on the site. Chain link fence is permitted.

Conditional Use Permit: Section § 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 based on radio frequency emissions. A Minor Use Permit is required for Wireless Telecommunications facilities in the Special Development Residential (SD-RES) Zoning District.

Development Code Compliance Summary: This project satisfies all applicable development standards of the Development Code in the Special Development Residential (SD-RES) Zoning District, as described in the following table:

Table 1 Project Code Compliance

Project Component	Development Code Standard	Proposed	Complies
Chapter 84.27 Wireless Telecommunication Facilities	Minor Use Permit	Minor Use Permit	YES
Structure Height § 84.27.030	120 feet	120 feet	YES
Separation from Residences § 84.27.040	300 feet	Approximately 2,640 feet	YES
Wall Height § 83.06.030	6 feet high within 10-foot setback	8 feet tall 32-foot setback	YES
Minimizing Impacts	2,000 feet		

§84.27.050 (b) Separation from Existing Facility	from another visible telecommunications facility	No telecommunications facility within 2,000 feet	YES
Project Notices § 84.27.070	Rural Areas - 1,320 feet	December 5, 2025 fourteen project notices 1,320 feet	YES
Project Hearing Notice § 86.07.020	January 5, 2026 10 days before public hearing	December 26, 2026 20 Days before public hearing	YES

Separation from Residences § 84.27.040

Separation from Residence: There are no residential structures in the vicinity of the project site. Parcels in the area are approximately 2.5-acres and greater with the nearest home being approximately half a mile away. However, the closest structure to the site is a gas station that is approximately .25 miles southwest of the proposed tower and approximately 364 feet away from the closest edge of the subject property line.

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

Ridgeline Sites: According to *Section 84.27.050 (c)*, telecommunication facilities in areas of high visibility within sensitive viewsheds shall be sited below the ridgeline as viewed from a distance and designed to minimize their profile (e.g., screened, depressed, or located behind berms, trees, etc.). The proposed project is not in an area of high visibility within sensitive viewsheds because the project area is large, low flat land.

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 120-foot-high monopole will be galvanized raw steel and is conditioned to be non-reflective colors.

Camouflaging: Section 84.27.050 (e), for facilities that are not stealthed, telecommunication facilities and antennas and ground equipment shall blend with the predominant viewing background to the maximum extent practical, except when the treatment does not comply with Federal Aviation Authority (FAA) requirements. The proposed telecommunication facility will be made of galvanized raw steel and is located within the desert area on a 25-acre parcel within an 8-foot-high CMU block wall enclosure that will be a desert color to help blend appropriately with surroundings. The color of the block wall and tower are appropriate for the area.

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

1. Height of the proposed tower or antenna structure.
2. Proximity of the tower to residential structures and residential district boundaries.
3. Nature of uses on adjacent and nearby properties.

4. Surrounding tree coverage and foliage or other existing structures.
5. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
6. Proposed ingress and egress.
7. Availability of suitable existing towers and other structures.
8. Identification of signal coverage area.
9. Comments from other agencies and parties in compliance with § 84.27.110 (Interjurisdictional Review).
10. Compliance with State and Federal rules (e.g., radio-frequency emission safety rules, etc.).

As analyzed above in the project analysis and as conditioned, the proposed project meets these requirements.

COUNTY GENERAL PLAN COMPLIANCE SUMMARY

The proposed wireless telecommunications facility is consistent with the goals, policies, standards and maps of the Countywide Policy Plan. The project specifically implements the following San Bernardino County General Plan goals and policies: IU-5.2; "County encourages the expansion of advanced mobile and fixed wireless communication technologies that improve service, coverage, and reliability throughout the county." and IU-5.6, an intent to "County encourages infrastructure, telecommunication, and utility planning and projects to coordinate so that improvements are made concurrently or in such a manner that minimizes disruption to right-of-way and reduces costs." thus reducing dependency on non-renewable energy sources. In addition, the facility complies with policies LU-1.1, LU-2.1, LU-2.3, LU-2.4.

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 or Conversion of Small Structures and appurtenant equipment. Therefore, the filing of a Notice of Exemption is recommended. This exemption applies as the proposed telecommunications facility has a project footprint of 2,025 square feet, which qualifies as a small-scale project under Section 15303.

RECOMMENDATION:

That the Zoning Administrator:

- 1) **APPROVE** A Minor Use Permit to allow the construction and operation of a Wireless Telecommunications Facility consisting of a 120-foot-high monopole with twelve, up to 8-foot-high antennas, three, 6-foot-diameter microwave dish antennas, 1 back-up diesel generator, 3 equipment cabinets within a 45 foot x 45 foot, 8-foot-high, concrete block wall enclosure on a 25-acre parcel, in the Commercial (C) Land Use Category, and Special Development Residential (SD-RES) Zoning District; 1st Supervisorial District; APN: 0572-333-01; PROJ-2025-00029; and
- 2) **ADOPT** the Findings and Conditions of Approval as included with the Staff Report; and

- 3) **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 and Coverage Map
EXHIBIT D: Notice of Exemption

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EXHIBIT A

FINDINGS

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FINDINGS: MINOR USE PERMIT

A MINOR USE PERMIT TO CONSTRUCT A 120-FOOT-HIGH MONOPOLE MULTI-CARRIER WIRELESS COMMUNICATION FACILITY INCLUDING, 45'X45' EQUIPMENT ENCLOSURE TO HOUSE 3 EQUIPMENT CABINETS AND A 30KW EMERGENCY GENERATOR. THE PROJECT IS LOCATED SOUTHEAST OF THE I-15 FREEWAY ON VACANT LAND ADJACENT TO CIMA ROAD ON 25 ACRES, IN THE COMMERCIAL (C) LAND USE CATEGORY, AND SPECIAL DEVELOPMENT RESIDENTIAL (SD-RES) ZONING DISTRICT; 1ST SUPERVISORIAL DISTRICT; APN: 0572-333-01; PROJECT NUMBER: PROJ-2025-00029.

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

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

The proposed project is accessible from Cima Road just off the I-15 freeway through an access easement granted by two neighboring properties to the southwest under the same ownership as the project site. Cima Road is 100 feet wide, accommodates two-way traffic and incorporates appropriate street characteristics to serve the proposed wireless communications facility.

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

The proposed wireless facility is located on a 25-acre parcel of land in a rural area located south of the I-15 freeway off the Cima Road exit. The nearest residence is located approximately half a mile west of the project site. Furthermore, an unmanned wireless facility does not generate excessive noise, traffic, light, glare, or other types of disturbances. Therefore, the use would not have adverse effects on abutting properties.

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

The proposed wireless telecommunications facility is consistent with the goals, policies, standards and maps of the Countywide Policy Plan. The project specifically implements the following San Bernardino County General Plan goals and policies: IU-5.2; “County encourages the expansion of advanced mobile and fixed wireless communication technologies that improve service, coverage, and reliability throughout the county.” and IU-5.6, an intent to “County encourages infrastructure, telecommunication, and utility planning and projects to coordinate so that improvements are made concurrently or in such a manner that minimizes disruption to right-of-way and reduces costs.” thus reducing dependency on non-renewable energy sources. In addition, the facility complies with policies LU-1.1 Growth, LU-2.1 compatibility with existing uses, LU-2.3 compatibility with natural environment, LU-2.4 Land Use Map consistency.

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 existing infrastructure available in the area is not impacted by the proposed development and the development of the project would not lower service levels. The project is being created to fill a void in cellular coverage between cellular towers to improve coverage. Therefore, no potentially significant adverse impacts are anticipated that will lower service levels.

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

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

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

The design and location of the project will allow for the placement of a solar energy system, if needed in the future. The proposed facility will not utilize solar energy power.

ADDITIONAL MINOR USE PERMIT FINDINGS:

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

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

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

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

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

There have been no public comments received as a result of the public notice being mailed out on December 5th or the Notice of Public Hearing that was mailed out on December 26, 2025

FINDINGS: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

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

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EXHIBIT B

CONDITIONS OF APPROVAL

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Conditions of Approval

Record:	PROJ-2025-00029	System Date:	01/07/2026
Record Type:	Project Application	Primary APN:	0572333010000
Record Status:	In Review	Application Name:	MINOR USE PERMIT - WIRELESS TELECOMMUNICATION
Effective Date:		Expiration Date:	
Description:	APC TOWERS VALLEY WELLS (VERIZON) - MINOR USE PERMIT (WIRELESS COMMUNICATION FACILITY)		

A MINOR USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF A 120-FOOT-HIGH MONOPOLE WITH TWELVE, UP TO 8-FOOT-HIGH ANTENNAS, THREE 6-FOOT- MICROWAVE DISH ANTENNAS, 1 BACK-UP DIESEL GENERATOR, 3 EQUIPMENT CABINETS WITHIN A 45 FOOT X 45 FOOT, 8 Foot HIGH, CONCRETE WALL ENCLOSURE ON A 25-ACRE PARCEL, IN THE COMMERCIAL (C) LAND USE CATEGORY, AND SPECIAL DEVELOPMENT RESIDENTIAL (SD-RES) ZONING DISTRICT; 1ST SUPERVISORIAL DISTRICT; APN: 0572-333-01; PROJ-2025-00029

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 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:

2 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.

3 **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.

4 **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

5 **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.

6 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.

7 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.

8 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.

Public Health– Environmental Health Services

9 Noise Levels - Status: Outstanding

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

10 OWTS Maintenance - Status: Outstanding

The onsite wastewater treatment system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper.

11 Refuse Storage and Disposal - Status: Outstanding

All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.

Public Works - Traffic

12 Back Out Into Public Roadways - Status: Outstanding

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

INFORMATIONAL

Land Use Services - Planning

13 **Abandoned Site Restoration** - Status: Outstanding

A wireless internet facility that is not operated for a continuous period of 12 months shall be considered abandoned. The owners of an abandoned facility shall remove all structures within 90 days of receipt of notice from the County notifying the owner of abandonment. The owner shall return the site to its approximate natural condition. If an abandoned facility is not removed within the 90- day time period, the County may remove all such structures at the owner's expense. The applicant shall restore the site to its prior natural condition or as otherwise authorized by the Planning Division. Once the telecommunication company vacates the site, future establishment of the same or similar facility shall require new land use approval through the Planning Division.

14 **FCC Regulations** - Status: Outstanding

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

15 **FCC Signage** - Status: Outstanding

All site signage required by the Federal Communications Commission, if any, shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular basis.

16 **Informational Condition** - Status: Complete

All proposed and/or relocated barb wire fencing must be removed from the project plans and cannot be reinstalled on the site. Chain link fence is permitted.

17 **Shield Lights** - Status: Outstanding

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

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

This PROJ-2025-00029 is conditionally approved to operation of a Wireless Telecommunications Facility consisting of a 120-foot-high monopole with twelve, up to 8-foot-high antennas, three 6-foot- microwave dish antennas, 1 back-up diesel generator, 3 equipment cabinets within a 45 foot x 45 foot, 8-foot high, concrete wall enclosure on a 25-acre parcel, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.

19 **Project Location** - Status: Outstanding

The Project site is located Southeast side of the I-15 Freeway and Cima Road, in the community of Mountain Pass. APN: 0572-333-01-0000

20 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.

21 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.

22 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)

23 Project Account - Status: Outstanding

The Project account number is PROJ-2025-00029. 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.

24 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

25 Lighting - Status: Outstanding

Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by **31**

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.

26 **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.

27 **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.

County Fire - Community Safety

28 **F01 Jurisdiction** - Status: Outstanding

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Land Use Services - Land Development

36 **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.

37 **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.

38 **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

39 **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

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

The project is located within Flood Zone D according to FEMA Panel Number 06071C1850H dated 08/28/2008. Flood hazards are undetermined in this area, but they are still possible.

41 **Grading Plans** - Status: Outstanding

Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can

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

Public Health– Environmental Health Services

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

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

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

43 **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.

County Fire - Community Safety

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

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

45 **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.

46 **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.

