



# LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

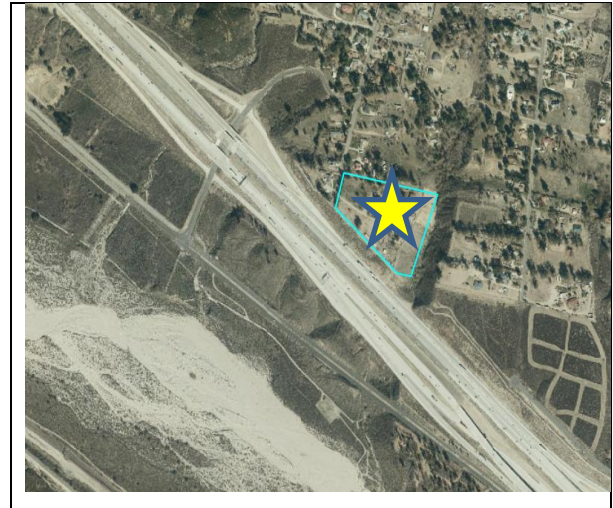
**HEARING DATE: March 5, 2020**

**AGENDA ITEM #2**

**Project Description**

**Vicinity Map -**

**APN:** 0349-112-19  
**Applicant:** Vertical Bridge - AT&T  
**Community:** Devore /2<sup>nd</sup> Supervisorial District  
**Location:** 1039 Greenwood Avenue  
**Project No:** P201900295  
**Staff:** Jessie Bruckhart, Planner  
**Rep:** Scott Dunaway/D4  
 Communications, LLC  
**Proposal:** Conditional Use Permit to construct a 65 foot tall mono elm wireless telecommunications facility with a Major Variance to exceed the maximum allowed height of 45 feet, on 9.9 acres.



**17 Hearing Notices Sent on: February 21, 2020**

**Report Prepared By: Jessie Bruckhart**

**SITE INFORMATION:**

Parcel Size: 9.9 Acres  
 Terrain: Level  
 Vegetation: Developed Site

**TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:**

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Single Family Residence	Single Residential- 1 acre minimum (RS-1)
North	Single Family Residences	Single Residential- 1 acre minimum (RS-1)
South	Vacant Land	Rural Living- 5 acre minimum (RL-5)
East	Single Family Residences	Single Residential- 1 acre minimum (RS-1)
West	Single Family Residences	Single Residential- 1 acre minimum (RS-1)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence	None	N/A
Water Service:	Not Required	N/A
Sewer Service:	Not Required	N/A

**STAFF RECOMMENDATION:** That the Planning Commission **ADOPT** the Notice of Exemption, **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval, **APPROVE** the Major Variance, **ADOPT** the Findings as contained in the staff report, and **DIRECT** staff to file a Notice of Exemption.<sup>1</sup>

<sup>1</sup> In accordance with Section 86.08.010 of the Development Code, the Planning Commission action may be appealed to the Board of Supervisors

# VICINITY MAP AND OFFICIAL LAND USE DISTRICT MAP



Figure 1: Land use Designations



Figure 2: Area of Proposed Construction





**SITE PHOTOS**



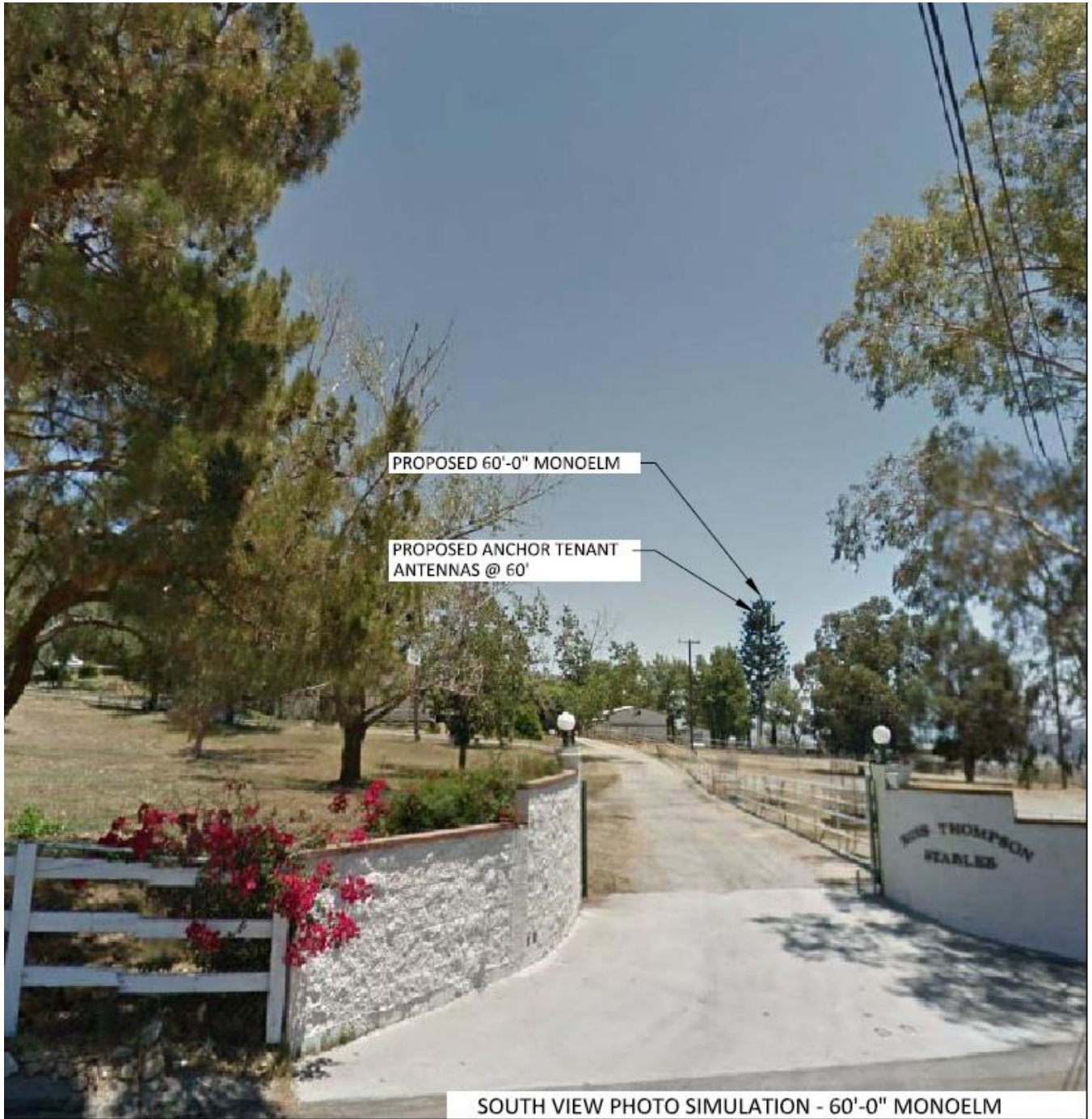
***Figure 4: View looking south from the Site.***