47 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.

48 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

49 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.

50 Temporary Use Permit - Status: Outstanding

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

Land Use Services - Land Development

51 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.

Public Health– Environmental Health Services

52 California Regional Water Quality Control Board Clearance (CRWQCB) - Status: Outstanding

Written clearance shall be obtained from the designated CRWQCB (listed below) and a copy submitted to EHS for projects with design flows greater than 10,000 gallons per day. Santa Ana Region, 3737 Main St., Suite 500, Riverside, CA 92501-3339, (951) 782-4130. Colorado River Basin Region, 73-720 Fred Waring Dr., Suite 100, Palm Desert, CA 92260, (760) 346-7491. Lahontan Region, 15095 Amargosa Road, Bldg. 2 Suite 210, Victorville, CA 92392, (760) 241-658

53 Existing OWTS - Status: Outstanding

Existing Onsite Wastewater Treatment System (OWTS) can be used if applicant provides an EHS approved certification that indicated the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements. Submit an OWTS certification for EHS review and approval. OWTS certification must be completed by a state licensed contractor with license A, C-36, and C42 or other qualified professionals (i.e., Registered Civil Engineer (RCE.), Registered Environmental Health Specialist (REHS), Certified Engineering Geologist (C.E.G.), etc.) Applicable EHS review fee will be invoiced upon receipt of certification.

54 Existing Wells - Status: Outstanding

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

- 55 **Sewage Disposal** - Status: Outstanding
Method of sewage disposal shall be EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).
- 56 **Water Purveyor** - Status: Outstanding
Water purveyor shall be EHS approved.
- 57 **Water System Permit** - Status: Outstanding
A water system permit will be required and concurrently approved by the State Water Resources Control Board – Division of Drinking Water. Applicant shall submit preliminary technical report in accordance with California Health and Safety Code §116527(c) to EHS and the State Water Resources Control Board. Application must be approved prior to initiating construction of any water-related development. Source of water shall meet water quality and quantity standards. Test results, which show source meets water quality and quantity standards shall be submitted to the Division of Environmental Health Services (EHS). For information, contact the Water Section at (800) 442-2283 and SWRCB-DDW at (916) 449-5577.

PRIOR TO OCCUPANCY

Land Use Services - Planning

- 58 **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

- 59 **F06 Inspection by Fire Department** - Status: Outstanding
Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

County Fire - Hazardous Materials

- 60 **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

- 61 **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

62 **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

63 **F16 Access** - Status: Outstanding

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

64 **F59 CDP** - Status: Outstanding

"CDP. The project applicant shall submit for review and approval a "Composite Development Plan" (CDP). The following statements shall be placed verbatim on the CDP. a) Fire Jurisdiction. This project is protected by the San Bernardino County Fire Department. Prior to building permits being issued on any parcel, the applicant shall comply with the adopted California Fire Code requirements and all other applicable codes, ordinances, and standards of San Bernardino County and local Fire Department standards. b) Fire Requirements. Individual lot owners shall be required to provide their own fire protection measures as determined and approved by the Fire Department prior to any building permit issuance. Fire protection measures may include Fire Department approval of Individual fire protection water systems (e.g. fire flow) for each lot, Automatic fire sprinklers for all structures, Surfacing of access roads and driveways.

PRIOR TO FINAL INSPECTION

Land Use Services - Planning

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

The Mojave Desert Air Quality Management District requires that fugitive dust best management practices (including but not limited to applicable provisions of District Rule 403) are implemented on all non-paved transport roads, access points, and parking areas. The District also requires that the proponent obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including but not limited to; fuel storage and dispensing equipment, and internal combustion engines with a manufacture's maximum continuous rating greater than or equal to 50 brake horsepower.

66 **Fees Paid** - Status: Outstanding

Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2025-00029

County Fire - Community Safety

67 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

68 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.

69 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.

70 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

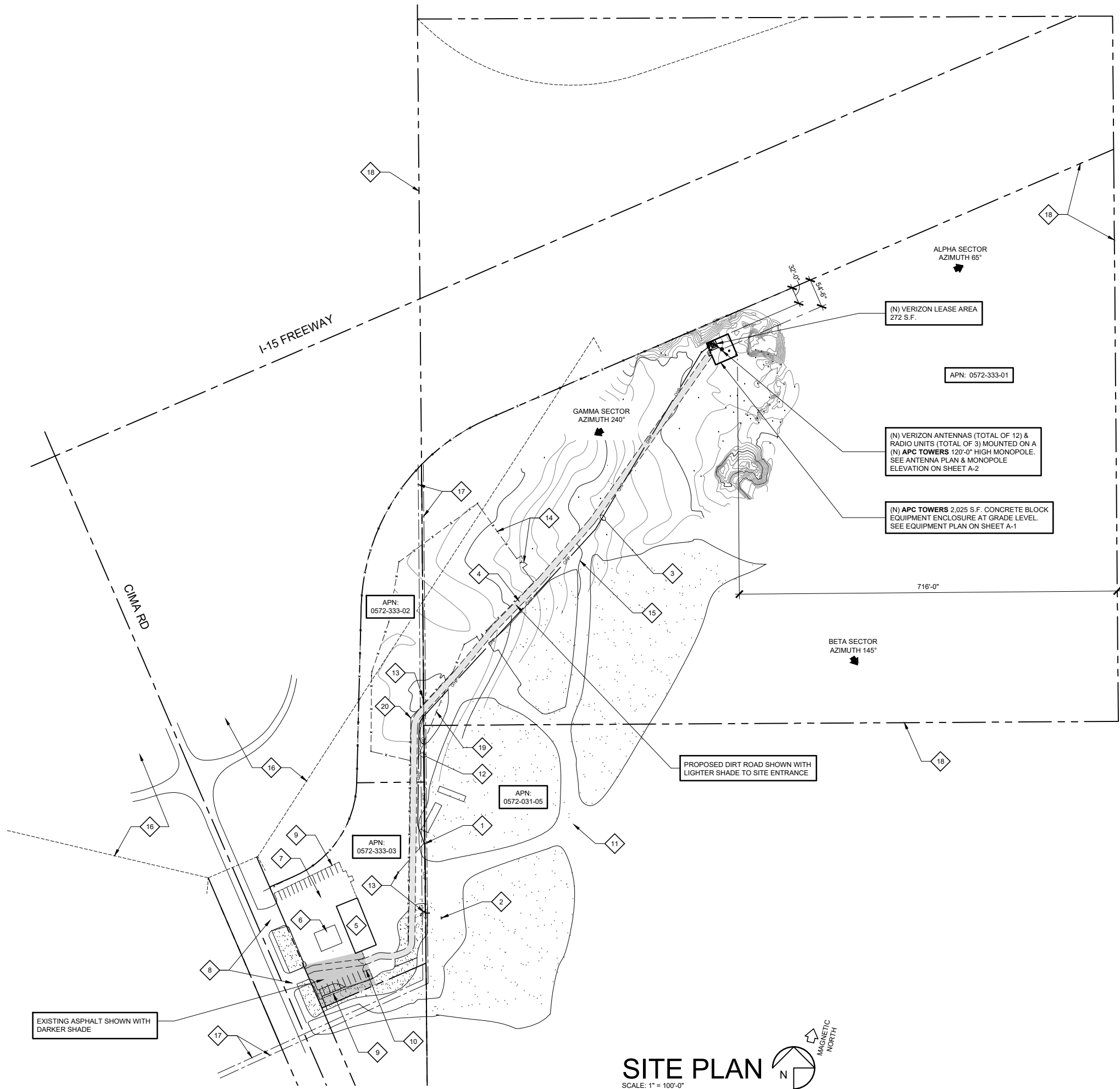
Web Site	https://ehs.sbcounty.gov	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafco.org/	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	
<i>External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

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EXHIBIT C

PROJECT PLANS AND COVERAGE MAP

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KEYED NOTES:

- 1 (E) SCE WOOD UTILITY POLE #4792325E WITH (E) OVERHEAD POWER LINES. SERVICE P.O.C. (OPTION 1). APPROX. LENGTH 1450'.
- 2 INSTALL (N) METER IN (E) 120/240 3PH 400AMP SWITCH GEAR. SERVICE P.O.C. (OPTION 2). APPROX. LENGTH 1200'.
- 3 (N) SCE OVERHEAD POWER LINES WITH (N) POLES
- 4 (N) APC TOWERS 12'-0" WIDE ACCESS EASEMENT
- 5 (E) SHELL GAS STATION, RESTAURANT & CONVENIENCE STORE
- 6 (E) SHELL GAS STATION PUMPS
- 7 (E) ASPHALT PARKING LOT
- 8 (E) CONCRETE DRIVEWAY
- 9 (E) WOOD FENCE
- 10 (E) ACCESS GATE
- 11 (E) DIRT ROADS
- 12 (E) OVERHEAD UTILITY LINES
- 13 (E) UTILITY POLE (TYPICAL)
- 14 (E) BARBED WIRE FENCE & GATES
- 15 (E) CONTOUR LINES @1'-0" INTERVALS
- 16 (E) CALIFORNIA ELECTRIC POWER COMPANY EASEMENT
- 17 (E) 10'-0" SCE UTILITIES EASEMENT
- 18 PROPERTY LINE, TYPICAL OFF PARCEL (0572-031-05)
- 19 RELOCATE (E) BARBED WIRE FENCE
- 20 (N) LOCATION FOR BARBED WIRE FENCE

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09/17/2024	90% ZD REVIEW	RL
1	10/02/2024	90% ZD REVISED	RL
2	12/17/2024	SITE RELOCATED	RL
3	01/23/2025	CLIENT COMMENTS	JD
4	04/01/2025	90% ZD REVISED DRM	RL
5	05/01/2025	90% ZD NEW RFDS	RL
6	05/23/2025	100% FINAL ZD	JD
7	12/24/2025	COUNTY COMMENTS	JD

PLANCON

TELECOMMUNICATIONS PROJECT MANAGEMENT

16776 BERNARDO CENTER DRIVE, UNIT 203
SAN DIEGO, CA 92128

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROPRIETARY INFORMATION

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IS PROPRIETARY & CONFIDENTIAL TO APC TOWERS

APC
Towers

8601 SIX FORKS ROAD
SUITE 250
RALEIGH, NC 27615
PHONE: (919) 324-1943

VALLEY WELLS

APC PROJECT CA-1808
APC SITE NAME: VALLEY
WELLS
VERIZON PROJECT 17508361

65845 CIMA ROAD
NIPTON, CA 92364
COUNTY OF SAN BERNARDINO

SHEET TITLE:

SITE PLAN

A-0



EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"

KEYED NOTES:

- 1 (N) APC TOWERS 45'-0" x 45'-0" x 8'-0" HIGH CONCRETE BLOCK WALL EQUIPMENT ENCLOSURE. (2,025.0 SF)
- 2 (N) VERIZON BATTERY CABINET. CABINET SHALL BE "HARDENED" WITH STAINLESS STEEL PROTECTION ASSEMBLY WITH MASTER KEYED HIDDEN SHACKLE PADLOCK WITH HIGH SECURITY HASP PER NETWORK ASSURANCE
- 3 (N) VERIZON POWER PLANT / EQUIPMENT CABINET WITH BATTERIES IN THE BOTTOM. CABINET SHALL BE "HARDENED" WITH STAINLESS STEEL PROTECTION ASSEMBLY WITH MASTER KEYED HIDDEN SHACKLE PADLOCK WITH HIGH SECURITY HASP PER NETWORK ASSURANCE
- 4 FUTURE VERIZON CABINET (SHOWN DASHED)
- 5 (N) 4'-0" WIDE x 8'-0" HIGH STEEL PICKET GATE WITH VERIZON SIGNAGE ON ADJACENT WALL. SEE DETAILS
- 6 (N) VERIZON WALL MOUNTED INTEGRATED LOAD CENTER (ILC)
- 7 (N) VERIZON WALL MOUNTED FIBER CABINET
- 8 (N) VERIZON 30KW AC STAND-BY GENERATOR WITH 168 GALLON SEISMIC DOUBLE WALL DIESEL FUEL TANK
- 9 (N) CONCRETE PAD
- 10 (N) 6'-6" WIDE x 5'-0" DEEP CONCRETE LANDING
- 11 (N) VERIZON CABLE TRENCH TO MONOPOLE (SHOWN DASHED)
- 12 (N) UNDERGROUND PULL SECTION, MAIN CIRCUIT BREAKER & (3) METER STACK MOUNTED ON WALL
- 13 (N) 3" POWER CONDUIT IN TRENCH. APPROX. LENGTH 20'-0"
- 14 (N) E/911 GPS ANTENNA MOUNTED TO (N) METAL SHADE COVER EXTEND MINIMUM 12" ABOVE TOP OF METAL SHADE COVER
- 15 (N) MAIN GROUND BUS BAR MOUNTED TO INSIDE FACE OF CONCRETE BLOCK ENCLOSURE WALL
- 16 (N) (4) 4"Ø CABLE CONDUIT & (1) 1-1/2"Ø CONDUIT FOR GROUND
- 17 PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAINAGE (TYPICAL OF 4)
- 18 (N) 17" x 30" UTILITY HAND HOLE WITH BOLT-DOWN CONCRETE COVER
- 19 (N) VERIZON WALL MOUNTED FUSED DISCONNECT SWITCH
- 20 (N) PAD MOUNTED STEP-DOWN TRANSFORMER.
- 21 (N) 3/4" CRUSHED STONE GRAVEL OVER WEED BARRIER INSIDE EQUIPMENT ENCLOSURE
- 22 (N) SCE UTILITY POLE
- 23 (N) SCE OVERHEAD POWER LINES
- 24 (N) APC TOWERS 12'-0" WIDE ACCESS EASEMENT (SHOWN SHADED)
- 25 (N) APC TOWERS 120'-0" HIGH MONOPOLE & FOOTING. SEE SHEET A-2 FOR ANTENNA PLAN & MONOPOLE ELEVATION. MONOPOLE SHALL BE ENGINEERED FOR MULTIPLE CARRIERS
- 26 (N) SERVICE LIGHT FIXTURE
- 27 (N) FIRE DEPARTMENT KNOX BOX MOUNTED TO CONCRETE BLOCK WALL
- 28 (E) CONTOUR LINES @1'-0" INTERVALS
- 29 OUTLINE OF (N) 8'-0" x 17'-0" GALVANIZED CORRUGATED SHEET METAL SHADE COVER ABOVE
- 30 (N) 4" SQUARE GALVANIZED POST FOR SHADE COVER (TYPICAL OF 6)

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09/17/2024	90% ZD REVIEW	RL
1	10/02/2024	90% ZD REVISED	RL
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3	01/23/2025	CLIENT COMMENTS	JD
4	04/01/2025	90% ZD REVISED DRM	RL
5	05/01/2025	90% ZD NEW RFDS	RL
6	05/23/2025	100% FINAL ZD	JD
7	12/24/2025	COUNTY COMMENTS	JD

PLANCON

TELECOMMUNICATIONS PROJECT MANAGEMENT
16776 BERNARDO CENTER DRIVE, UNIT 203
SAN DIEGO, CA 92128

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROPRIETARY INFORMATION

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RALEIGH, NC 27615
PHONE: (919) 324-1943

VALLEY WELLS

APC PROJECT CA-1808
APC SITE NAME: VALLEY
WELLS
VERIZON PROJECT 17508361

65845 CIMA ROAD
NIPTON, CA 92364
COUNTY OF SAN BERNARDINO

SHEET TITLE:

EQUIPMENT PLAN

A-1

SECTOR	DIRECTION	AZIMUTH	MODEL	SIZE	RAD CENTER	RADIO TYPE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+/- 5')	RAYCAP UNIT	JUMPER LENGTH (+/- 3')
ALPHA1	NORTHEAST	65°	ERICSSON: AIR6419	31.3" L x 16.1" W x 9.8" D	118'-9.6"	INTEGRAL WITH ANTENNA	(1) 12 X 24 HYBRID CABLE	150'-0"	(1)	6'-0"
ALPHA2			ERICSSON: AIR3283	47.2" L x 20.0" W x 10.9" D	118'-0"	INTEGRAL WITH ANTENNA				
ALPHA3			—	—	—	—				
ALPHA4			COMMScope: NHH-65C-R2B COMMScope: NHH-65C-R2B	96.0" L x 11.9" W x 7.1" D	116'-0"	(1) RRU 4490				
BETA1	SOUTHEAST	145°	ERICSSON: AIR6419	31.3" L x 16.1" W x 9.8" D	118'-9.6"	INTEGRAL WITH ANTENNA	(1) 12 X 24 HYBRID CABLE	150'-0"	(1)	6'-0"
BETA2			ERICSSON: AIR3283	47.2" L x 20.0" W x 10.9" D	118'-0"	INTEGRAL WITH ANTENNA				
BETA3			—	—	—	—				
BETA4			COMMScope: NHH-65C-R2B COMMScope: NHH-65C-R2B	96.0" L x 11.9" W x 7.1" D	116'-0"	(1) RRU 4490				
GAMMA1	SOUTHWEST	240°	ERICSSON: AIR6419	31.3" L x 16.1" W x 9.8" D	118'-9.6"	INTEGRAL WITH ANTENNA	(1) 12 X 24 HYBRID CABLE	150'-0"	(1)	6'-0"
GAMMA2			ERICSSON: AIR3283	47.2" L x 20.0" W x 10.9" D	118'-0"	INTEGRAL WITH ANTENNA				
GAMMA3			—	—	—	—				
GAMMA4			COMMScope: NHH-65C-R2B COMMScope: NHH-65C-R2B	96.0" L x 11.9" W x 7.1" D	116'-0"	(1) RRU 4490				
MICROWAVE	TBD	TBD	TBD	6'-0"Ø	108'-0"			143'-0"		
MICROWAVE	TBD	TBD	TBD	6'-0"Ø	93'-0"			128'-0"		
MICROWAVE	TBD	TBD	TBD	6'-0"Ø	78'-0"			113'-0"		

NOTES:

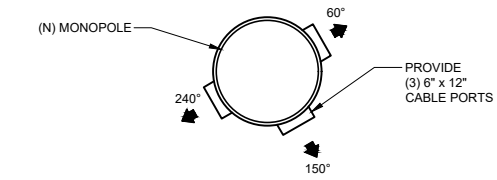
1 INSTALL (12) ANTENNAS: (3) ERICSSON AIR6419: 31.3" LENGTH X 16.1" WIDE X 9.8" DEEP, WEIGHT: 63.05 LBS
(3) ERICSSON AIR3283: 47.2" LENGTH X 20.0" WIDE X 10.9" DEEP, WEIGHT: 110.0 LBS
(6) COMMScope NHH-65C-R2B: 96.0" LENGTH X 11.9" WIDE X 7.1" DEEP, WEIGHT: 51.6 LBS

2 INSTALL (1) 12 x 24 HYBRID CABLE FOR EACH SECTOR (TOTAL OF 3)

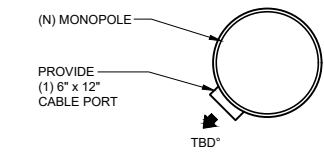
3 INSTALL (1) RAYCAP UNIT FOR EACH SECTOR (TOTAL OF 3) SEE DETAIL

4 INSTALL (1) RRU UNITS FOR EACH SECTOR, (TOTAL OF 3). SEE DETAIL

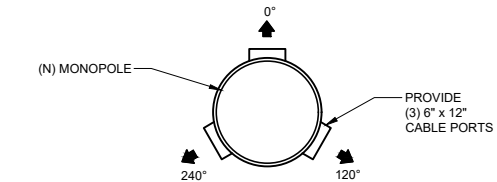
5 RRU UNITS ARE INTEGRAL WITH ERICSSON: AIR6419 & AIR3283 ANTENNAS



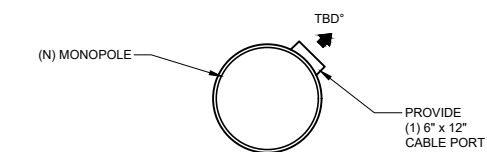
E POLE PLAN AT UPPER CABLE PORTS (114'-0")



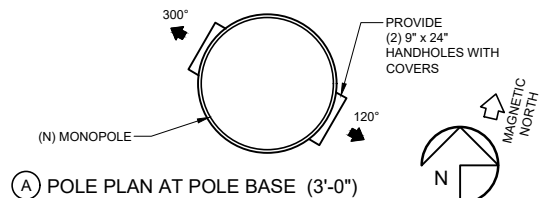
D POLE PLAN AT LOWER CABLE PORTS (106'-0")



C POLE PLAN AT UPPER CABLE PORTS (84'-0" & 99'-0")



B POLE PLAN AT LOWER CABLE PORTS (76'-0" & 91'-0")

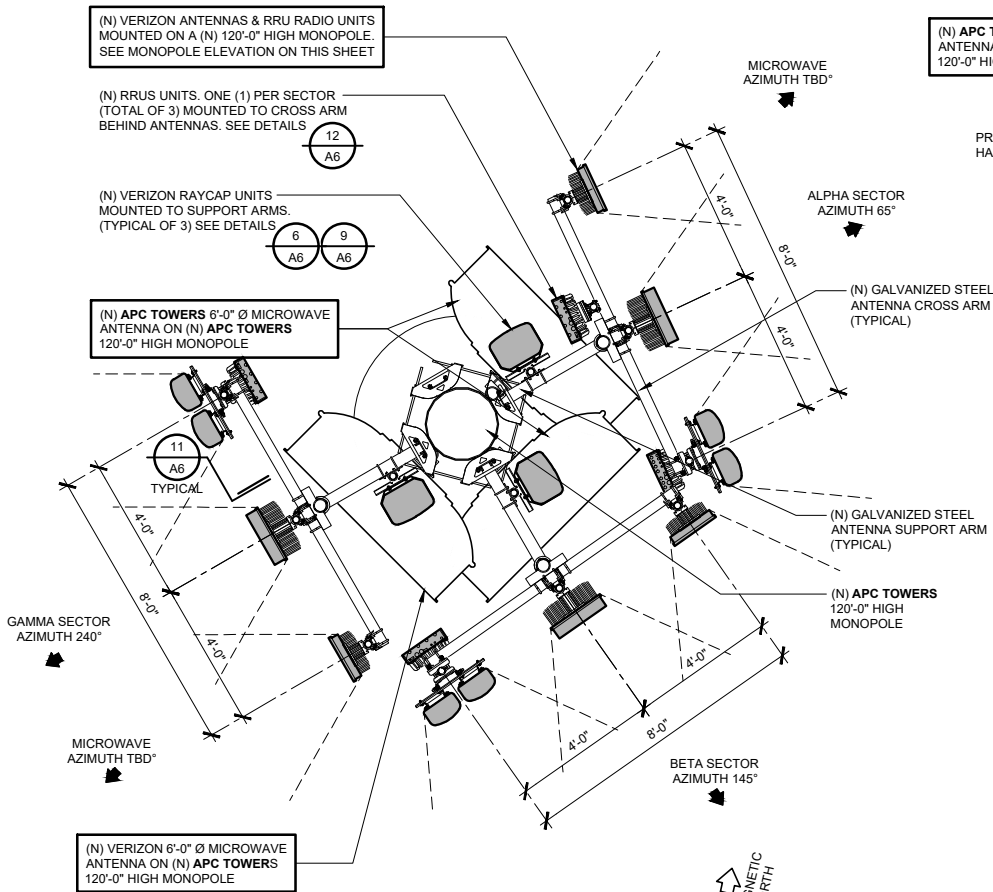


A POLE PLAN AT POLE BASE (3'-0")