***Figure 5: View from Property toward Adjacent Residential Subdivision to the east***

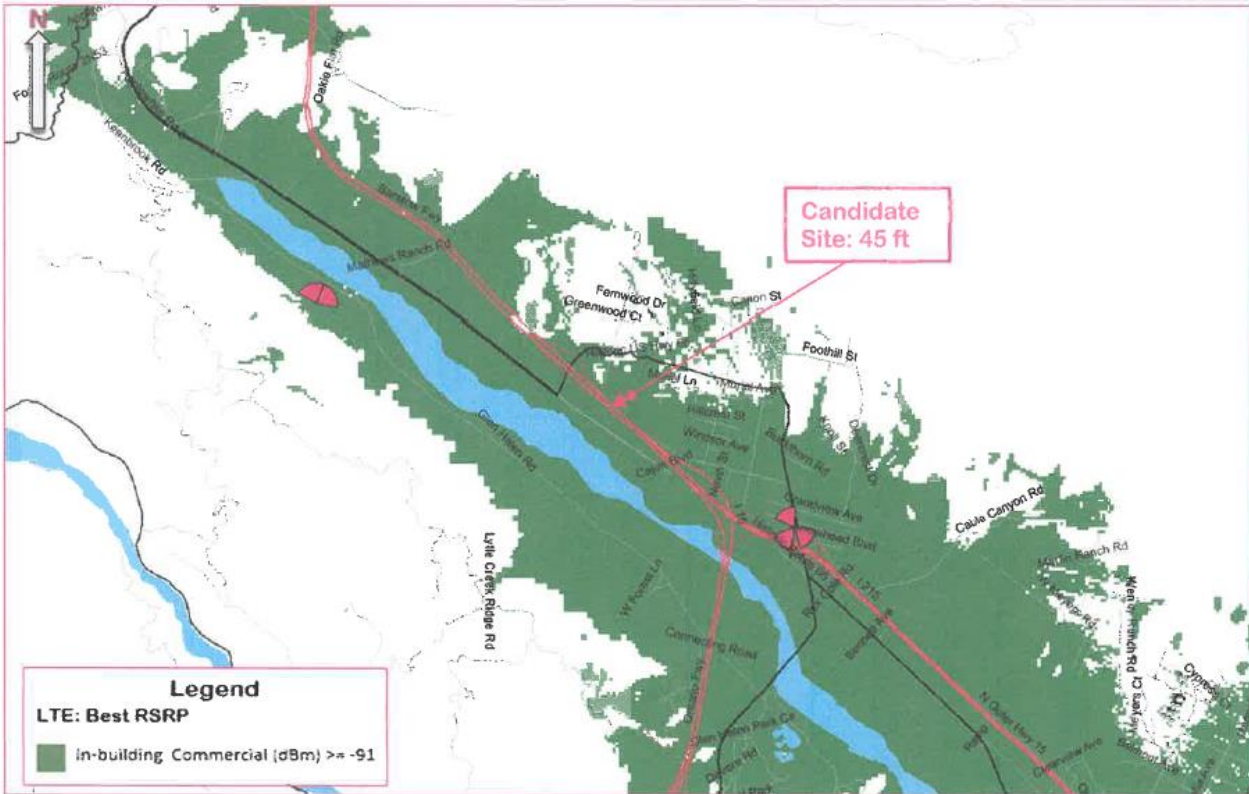
**Figure 6: Photo Simulations of Proposed Tower**











Coverage with a 45' (maximum allowed in the district) tower



Coverage with the proposed 60' Tower



**PROJECT DESCRIPTION:**

The Applicant is requesting approval of a Conditional Use Permit (CUP) and Major Variance for the construction of a 65 foot high telecommunications facility to provide AT & T cellular service, which includes the installation of the following: a 65 foot high mono-elm stealth tower, 12 antennas, one Microwave Antenna, six remote radio units, and ground facilities to include additional radio cabinets and a backup generator (Project). The wireless facility will be located inside a 1,600 square foot lease area, enclosed within a six foot high chain-link fence.