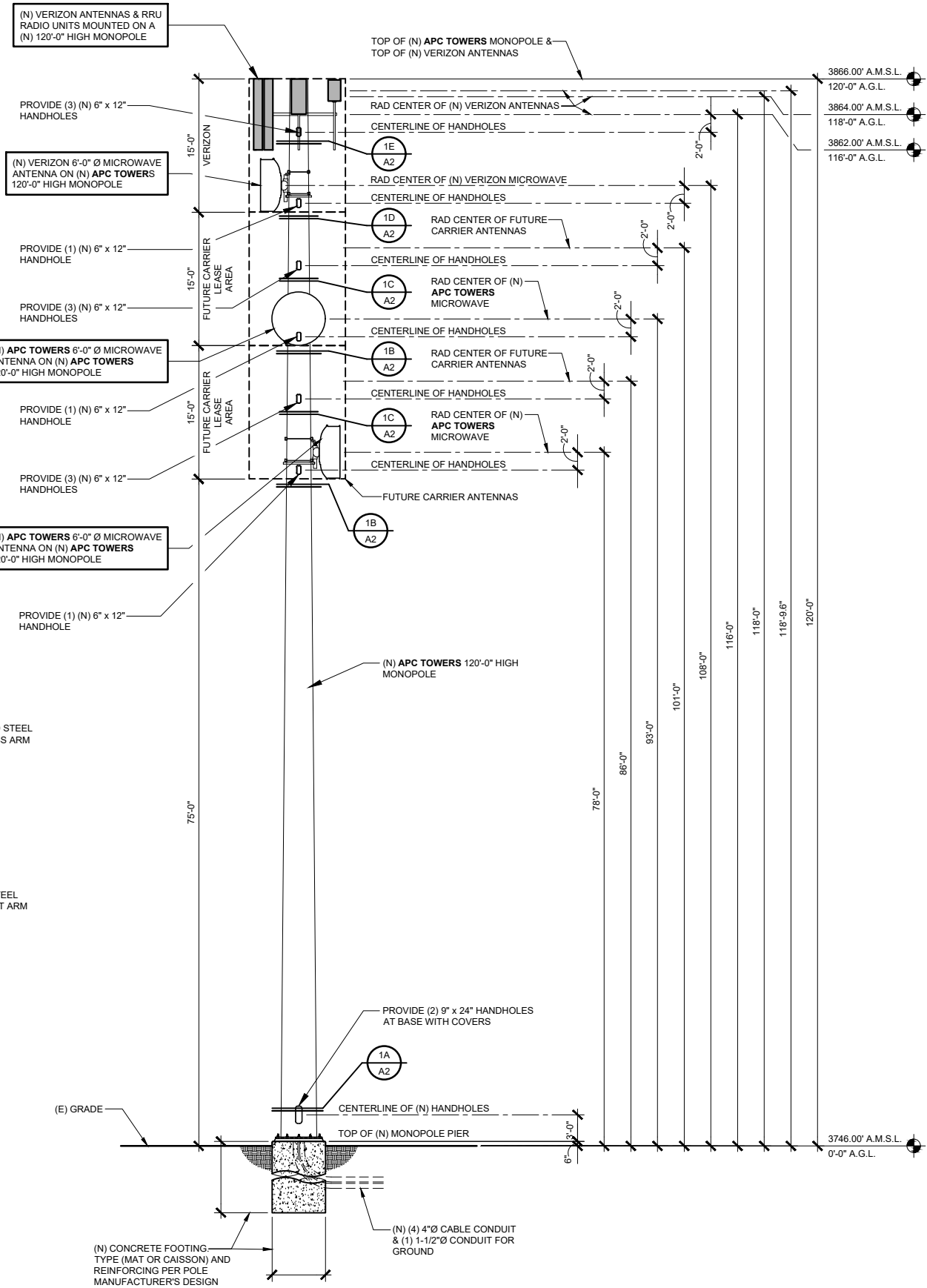
MONOPOLE HANDHOLES

SCALE: 3/4" = 1'-0"

1



ANTENNA PLAN
SCALE: 3/8" = 1'-0"



MONOPOLE ELEVATION
SCALE: 1/8" = 1'-0"

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7	12/24/2025	COUNTY COMMENTS	JD

PLANCON

TELECOMMUNICATIONS PROJECT MANAGEMENT
16776 BERNARDO CENTER DRIVE, UNIT 203
SAN DIEGO, CA 92128

verizon

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IRVINE, CA 92618

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**APC
Towers**

8601 SIX FORKS ROAD
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RALEIGH, NC 27615
PHONE: (919) 324-1943

VALLEY WELLS

APC PROJECT CA-1808
APC SITE NAME: VALLEY
WELLS
VERIZON PROJECT 17508361

65845 CIMA ROAD
NIPTON, CA 92364

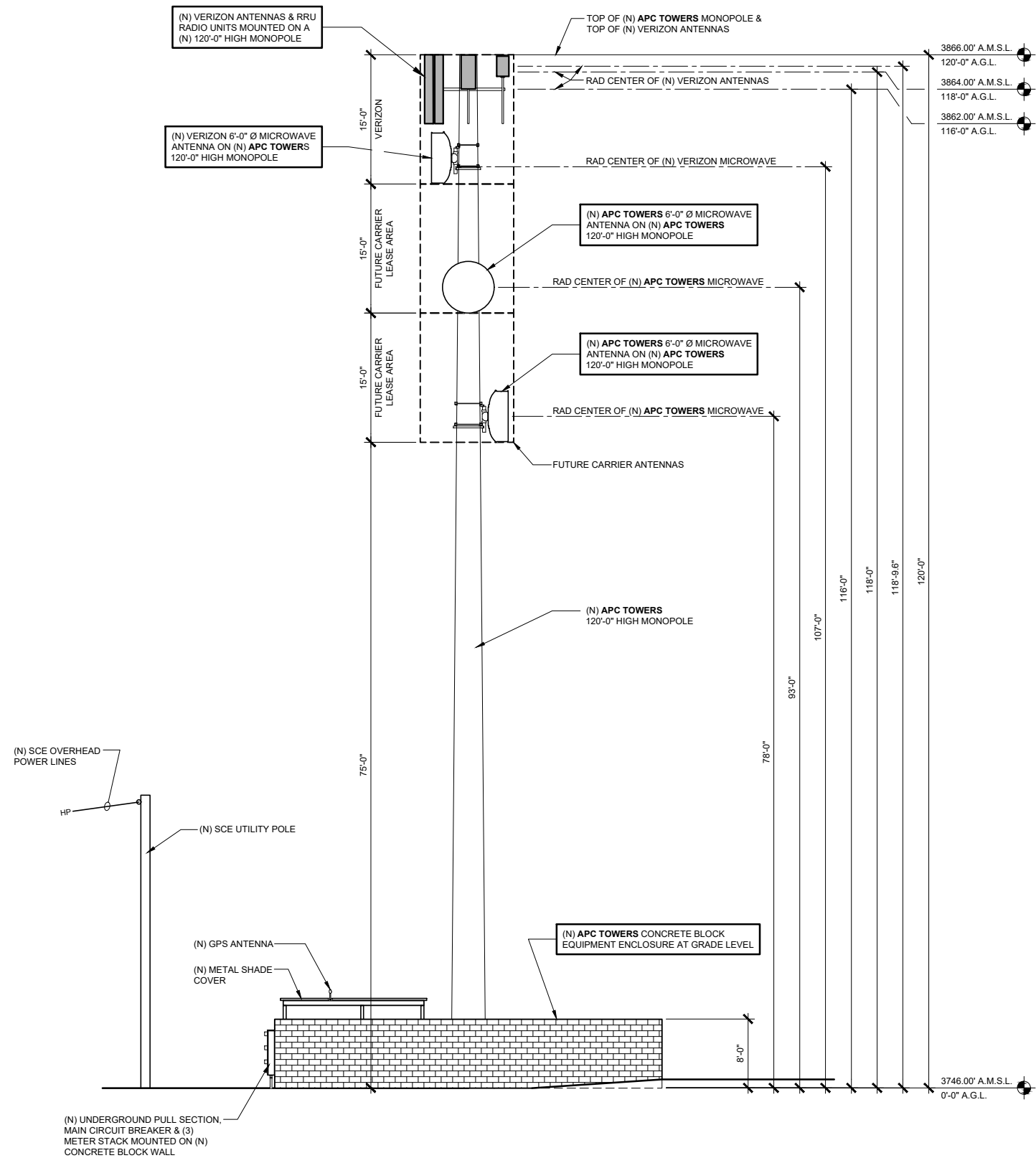
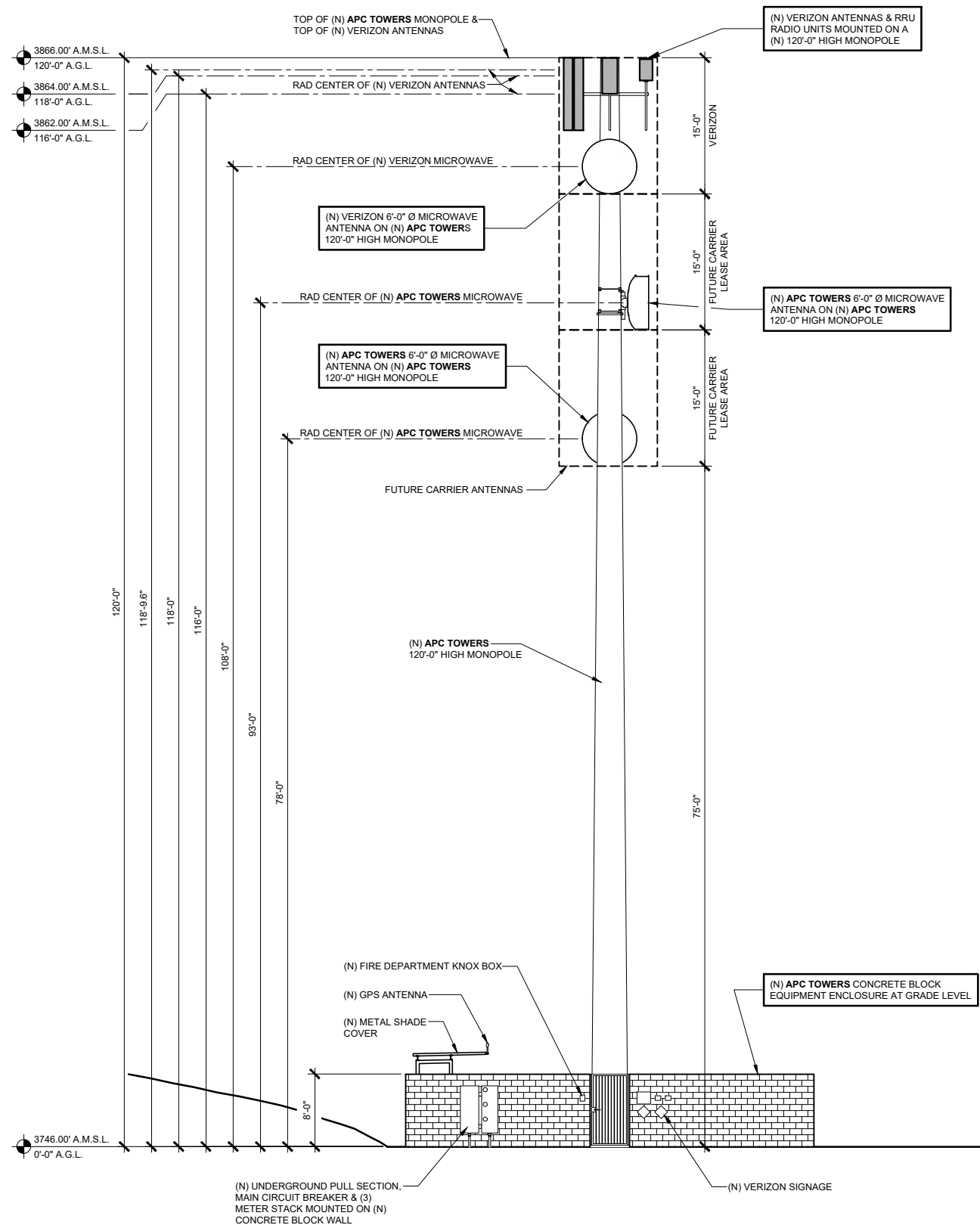
COUNTY OF SAN BERNARDINO

SHEET TITLE:

ANTENNA PLAN &
MONOPOLE ELEVATION

A-2

46



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09/17/2024	90% ZD REVIEW	RL
1	10/02/2024	90% ZD REVISED	RL
2	12/17/2024	SITE RELOCATED	RL
3	01/23/2025	CLIENT COMMENTS	JD
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6	05/23/2025	100% FINAL ZD	JD
7	12/24/2025	COUNTY COMMENTS	JD

PLANCOM INC.

TELECOMMUNICATIONS PROJECT MANAGEMENT
16776 BERNARDO CENTER DRIVE, UNIT 203
SAN DIEGO, CA 92128



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IRVINE, CA 92618

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VALLEYWELLS

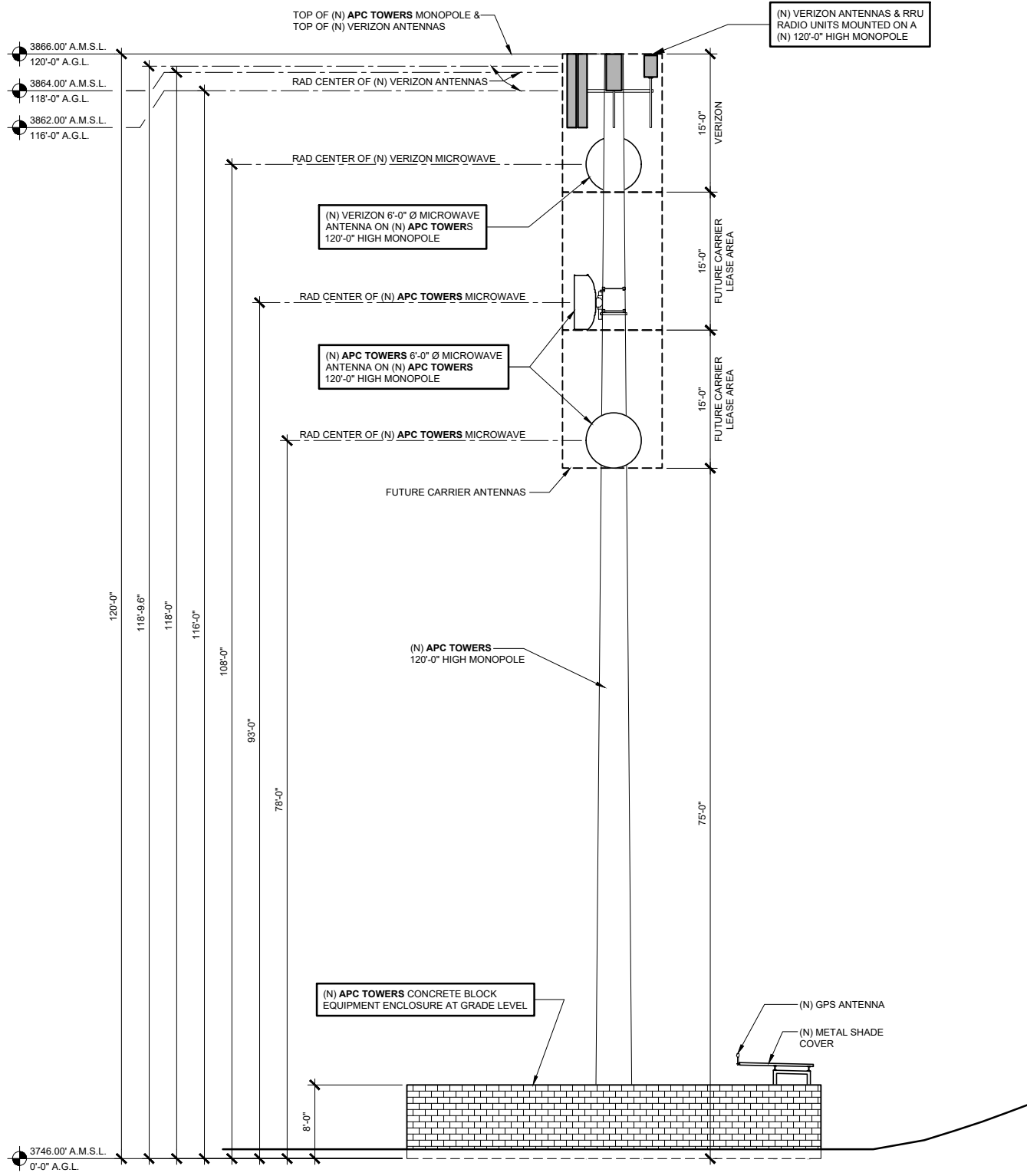
APC PROJECT CA-1808
APC SITE NAME: VALLEY
WELLS
VERIZON PROJECT 17508361

65845 CIMA ROAD
NIPTON, CA 92364
COUNTY OF SAN BERNARDINO

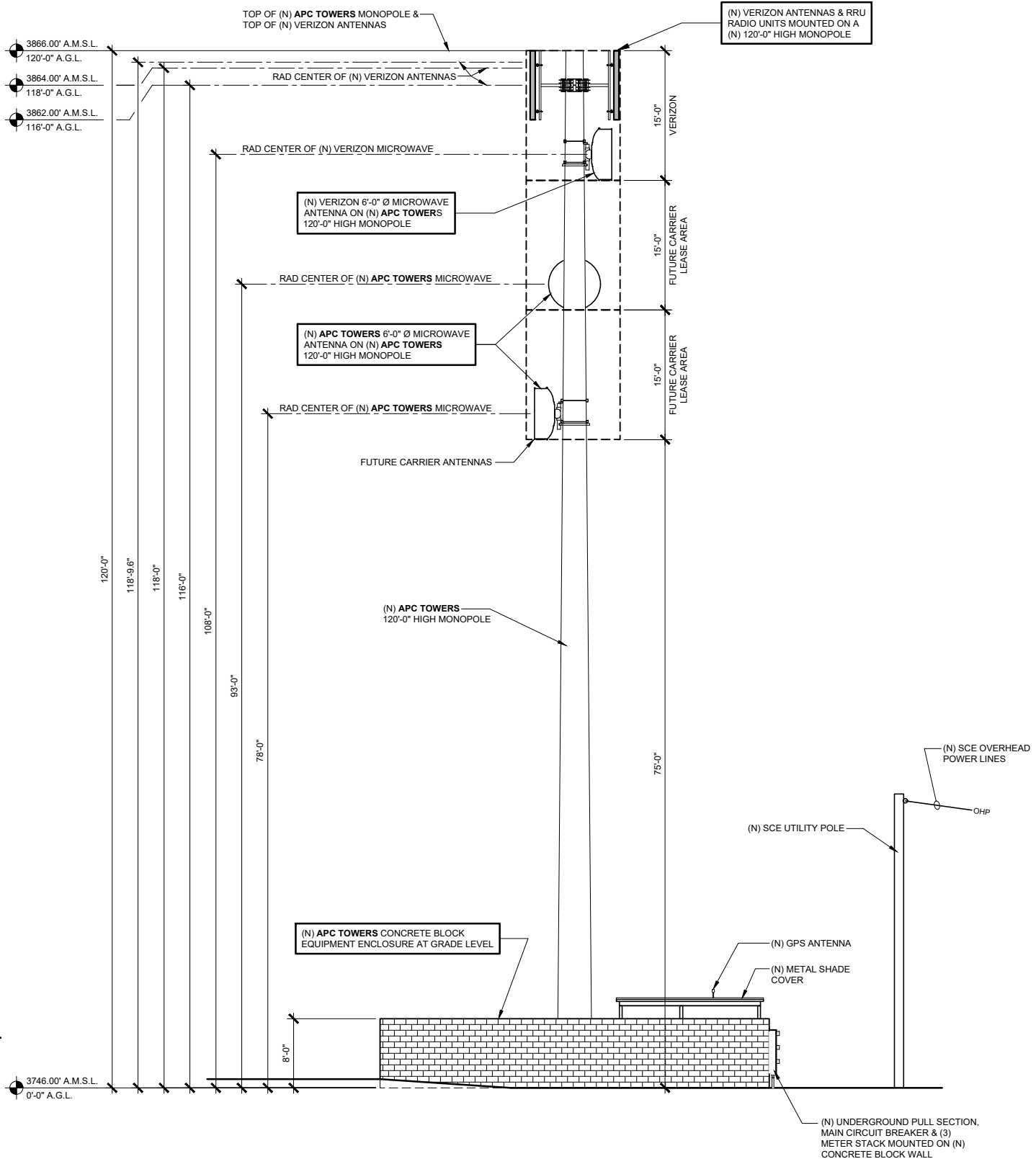
SHEET TITLE:

EXTERIOR ELEVATION

A-3 17



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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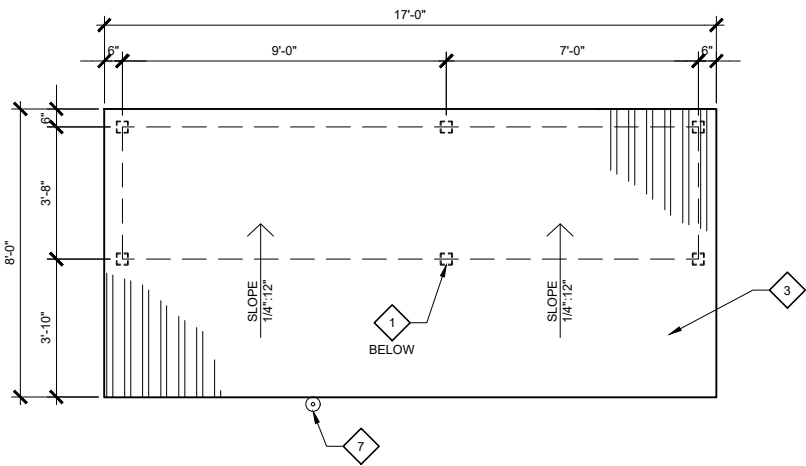
8601 SIX FORKS ROAD
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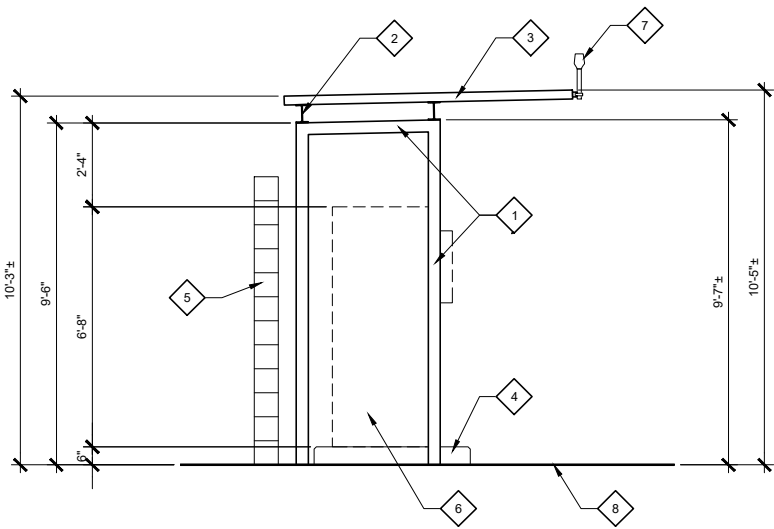
65845 CIMA ROAD
NIPTON, CA 92364
COUNTY OF SAN BERNARDINO

SHEET TITLE:
EXTERIOR ELEVATION



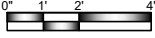
SHADE STRUCTURE
ROOF PLAN

SCALE: 3/8" = 1'-0"