**PROJECT ANALYSIS:**

Site Planning: The Project will be developed on a 9.9 acre parcel. The parcel is located within the Single Residential land use zoning district and has a minimum lot size of one acre (RS-1). The RS land use zoning district provides sites for single-family residential uses, incidental agricultural and recreational uses, and similar and compatible uses. The site is currently accessed off Greenwood Avenue in the Community of Devore. The property abuts the I-15 Freeway to the west side. The parcel is currently developed with a single-family residence and accessory horse keeping structures.

Code Compliance Summary: As noted above, the Project satisfies all applicable standards of the San Bernardino County Development Code (Development Code) for development in the Single Residential Land Use District with the exception of the requested variance, as illustrated in Table 2:

**Table 2: PROJECT CODE COMPLIANCE**

<i>Project Code Compliance Single Residential – Valley Region</i>			
<b>Project Component</b>	<b>Development Code Standard</b>		<b>Project Plans</b>
AT&T Cell Tower	CUP		CUP
Building Setbacks	Front:	25'	Lease Area 40' x 40' complies with required setbacks
	Street Side	25'	
	Side Interior:	5'/10'	
	Rear	15'	
Tower Antenna Height	45' Maximum		65'*

\*Height Increase to be approved with Major Variance Request.

Separation from Residence: Telecommunication towers and antennas shall not be located closer than 300 feet or a distance equal to 200 percent of the height of the tower, whichever is greater, from an off-site residence. The proposed plans indicates that the nearest off-site residential structures are located approximately 665 feet northeast and northwest of the Project site, 365 feet further than required by the Wireless Telecommunication Standards provided in the Development Code Section 84.27.040 "Separation from Residence".

Separation from Other Facility: No telecommunications facility or antenna that is visible to the general public from the applicant's property shall be installed closer than 2,000 feet from another visible telecommunications facility or antenna without a variance, unless it is a co-location or joint location facility. This provision shall not apply to situations where either the existing or the proposed telecommunications facility or antenna within 2,000 feet uses a camouflage or stealth design approved by the County. No telecommunications towers are within 2,000 feet of the proposed Project that are visible to other residential properties or from a public right-of-way. The Project will be in compliance with the Wireless

Telecommunication Facility Standards provided in the Development Code Section 84.27.050(b).

Height: According to the height standards provided in Table 84-15 – Maximum Heights of Wireless Telecommunication Towers provided in Section 84.27.030(a) of the Development Code, the maximum height of towers in the Valley Region within the RS zoning district is 45 feet tall. The height of the proposed wireless facility is 65 feet. A Major Variance to increase the height 20 feet above the maximum allowed height will allow this tower to clear topological features, remedy service gaps and minimize the intrusion on the community. The facts supporting a Major Variance are provided within the proposed Findings (Exhibit A).

Fencing: The proposed construction will take place on the southwestern portion of the lot. The westerly side of the property runs parallel to the I-15 Freeway and the rear, easterly and front of the property abuts single family residences. The Project will utilize a six foot chain-link fence, in conjunction with other materials to screen equipment from view from the right of way and nearby residences.

Operation and Maintenance: Typical operation and maintenance activities that would occur on the Project site during operation include, but are not limited to, liaison and remote monitoring; administration and reporting; semi-annual and annual services.

Setbacks: Setback requirements as described in Chapter 82.05, section 82.05.060 table 82-13B for the RS Land Use District Desert Region are as follows: front (25'), side-street side (25'), side-interior (5' on one side, 10' on the other), rear (15'). The structure is located in the south westerly side of the property and located approximately 50 feet away from the westerly property line and approximately 190 feet from the rear property line.

Hours of Operation: The facility is intended to operate unmanned year round, 24/7 in order to provide reliable broadband service to the surrounding community.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

The County has reviewed the Project and has determined that, as described, it is exempt from the California Environmental Quality Act (CEQA), pursuant to the CEQA Guidelines as a Class 3 Categorical Exemption under Section 15303, "New Construction or Conversion of Small Structures." (14 Cal. Code Regs. § 15303.) This exemption consists of "construction and location of limited numbers of new, small facilities or structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structures." Further, the Project does not meet any of the exceptions to an exemption as outlined in Section 15300.2 of the CEQA Guidelines. (14 Cal. Code Regs. § 15300.2.) Therefore, the filing of a Notice of Exemption is recommended. The exemption adopted for this Project reflects the County's independent judgment in making this determination.

### **PUBLIC COMMENTS:**

At Project acceptance, Project notices were sent to surrounding property owners within 300 feet of the Project site as required by Development Code Section 84.27.070. Two responses to the project notice were received, one via phone and follow up e-mail and one in writing (Exhibit B). The concerns identified were health effects, development impacts related to wind zones and wildfires, decrease in property values and disruption to the rural environment due to the height of the tower. Both residents were contacted and were

provided with information about the Project. In addition, the Notice of Hearing was sent out on February 21, 2020, advertising the Planning Commission Hearing to be held on March 5, 2020. No additional comments were received.

**RECOMMENDATION:** That the Planning Commission:

1. **ADOPT** the Notice of Exemption;
2. **APPROVE** the Conditional Use Permit to construct a 65 foot tall mono elm wireless telecommunications facility on 9.9 acres, subject to the recommended Conditions of Approval (Exhibit C);
3. **APPROVE** the Major Variance to exceed the maximum allowed height of 45 feet;
4. **ADOPT** the Findings attached as Exhibit A; and
5. **DIRECT** staff to file the Notice of Exemption.