SHADE STRUCTURE
WEST ELEVATION

SCALE: 3/8" = 1'-0"



KEYED NOTES:

- 1 (N) 4" x 4" GALVANIZED SQUARE TUBE STEEL FRAME (TYPICAL OF 6)
- 2 (N) GALVANIZED STEEL BEAMS
- 3 (N) 3 1/2" DEEP GALVANIZED "VERCO" DECKING
- 4 (N) CONCRETE EQUIPMENT PAD
- 5 (N) CONCRETE BLOCK WALL
- 6 (N) VERIZON CABINET (SHOWN DASHED)
- 7 (N) (1) VERIZON G.P.S. ANTENNA MOUNTED ON (N) SHADE COVER ABOVE
- 8 (E) GRADE

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PLANCOM

TELECOMMUNICATIONS PROJECT MANAGEMENT

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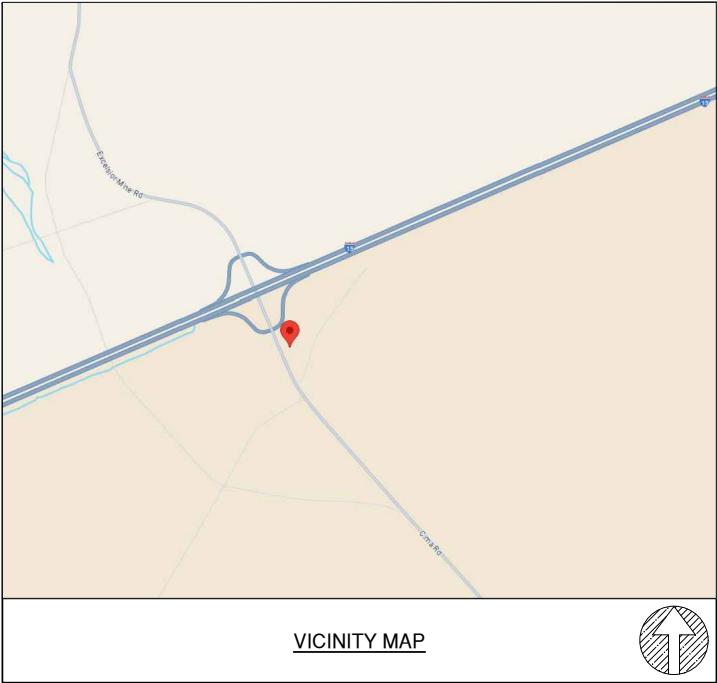
VALLEY WELLS

APC PROJECT CA-1808
APC SITE NAME: VALLEY
WELLS
VERIZON PROJECT 17508361

65845 CIMA ROAD
NIPTON, CA 92364
COUNTY OF SAN BERNARDINO

SHEET TITLE:
SHADE STRUCTURE ROOF
PLAN AND ELEVATION

A-5



APN
0572-333-01, SAN BERNARDINO COUNTY, CALIFORNIA

RECORD OWNER
GBWY INVESTMENT GROUP INC

TITLE REPORT
TITLE REPORT WAS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH COMMITMENT NO. 01-24001715-01T DATED JANUARY 10, 2024.

BASIS OF ELEVATIONS: (NAVD 1988)
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 18" 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 "X" PER F.I.R.M. MAP NO. 06071C1850H EFFECTIVE DATE 8/28/2008

LEGAL DESCRIPTION
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/2 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPT THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED FEBRUARY 3, 1961 IN BOOK 5342 PAGE 488 AND IN BOOK 5342 PAGE 494 BOTH OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, AND A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 16 NORTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 45 MINUTES 19 SECONDS EAST 258.20 FEET; THENCE SOUTH 71 DEGREES 04 MINUTES 49 SECONDS WEST 330.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 400 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 62 DEGREES 30 MINUTES 51 SECONDS AN ARC DISTANCE OF 436.43 FEET; THENCE TANGENT TO SAID CURVE, NORTH 46 DEGREES 24 MINUTES 20 SECONDS WEST 22.11 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 45 MINUTES 18 SECONDS EAST 475.75 FEET TO THE POINT OF BEGINNING.

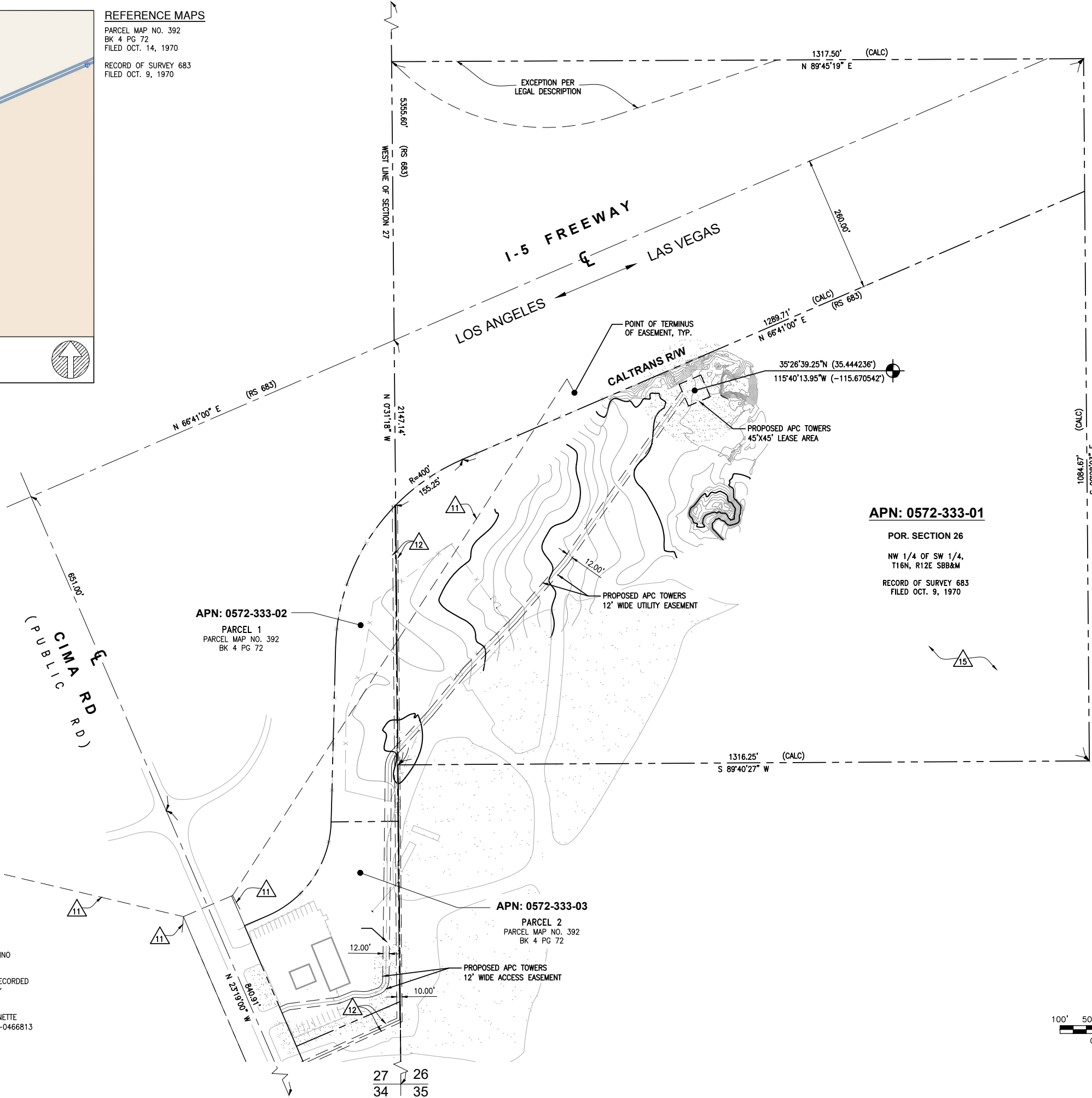
TAX ID: 0572-333-01-0000

BEING THE SAME PROPERTY CONVEYED TO GBWY INVESTMENT GROUP, INC., A CALIFORNIA CORPORATION, GRANTEE, FROM , ROBERT ALLEN YOUNG, JR., ROBERT ALLEN YOUNG, JR. AND NANNETTE YOUNG, GRANTOR, BY GRANT DEED RECORDED 06/10/2008, AS DOCUMENT NO. 2008-0264545 OF THE SAN BERNARDINO COUNTY RECORDS.

SCHEDULE B II - EASEMENTS AND RIGHT-OF-WAY

- 11.** DISTRIBUTION EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED 07/31/1959, AS DOCUMENT NO. 1959-0731565 OF THE SAN BERNARDINO COUNTY RECORDS.
- 12.** GRANT OF EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 04/25/1969, AS DOCUMENT NO. 1969-0425583 OF THE SAN BERNARDINO COUNTY RECORDS.
- 15.** EASEMENT AGREEMENT, BY AND BETWEEN ROBERT ALLEN YOUNG, JR. AND NANNETTE YOUNG, AND 2002 DITTA, L.L.C., RECORDED 06/26/2003, IN DOCUMENT NO. 2003-0466813 OF THE SAN BERNARDINO COUNTY RECORDS.
- BLANKET IN NATURE**

REFERENCE MAPS
PARCEL MAP NO. 392
BK 4 PG 72
FILED OCT. 14, 1970
RECORD OF SURVEY 683
FILED OCT. 9, 1970



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/21/24	PRELIMINARY SURVEY	AB
1	06/25/24	FINAL SURVEY	AB
2	07/03/24	LEASE AREA AND ACCESS ADDED	AB
3	07/11/24	ADDED LEASE AREA	LA
4	12/20/24	REVISED COORDINATES	AB
5	12/20/24	LEASE AREA AND ACCESS UPDATED	AB
6	01/02/25	LEGAL DESCRIPTION ADDED	LJ

PLANCOM
TELECOMMUNICATIONS PROJECT MANAGEMENT
302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

PROPRIETARY INFORMATION
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ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO APC TOWERS IS STRICTLY PROHIBITED

APC Towers
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
PHONE: (919) 324-1943



APC CA-1808
VALLEY WELLS
65845 CIMA RD
NIPTON, CA 92364

SHEET TITLE:

TITLE DETAILS

LS-1



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	06/21/24	PRELIMINARY SURVEY	AB
1	06/25/24	FINAL SURVEY	AB
2	07/03/24	LEASE AREA AND ACCESS ADDED	AB
3	07/11/24	ADDED LEASE AREA	LA
4	12/17/24	REVISED COORDINATES	AB
5	12/20/24	LEASE AREA AND ACCESS UPDATED	AB
6	01/02/25	LEGAL DESCRIPTION ADDED	LJ