**ATTACHMENTS:**

- EXHIBIT A: Findings
- EXHIBIT B: Correspondence
- EXHIBIT C: Conditions of Approval
- EXHIBIT D: Site Plan



# EXHIBIT A

## Findings

## **FINDINGS: Conditional Use Permit**

This Conditional Use Permit (CUP) is to establish an unmanned wireless telecommunication facility within a 1,600 square foot leased area on a portion of a 9.9 acre parcel located in an unincorporated area of San Bernardino County in the Community of Devore along Interstate Highway 15 (I-15). The Project involves the construction of a 65 foot high stealth mono-elm cell tower that includes an equipment shelter, 12 antennas, one microwave antenna, six remote radio units, and ground facilities to include additional radio cabinets and a backup generator (Project).

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040, and supporting facts for CUPs:

- 1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features pertaining to the application.**

The proposed Project would include the installation of a 65 foot high unmanned wireless telecommunications tower and appurtenant structures. The subject property and lease area has adequate land area to meet the stated operational needs of the use and all applicable County Development Code standards.

- 2. The site for the proposed use has adequate legal and physical access which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.**

The Project site is a 9.9 acre parcel developed with a single family residence and accessory horse keeping structures. The Project will utilize the existing driveway on Greenwood Avenue and accessed by the Applicant via a lease agreement.

- 3. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance.**

The unmanned wireless facility would not generate excessive noise, traffic, light, glare, or other type of disturbance. Therefore, the use would not have adverse effects on abutting properties. The proposed use is required to comply with all requirements of the County Development Code with respect to noise, vibration, lighting and glare.

- 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 telecommunication facility is consistent with the goals, policies, standards and maps of the San Bernardino County General Plan (General Plan). The Project specifically implements the following goals and policies:

General Plan Goal D 35: Maximize the use of telecommunications to reduce transportation and land use demands.

General Plan Policy ET 11 (e): Recognize and promote the increased use of telecommunication facilities, which can reduce the demand for transportation and vehicle trips.

- 5. There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed project without significantly lowering service levels.**

There is supporting infrastructure, available to accommodate the proposed development without significantly lowering service levels. The unmanned nature of the proposed Project

and its limited scope of activities will only minimally increase service demands. Due to the periodic nature of inspection and maintenance trips created by this proposal, no potentially significant adverse impacts are anticipated.

**6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare.**

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

**7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.**

The proposed facility will not utilize solar energy for power. However, the sites design will allow for the placement of solar energy systems, if needed in the future.

**FINDINGS: Major Variance**

This Major Variance is being requested to exceed the maximum allowed height of 45 feet and authorizing the construction of the stealth mono-elm cell tower to a height of 65 feet. The following are the required findings, per Development Code Section 85.17.060, and supporting facts for the Major Variance:

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

The proposed Major Variance to allow a mono-elm to be constructed at a height of 65 feet, instead of 45 feet, will help fill a coverage gap, and will not be detrimental to other properties or land uses, as it is sufficiently separated from other residences and incorporates stealth features designed to minimize or eliminate the visual obtrusiveness of the facility. The proposed facility will not utilize solar energy for power. However, the sites design will allow for the placement of solar energy systems, if needed in the future.

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

The proposed wireless telecommunications facility is located in the Community of Devore, which is situated near the Cajon Pass, an area surrounded by steep terrain. The parcel of land is large for the area, making it an ideal location. The property is also situated along the I-15, which services numerous daily vehicle trips. Propagation maps submitted by the applicant, shows a significant increase in cellular service, if the tower height is increased. Due to the size and location of this parcel, approving the Major Variance would improve cellular service for the area, as well as for travelers on the I-15.

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

The maximum height for wireless telephone communication facilities located in the single residential (RS) valley region is 45 feet. Due to the location of the parcel, the tower height needed to provide adequate service and remedy gaps in service needs to be at least 65 feet. This will reduce the need for additional towers to be constructed in the area to fill the service gap. The size of the parcel affords the area necessary to maintain separation from off-site residences with the additional tower height, thereby making the subject property more feasible than other options while also minimizing the intrusion on the community.



**4. The granting of the Major Variance is compatible with the maps, objectives, policies, programs, and general land uses specified in the General Plan and any applicable specific plan.**

The proposed telecommunication facility is consistent with the goals, policies, standards and maps of the General Plan. The project specifically implements the following General Plan goals and policies:

General Plan Goal D -35: Maximize the use of telecommunications to reduce transportation and land use demands.

General Plan Policy ET -11 (e): Recognize and promote the increased use of telecommunication facilities, which can reduce the demand for transportation and vehicle trips.

**ENVIRONMENTAL FINDINGS:**

The County has reviewed the Project and has determined that the Project proposal is exempt from the California Environmental Quality Act (CEQA) as a Class 3 Categorical Exemption under Section 15303: "New Construction or Conversion of Small Structures". 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. Therefore, filing of a Notice of Exemption is recommended. The exemption adopted for this Project reflects the County's independent judgment in making this determination.

## **EXHIBIT B**

### **Correspondence**

Patricia Powell

17900 W. Kenwood Ave.

Devore Heights, CA 92407

(909)908-0854

patpowell9999@gmail.com

28 October 2019

Assessor Parcel Number: 0349-112-19 Project Number: P201900295/CUP-CELL

Dear Mr. Bruckhart,

The above project listed for 1039 Greenwood Avenue you are proposing concerns me greatly.

While a cell tower in this area would possibly be a good idea, I am not in favor of a variance of that magnitude. It's dangerous. There is no guarantee that it won't fall. This is an earthquake prone area.

Since this property you are considering has an address, it must be inhabited. Are the property owners in agreement with this proposal? Is this something that has been put to our DRPA for investigation? Have you sent flyers to the surrounding residents to apprise them of this massive event? To make them aware of the fact that you plan to swarm this area with varitable strangers, various machines (large and small), bringing in more dust and more dirt than there is here already, and creating a fountain of noise to disrupt their lives. Also not ignoring the possibility of damage done to the adjacent properties. And how much destruction would occur should it fall? Again, this is an earthquake area.