PLANCOM
TELECOMMUNICATIONS PROJECT MANAGEMENT
302 STATE PLACE,
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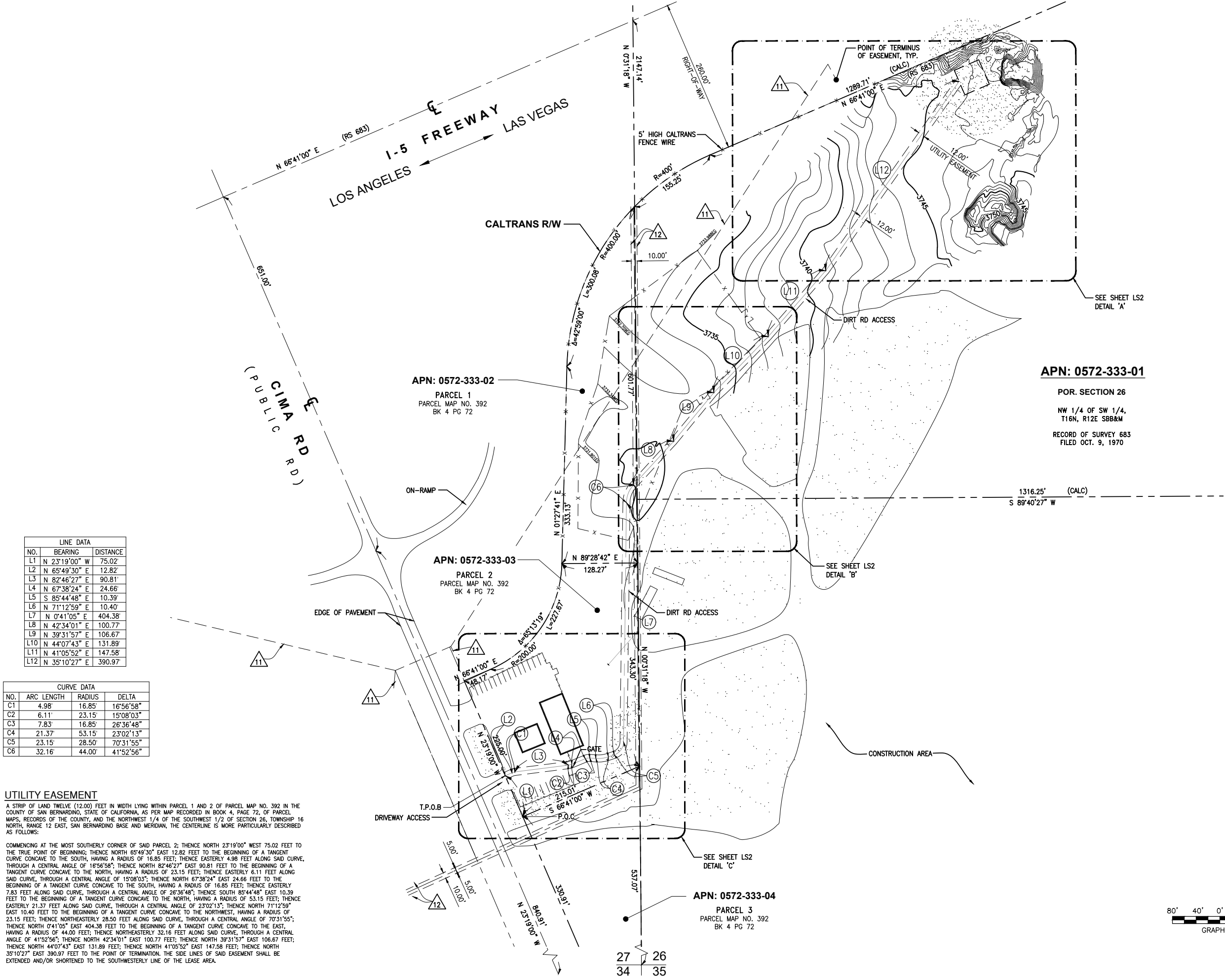
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VALLEY WELLS
65845 CIMA RD
NIPTON, CA 92364

SHEET TITLE:
BOUNDARY DETAILS

LS-2 52



LINE DATA		
NO.	BEARING	DISTANCE
L1	N 23°19'00" W	75.02
L2	N 65°49'30" E	12.82
L3	N 82°46'27" E	90.81
L4	N 67°38'24" E	24.66
L5	S 85°44'48" E	10.39
L6	N 71°12'59" E	10.40
L7	N 0°41'05" E	404.38
L8	N 42°34'01" E	100.77
L9	N 39°31'57" E	106.67
L10	N 44°07'43" E	131.89
L11	N 41°05'52" E	147.58
L12	N 35°10'27" E	390.97

CURVE DATA			
NO.	ARC LENGTH	RADIUS	DELTA
C1	4.98'	16.85'	16°56'58"
C2	6.11'	23.15'	15°08'03"
C3	7.83'	16.85'	26°36'48"
C4	21.37'	53.15'	23°02'13"
C5	23.15'	28.50'	70°31'55"
C6	32.16'	44.00'	41°52'56"

UTILITY EASEMENT
A STRIP OF LAND TWELVE (12.00) FEET IN WIDTH LYING WITHIN PARCEL 1 AND 2 OF PARCEL MAP NO. 392 IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 72, OF PARCEL MAPS, RECORDS OF THE COUNTY, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/2 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, THE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 2; THENCE NORTH 23°19'00" WEST 75.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 65°49'30" EAST 12.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 16.85 FEET; THENCE EASTERLY 4.98 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°56'58"; THENCE NORTH 82°46'27" EAST 90.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 23.15 FEET; THENCE EASTERLY 6.11 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°08'03"; THENCE NORTH 67°38'24" EAST 24.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 16.85 FEET; THENCE EASTERLY 7.83 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°36'48"; THENCE SOUTH 85°44'48" EAST 10.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 53.15 FEET; THENCE EASTERLY 21.37 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°02'13"; THENCE NORTH 71°12'59" EAST 10.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 23.15 FEET; THENCE NORTHEASTERLY 28.50 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°31'55"; THENCE NORTH 0°41'05" EAST 404.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 44.00 FEET; THENCE NORTHEASTERLY 32.16 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°52'56"; THENCE NORTH 42°34'01" EAST 100.77 FEET; THENCE NORTH 39°31'57" EAST 106.67 FEET; THENCE NORTH 44°07'43" EAST 131.89 FEET; THENCE NORTH 41°05'52" EAST 147.58 FEET; THENCE NORTH 35°10'27" EAST 390.97 FEET TO THE POINT OF TERMINATION. THE SIDE LINES OF SAID EASEMENT SHALL BE EXTENDED AND/OR SHORTENED TO THE SOUTHWESTERLY LINE OF THE LEASE AREA.

LEGEND

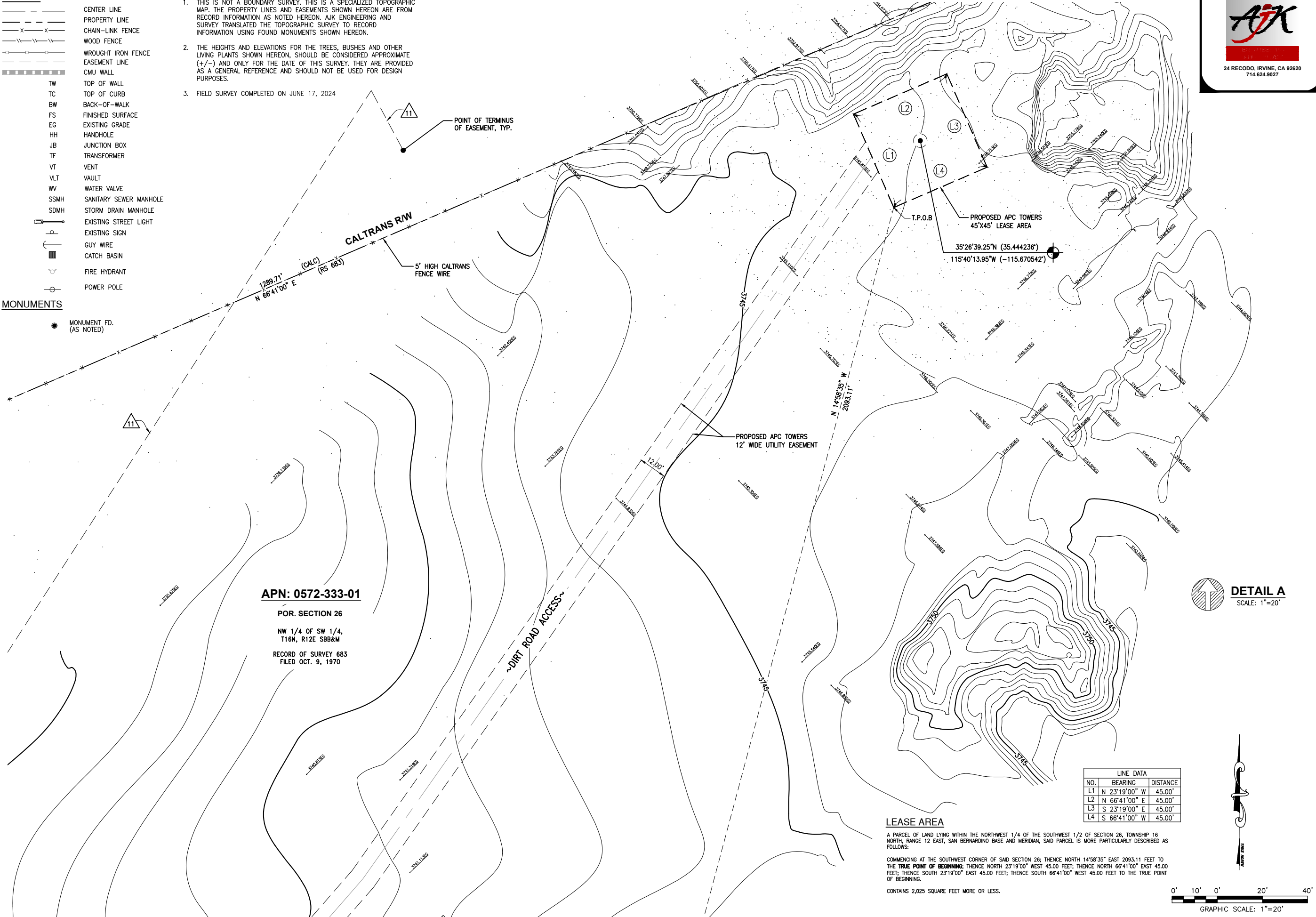
- CENTER LINE
- - - PROPERTY LINE
- X - CHAIN-LINK FENCE
- / - / WOOD FENCE
- □ - WROUGHT IRON FENCE
- EASEMENT LINE
- CMU WALL
TW TOP OF WALL
TC TOP OF CURB
BW BACK-OF-WALK
FS FINISHED SURFACE
EG EXISTING GRADE
HH HANDHOLE
JB JUNCTION BOX
TF TRANSFORMER
VT VENT
VLT VAULT
WV WATER VALVE
SSMH SANITARY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

MONUMENTS

● MONUMENT FD.
(AS NOTED)

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 JUNE 17, 2024



APN: 0572-333-01

POR. SECTION 26

NW 1/4 OF SW 1/4,
T16N, R12E SBB&M

RECORD OF SURVEY 683
FILED OCT. 9, 1970

LEASE AREA

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/2 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 14°58'35" EAST 2093.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 23°19'00" WEST 45.00 FEET; THENCE NORTH 66°41'00" EAST 45.00 FEET; THENCE SOUTH 23°19'00" EAST 45.00 FEET; THENCE SOUTH 66°41'00" WEST 45.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 2,025 SQUARE FEET MORE OR LESS.

LINE DATA		
NO.	BEARING	DISTANCE
L1	N 23°19'00" W	45.00'
L2	N 66°41'00" E	45.00'
L3	S 23°19'00" E	45.00'
L4	S 66°41'00" W	45.00'

DETAIL A
SCALE: 1"=20'

0' 10' 0' 20' 40'
GRAPHIC SCALE: 1"=20'



24 RECODO, IRVINE, CA 92620
714.624.9027

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/21/24	PRELIMINARY SURVEY	AB
1	06/25/24	FINAL SURVEY	AB
2	07/03/24	LEASE AREA AND ACCESS ADDED	AB
3	07/11/24	ADDED LEASE AREA	LA
4	12/17/24	REVISED COORDINATES	AB
5	12/20/24	LEASE AREA AND ACCESS UPDATED	AB
6	01/02/25	LEGAL DESCRIPTION ADDED	LJ

PLANCOM

TELECOMMUNICATIONS PROJECT MANAGEMENT

302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO APC TOWERS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO APC TOWERS IS STRICTLY PROHIBITED.

APC Towers

8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
PHONE: (919) 324-1943



APC CA-1808
VALLEY WELLS

65845 CIMA RD
NIPTON, CA 92364

SHEET TITLE:

TOPOGRAPHIC SURVEY

LS-3

LEGEND

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

MONUMENTS

- MONUMENT FD.
(AS NOTED)

- 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. A/JK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
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3. FIELD SURVEY COMPLETED ON JUNE 17, 2024



DETAIL C
SCALE: 1"=20'

APN: 0572-333-03

PARCEL 2
PARCEL MAP NO. 392
BK 4 PG 72

APN: 0572-333-04

PARCEL 3
PARCEL MAP NO. 392
BK 4 PG 72



24 RECODO, IRVINE, CA 92620
714.624.9027

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/21/24	PRELIMINARY SURVEY	AB
1	06/25/24	FINAL SURVEY	AB
2	07/03/24	LEASE AREA AND ACCESS ADDED	AB
3	07/11/24	ADDED LEASE AREA	LA
4	12/17/24	REVISED COORDINATES	AB
5	12/20/24	LEASE AREA AND ACCESS UPDATED	AB
6	01/02/25	LEGAL DESCRIPTION ADDED	LJ

PLANCOM

TELECOMMUNICATIONS PROJECT MANAGEMENT

302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

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RALEIGH, NC 27615
PHONE: (919) 324-1943



APC CA-1808
VALLEY WELLS

65845 CIMA RD
NIPTON, CA 92364

SHEET TITLE:

TOPOGRAPHIC SURVEY

LS-4

54

APN: 0572-333-01

POR. SECTION 26

NW 1/4 OF SW 1/4,
T16N, R12E SBB&M

RECORD OF SURVEY 683
FILED OCT. 9, 1970



DETAIL B
SCALE: 1"=20'

20' 10' 0' 20' 40'
GRAPHIC SCALE: 1"=20'

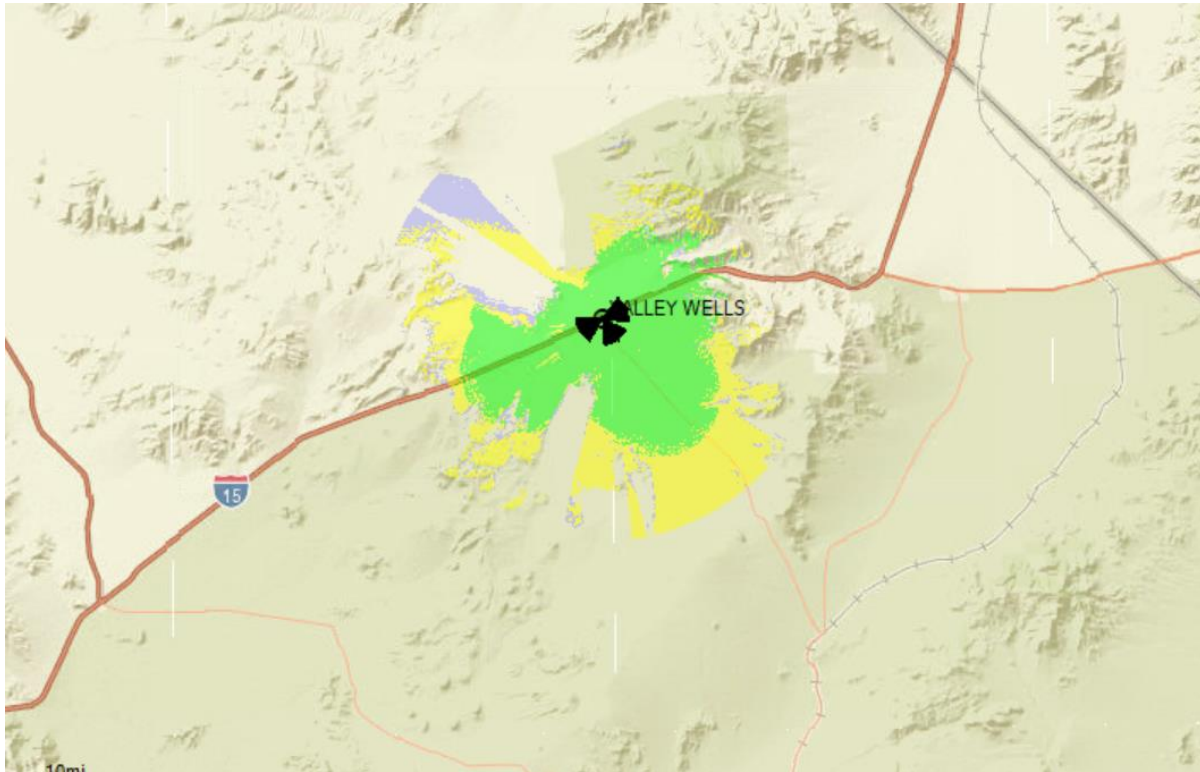
Valley Wells

City of Nipton

Feb 4, 2025



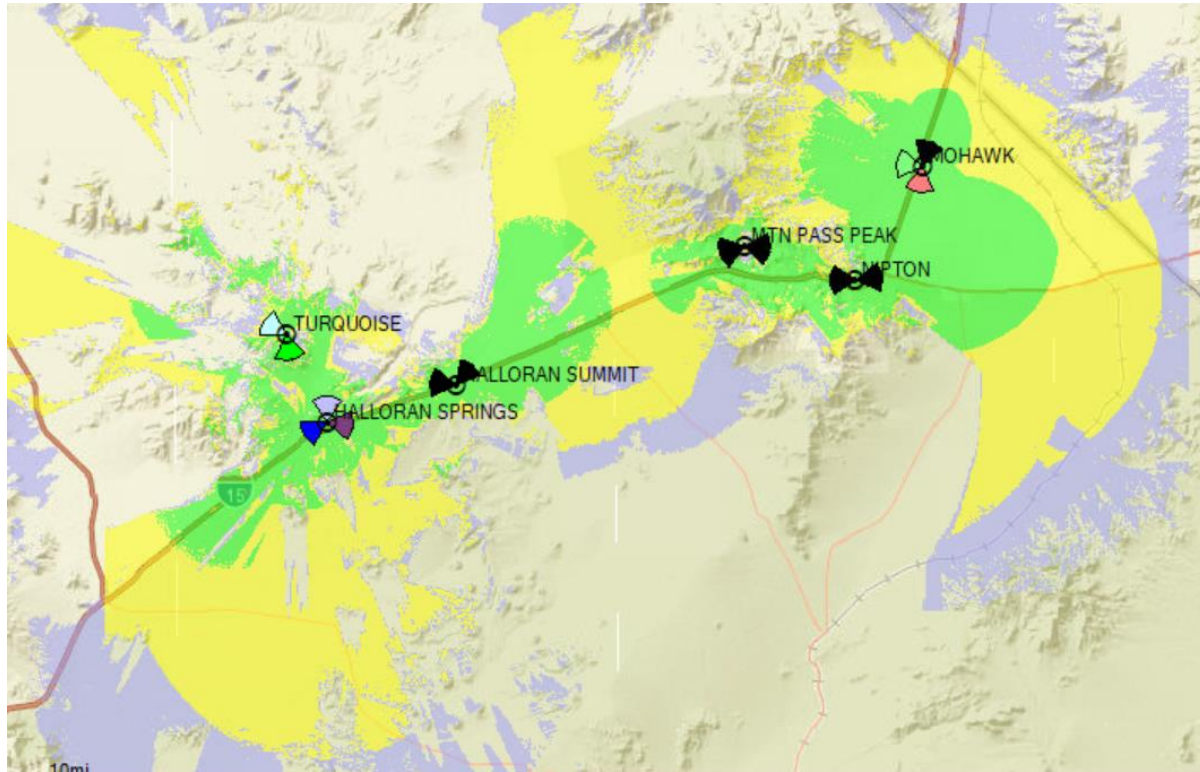
Valley Wells



- Propagation Map of Proposed site on LTE 700



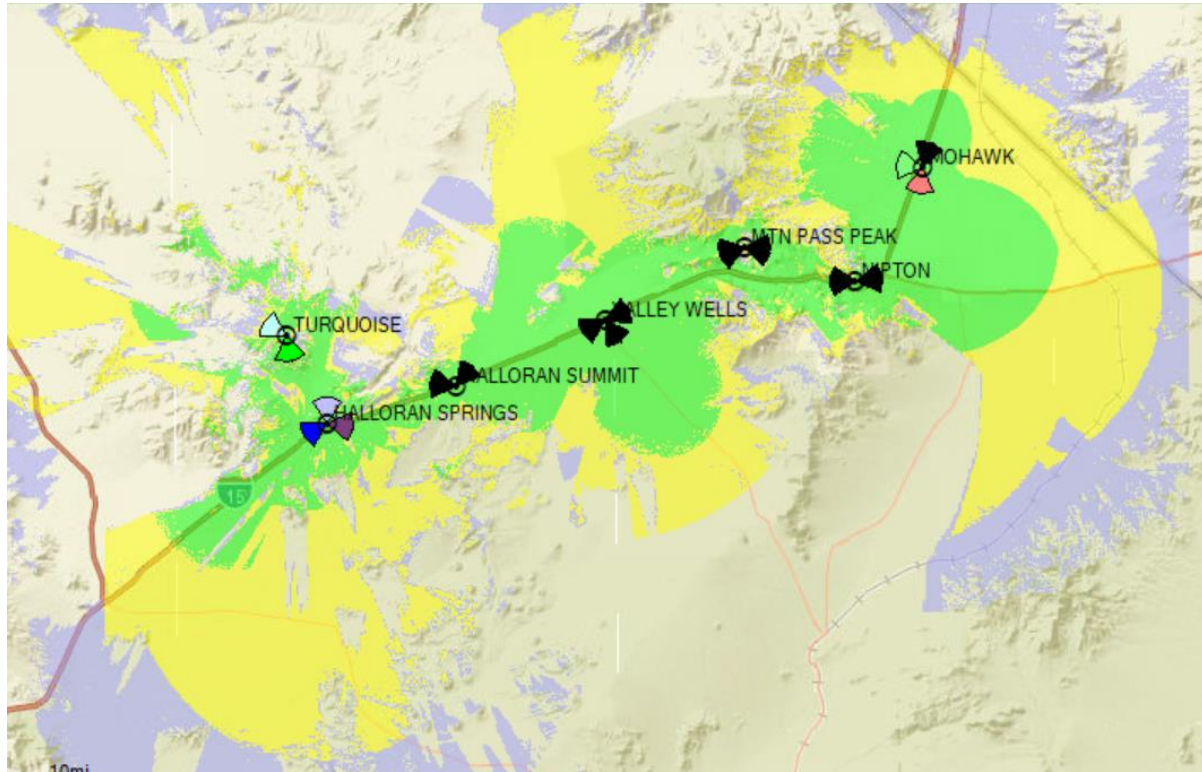
Valley Wells



- Propagation Map of surrounding neighbors on LTE 700



Valley Wells



- Propagation Map of Proposed Site with Neighbors on LTE 700



EXHIBIT D

NOTICE OF EXEMPTION

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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: PROJ-2025-00029
APC Towers III Telecommunications Facility

APN: 0572-333-01-0000

APPLICANT: APC Towers III, Peter Blied, Representative

PROPOSAL: A Minor Use Permit to allow the construction and operation of a Wireless Telecommunications Facility consisting of a 120-foot-high monopole with nine 8-foot-high antennas, three 6-foot-microwave dish antennas, 1 back-up diesel generator, 3 equipment cabinets within a 45 foot x 45 foot concrete wall enclosure on a 25-acre parcel

JCS: N/A

COMMUNITY: Mountain Pass

LOCATION: Unaddressed

APC Towers III
Name

3000 Aerial Center Pkwy, Suite 110
Address

Morrisville, North Carolina 27560

(614) 946-0819
Phone

Representative

Peter Blied

250 El Camino Real #117

Address

Jason Caraveo, Planner II
Lead Agency Contact Person

(909) 387-5383
Area Code/Telephone Number

Tustin, CA 92780

(714) 262-0651
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(d) - 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. Further environmental review under CEQA is not required.

Planner II
Signature Jason Caraveo Title

1/7/2025
Date

☒ Signed by Lead Agency ☐ Signed by Applicant

Date received for filing at OPR: _____

Land Use Services Department - Revised December 2020

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