No, I am not in favor of this destruction of our rural area; the disruption caused by this massive structure which is an offense to our neighborhood. If you have sent such notification, I have not received whatever you sent. I am in the Greenwood surround, and I am offended your office didn't show enough concern or preparation to include me. It will affect me in all aspects -- living, building, and selling. And it won't be in my favor.

Have the communications company put the tower up on the mountains above our community. There are plenty of fire trails to use and to build on. It is accessible. There the cell tower would be free to be a metal one as it should be rather than being forced into a pine tree-like costume pretending to be something it is not. I can assure you that not only the tower would love you for it, but so would the Devore community.

Please give sincere thought against ruining a peaceful and fairly quiet community with such a proposal. I know you wouldn't like that tower blatantly put in your living place because it's convenient to outside principles. You wouldn't like that mess or that noise disrupting your life. You wouldn't want that monstrosity lording over your property like an evil robot trying to crush you. You wouldn't like it at all.

Thank you for allowing me to give my viewpoint and express my concerns on this proposed cell tower addition being considered for this area.



Patricia Powell



**SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE**  
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

Referral Date:  
October 07, 2019

**ATTENTION PROPERTY OWNERS**

**Page 1 of 2**

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning no later than **October 21, 2019** to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Planner, **JESS BRUCKHART** at (909) 387-4110, by email at [jessie.bruckhart@lus.sbcounty.gov](mailto:jessie.bruckhart@lus.sbcounty.gov), or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

**ASSESSOR PARCEL NUMBER:** 0349-112-19 (See map below for more information)  
**PROJECT NUMBER:** P201900295/CUP-CELL  
**APPLICANT:** VERTICAL BRIDGE C/O D4 COMMUNICATIONS, LLC  
**LAND USE DISTRICT (ZONING):** RS-1  
**IN THE COMMUNITY OF:** DEVORE/2ND SUPERVISORIAL DISTRICT  
**LOCATED AT:** 1039 GREENWOOD AVE DEVORE 92407  
**PROPOSAL:** A CONDITIONAL USE PERMIT TO CONSTRUCT AND OPERATE A 65-FOOT TALL MONOPINE WIRELESS TELECOMMUNICATIONS TOWER WITH A VARIANCE REQUEST TO EXCEED THE MAXIMUM HEIGHT OF 45' LOCATED AT 1039 GREENWOOD ROAD IN THE SINGLE RESIDENTIAL/ 1 ACRE MINIMUM ZONING DISTRICT; 2ND SUPERVISORIAL DISTRICT; APN: 0349-112-19; PROJECT NO. P201900295

*Project No.  
P201900295*

If you want to be notified of the project decision, please print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

Comments (If you need additional space, please attach additional pages):

*Assessor parcel number  
0349-112-119*



*Hello,  
We have lived at 938 Greenwood Ave for 24 years, we are strongly against a 65ft tall Telecommunications tower being installed at 1039 Greenwood Ave. We are concerned about all residents health. We live in a High Wind Zone. There has been 3 fires in the area in the past week and a half. We also don't want our property values to go down. Devore is a rural town. That is why everyone moves here! A Telecommunication tower does not belong near houses! Devore's motto is (Devore Rural Living at it's finest) Let's keep it that way!  
Catherine Wagner & Family Oct 18 2019*



**SIGNATURE**  
Catherine Wagner

**DATE**

**AGENCY**

IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING. DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

# **EXHIBIT C**

## **Conditions of Approval**

**CONDITIONS OF APPROVAL**

Vertical Bridge – AT&T  
Conditional Use Permit

**GENERAL REQUIREMENTS**

Ongoing and Operational Conditions

**LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311**

1. Project Approval Description. This Conditional Use Permit (CUP) is conditionally approved to establish an unmanned wireless telecommunication facility, to be designed as a mono-elm, within an 1,600 square-foot lease area to include equipment shelter and related improvements, on a portion of a 9.9 -acre parcel, and includes a Major Variance to allow the height to be 65-foot, rather than the allowed 45-feet.

The project shall be constructed and operated in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC) San Bernardino County Fire Code, the following conditions of approval, the completed, signed, and approved Telecom Facility Agreement (TFA), the approved site plan and all other required and approved reports and/or displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the 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; Assessor Parcel Number: 0349-112-19; Project No.: P201900295.

2. Project Location. The project site is located at 1039 Greenwood Avenue in the Community of Devore. The project site is the location of the existing single-family residence.
3. Revisions. Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree to defend, indemnify, and hold harmless the County or County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body (herein collectively "County's Indemnitees") from any claim, action, or proceeding against the County or County's Indemnitees to attack, set aside, void, or annul an approval of the County a map or permit or any other action relating to or arising out of County approval, including the passive negligence of the County or County's Indemnitees, except to the extent such claims arise from the active negligence or willful misconduct of County or County's Indemnitees. 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 County's Indemnitees for all expenses resulting from such actions, including any court costs and

attorney fees, which the County or County's 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 County's Indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

5. Expiration. This project permit approval shall expire and become void if it is not "exercised" within three (3) years 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)

PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible for initiating any Extension of Time application.

6. 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.
7. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
8. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060).



9. Project Account. The Project account number is P201900295. 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 use.
  
10. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and tenant occupancy for each approved building, the developer shall process Condition Compliance Release Form(s) (CCRF) for this wireless facility through County Planning in accordance with the directions stated in the Approval letter. County Planning shall release its holds on each phase of development by providing to County Building and Safety the following:
  - a. Grading Permits: A copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
  - b. Building Permits: A copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
  - c. Final Inspection: A copy of the signed CCRF for final inspection, after an on-site compliance inspection by County Planning.
  
10. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
  
11. Additional Permits. The developer shall comply 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 not be limited to:
  - a. FEDERAL: Federal Aviation Administration, Federal Communications Commission, Fish and Wildlife Service;
  - b. STATE: Department of Fish and Wildlife, Regional Water Quality Control Board-Santa Ana Region, South Coast Air Quality Management District
  - c. COUNTY: Land Use Services, County Fire/HazMat; Public Works, County Surveyor
  - d. LOCAL: None
  
12. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users 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. 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 ensure 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 water efficient irrigation.
  - d. Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
  - e. External Storage/Screening: 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 when allowed shall not exceed the height of the screening walls. The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including rooftop) shall be screened from public view.
  - f. 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.
  - g. 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.
  - h. 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 outdoor lighting regulations of SBCC section 83.07.040.
13. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.
14. Lighting. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to minimize light pollution of the desert night sky. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic or into adjacent native vegetated areas that may disturb nocturnal wildlife. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign or by light inside the sign.
15. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90-degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030).
16. Cultural Resources. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.

17. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours, or on Federal holidays.
18. Renewable Occupancy. The occupancy and use of the Telecommunications facility is limited to a renewable **10-year period**, in accordance with the required Telecom Facility Agreement. The facility is subject to evaluation, renewal and extension in 10-year increments. Planning staff shall evaluate the applicability of current technology to determine if the facility should be required to be upgraded, continue as approved or be terminated. Planning staff will also evaluate whether the facility remains compatible with adjacent land uses and if any additional buffering and screening measures are appropriate. If planning staff determines that the use should be terminated then a public hearing before the Planning Commission shall be scheduled to validate the staff determination and to determine a reasonable amortization period. Should the Planning Commission act to terminate the Telecommunications facility use, then it shall no longer be considered a valid legal use of the land after the established termination date. The wireless service provider will be granted a minimum of one year from the date of the Planning Commission action to terminate operations. Any unapproved use of the Telecommunications facility beyond the termination date shall be an enforceable violation.
19. Telecommunication Facility Abandoned Site Restoration. A wireless telecommunication facility that is not operated for a continuous period of 12 months shall be considered abandoned. The owners of an abandoned facility shall remove all structures within 90 days of receipt of notice from the County notifying the owner of abandonment. The owner shall return the site to its approximate natural condition. If an abandoned facility is not removed within the 90-day time period, the County may remove all such structures at the owner's expense. The applicant shall restore the site to its prior natural condition or as otherwise authorized by the Planning Division. Once the telecommunication company vacates the site, future establishment of the same or similar facility shall require new land use approval through the Planning Division.
20. FCC Regulations. The developer of the Telecommunications facility shall operate the proposed radio/telephone equipment in strict conformance with Federal Communications Commission (FCC) regulations at all times so as not to cause a Public Health and Safety Hazard or nuisance to nearby properties and their radio and television reception. If, in the future, the FCC adopts more stringent Radio Frequency (RF) emission regulations, the developer shall submit an application to the County of San Bernardino to modify the Conditional Use Permit (CUP) in order to demonstrate compliance with the revised FCC regulations. Failure by the developer to apply for such a review of the subject CUP to conform to the FCC approval of revised RF emission regulations, shall subject this approval to possible revocation of the approval.
21. FCC Signage. All site signage required by the Federal Communications Commission, if any, shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular basis.
22. Signs. No sign is approved as part of this approval. Any proposed sign will be subject to a separate sign permit application.

23. Non-Reflective Colors. Structures, poles, towers, antenna supports, antennas and other components of each telecommunication site shall be treated with non-reflective colors to assist further with concealment of the facilities.

**LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section  
(909) 387-8311**

24. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
25. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
26. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
27. Erosion Control Installation. 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.

**INFORMATION SERVICES DEPARTMENT – Network Services (909) 388-5500**

28. Cell Sites. Cell sites shall not cause harmful interference to any of the County's emergency radio communication systems.

**COUNTY FIRE DEPARTMENT – Community Safety (909) 386-8400**

29. Construction permits. Construction permits including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by 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 within 180 days of any previous inspection. After a construction permit or Fire Condition Letter, 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 Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.
30. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department, herein "Fire Department". Prior to any construction occurring on any parcel, the developer shall contact the Fire Department for verification of current fire

protection requirements. All new construction shall comply with the current CFC requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

31. Fire Safety Overlay. The County General Plan designates this property as being within the Fire Safety Review Area and all future construction shall adhere to all applicable standards and requirements of this overlay district.
32. Fire Safety Area: Fire Safety Area: All construction shall adhere to the applicable standards and requirements of the Fire Safety Overlay, as adopted in the San Bernardino County Development Code. In fire hazard areas, the applicant shall contact the San Bernardino County Building and Safety Department for a variance, concerning modified one-hour fire resistive construction for the exterior wall(s).



**PRIOR TO ISSUANCE OF GRADING PERMITS  
OR LAND DISTURBING ACTIVITIES**

The Following Shall Be Completed

**LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section  
(909) 387-8311**

33. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties.
34. FEMA Flood Zone. The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C7910H dated 8/28/2008. No elevation requirements. The requirements may change based on the most current Flood Map prior to issuance of grading permit.
35. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
36. Grading Plans. Grading and Erosion control plans shall be submitted for review and 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.

**LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311**

37. Geotechnical (Soil) Report. A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
38. Geology Report: A geology report shall be submitted to the Building and Safety Division for review and approval by the County Geologist and fees paid for the review prior to issuance of grading and/or building permits.

## PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed:

### **LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311**

39. Exterior Lighting Features. Other than safety lights that may be required for aviation safety, exterior lighting shall be allowed only if activated and controlled by motion sensors.
40. Power Lines. As required in County Development Code Section 84.27.050(k), the applicant shall not extend any new aboveground power or communication lines to the site, unless clear and convincing evidence demonstrates that undergrounding these lines would result in substantial environmental impacts. Prior to installation of power line whether underground or overhead, submittal of verification to the County Planning Division is required prior to issuance of building permits.
41. Telecom Facility Agreement (TFA). The developer shall sign and adhere to terms of a required Telecommunications Facility Agreement, to be completed to the satisfaction of County Counsel and in coordination with County Planning, before this approval is deemed vested for continuous effect and operation.
  - a) TFA – Co-location. The applicant shall sign an agreement with the County that clearly establishes a commitment both in design and policy to allow for future joint use or co-location of other telecommunications facilities at this same cell site. The document will be reviewed and approved by County Planning Staff, enforced through the required SUP, and retained for future reference to allow coordination with future telecommunications providers/networks in this region.
  - b) TFA – Termination. The developer of the Telecommunications facility and the property owner shall sign an agreement with the County which states that they:
    - Agree to terminate the described land use within ten (10) years from its approval, OR as extended, OR before any termination date established through a public hearing before the Planning Commission.
    - Agree that no vested right to such land use shall exist after such termination date is established.
    - Agree not to transfer ownership of the described property or operation rights of this Telecommunications facility without first notifying the prospective purchaser(s) of the provisions, limitations and these “Conditions of Approval” and the “Telecom Facility Agreement” signed to the satisfaction of County Counsel and Planning; and
    - Agree that this agreement shall be enforced through a required Special Use Permit.
42. Telecom Tower Removal Surety. Surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director shall be required for the complete removal of the telecommunication tower and other elements of the facility, and submitted to Code Enforcement along with the Special Use Permit (SUP) application. The applicant shall either:
  - a) Post a performance or other equivalent surety bond issued by an admitted surety insurer guaranteeing the complete removal of the telecommunication tower and other elements of the facility in a form or manner determined acceptable to County Counsel and the

Land Use Services Director in an amount equal to 120% of the cost estimate therefore provided by a licensed civil engineer and approved by the Land Use Services Director;  
OR

- b) Cause the issuance of a certificate of deposit or an irrevocable letter of credit payable to the County of San Bernardino issued by a bank or savings association authorized to do business in this state and insured by the Federal Deposit Insurance Corporation for the purpose of guaranteeing the complete removal of the telecommunication tower and other elements of the facility in a form 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.
43. Facility Design Plan. Provide a minimum of two copies of a painting and design plan that demonstrates compliance with the painting, color, screening, and stealthing requirements for this telecommunication facility for Planning Division review and approval. The design plans shall include the following:
- a) Screening. The plan shall show voltage boxes, maintenance structures, automatic controls, air conditioning/heating units, etc., which shall be screened with decorative fencing. Parking areas shall be screened where practical.
  - b) Fencing. A six foot chain-link fence, in conjunction with other materials to screen equipment from view from the right of way and nearby residences, is required.
  - c) Paint or coating. The facility and any coaxial cable shall contain non-reflective paint or coating. The tower shall be located within the lease area and shall be a color that blends with the predominant environment. County Planning shall approve all structure and equipment color. The applicant shall submit a suitable color "paint chip" to County Planning staff for reference and approval.
44. Aesthetics. In order to minimize any potential impact on the surrounding designated scenic corridor and/or the visual character of the site, the following requirements shall be met.
- a) The proposed cell tower shall be camouflaged as an elm tree as reviewed and approved in the final site plan, and shall be located within the lease area.
  - b) The Camouflaged monoelm shall utilize simulated tree trunk bark, branches, leaves to form a natural shape in order to effectively disguise antenna socks.
  - c) The fence screening shall blend in with the surrounding vista.
  - d) A color and material pallet shall be required to ensure that the tower and screening shall be consistent with the proposed improvements depicted on the approved site plan.
45. Noise. The "developer" shall submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:
- a) Exterior construction activities shall be limited between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.
  - b) Interior construction activities may occur on any day and any time provided they comply with the County noise standards. (SBCC 83.01.080).
  - c) Construction equipment shall be muffled per manufacturer's specifications.
  - d) All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.

- d) All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.

**LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311**

46. Construction Plans. 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.

**COUNTY FIRE DEPARTMENT – Community Safety (909) 386-8400**

47. PSTS Interference. Cell site installation and operation of the proposed system shall not cause harmful interference to the County's Public Safety Telecommunications System (PSTS). If it is determined that the system causes harmful interference with PSTS operations the cell tower operations shall cease immediately upon order of the Fire Chief or other County official. [F51]
48. Combustible Vegetation. 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. [F52]
49. Haz-Mat Approval. The applicant shall contact the San Bernardino County Fire Department/ Hazardous Materials Division (909) 386-8400 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. [F94]
50. Inspection. Inspection by Fire Department. 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".

**LAND USE SERVICES DEPARTMENT – Code Enforcement Division (909) 387-8311**

51. SUP Annual Inspection. The applicant shall submit for review and gain approval of a Special Use Permit (SUP). The Telecommunication Tower Removal Surety shall also be submitted with the SUP application. Thereafter, the applicant shall renew the SUP annually and shall authorize an annual inspection. The SUP shall authorize inspections to review and confirm continuing compliance with the listed conditions of approval, including any mitigation measures. This compliance review shall include evaluation of the maintenance of all storage areas, landscaping, screening, and buffering. Failure to comply shall cause enforcement actions against the property. Such actions may cause a hearing or action that could result in the revocation of this approval and imposition of additional sanctions and/or penalties in accordance with established land use enforcement procedures. Any additional inspections deemed necessary by the Code Enforcement Supervisor shall constitute a special

inspection and be charged at a rate in accordance with the County Fee Schedule, including travel time, not to exceed three hours, per inspection. Specifically the SUP shall evaluate and administer the following in accordance with the related provisions of these conditions:

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



**PRIOR TO FINAL INSPECTION OR OCCUPANCY**

The Following Shall Be Completed

**LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311**

52. Fees Paid. Prior to final inspection by Building and Safety Division, the applicant shall pay in full all fees required under actual cost job number: P201900295.
53. CCRF/Occupancy. Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate signoffs from each affected agency.

**LAND USE SERVICES DEPARTMENT – Drainage Section (909) 387-8311**

54. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans.

**COUNTY FIRE DEPARTMENT – Community Safety (909) 386-8400**

55. Inspection by the Fire Department. 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 the “fire final”.
56. Knox Box: Provide Knox Box padlocks on all fire department access gates.
57. HazMat Permit: For Cell Towers: A Hazmat permit shall be provided to the Fire Inspector prior to final inspection.
58. Additional Requirements: A separate submittal for the above ground storage tank (generator) is required.

**END OF CONDITIONS**

# EXHIBIT D

## Site Plan



**US-CA-7022 BARSTOW FREEWAY**  
 1039 GREENWOOD AVE.  
 DEVORE HEIGHTS, CA 92407

**60' MONOELM**

**T-MOBILE SITE ID: IE94917 BARSTOW FREEWAY**

**PROJECT DESCRIPTION:**

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 60'-0" MONOELM, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

**CODE COMPLIANCE:**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2016 CALIFORNIA BUILDING CODE
2. 2016 CALIFORNIA TITLE 24
3. 2016 CALIFORNIA FIRE CODE
4. 2016 CALIFORNIA ENERGY CODE
5. 2016 CALIFORNIA MECHANICAL CODE
6. TIA/EIA-222-F OR LATEST EDITION

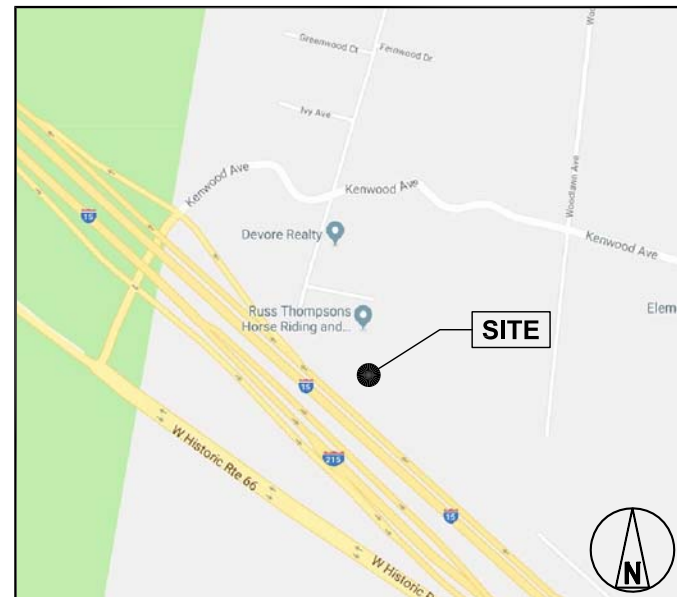
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SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PERMITTING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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



4431 TOWN CENTER PLACE  
 KINGWOOD, TX | 77339  
 KYLE@AMS-WIRELESS.COM  
 270.316.7546



**VICINITY MAP**  
N.T.S.

DRAWING INDEX			
DRWG. #	TITLE	REV. #	DATE
T1	TITLE SHEET	-	07/24/19
S1	SURVEY (BY OTHERS)	-	10/22/18
S2	SURVEY (BY OTHERS)	-	10/22/18
Z0	EXISTING TOWERS MAP	-	07/24/19
Z1	OVERALL SITE PLAN	-	07/24/19
Z2	COMPOUND PLAN	-	05/13/19
Z3	TOWER ELEVATION AND ANTENNA SCHEDULE	-	05/13/19
Z4	DETAILS	-	05/13/19
Z5	GENERATOR DETAILS	-	05/13/19



**LOCATION MAP**  
N.T.S.

PROJECT INFORMATION	
SITE NAME:	BARSTOW FREEWAY
SITE NUMBER:	US-CA-7022
SITE ADDRESS:	1039 GREENWOOD AVE. DEVORE HEIGHTS, CA 92401
PARCEL #:	0349-112-19
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	RS-1
ZONING JURISDICTION:	COUNTY OF SAN BERNARDINO
GROUND ELEVATION:	2417.5' (NAVD88)
STRUCTURE TYPE:	MONOELM
STRUCTURE HEIGHT:	60'-0"
CONSTRUCTION AREA:	1600 SQ. FT.
LATITUDE (NAD 83):	34.234203° (34° 14' 03.13" N)
LONGITUDE:	-117.420172° (117° 25' 12.62" W)

**DIG ALERT:**  
 CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:  
 811  
**EMERGENCY:**  
 CALL 911

PROJECT DIRECTORY	
PROPERTY OWNER:	RUSS THOMPSON 1523 PINE LANE CHINO, CA 917709 (909) 226-9671
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487
CONTACT:	KRIS VON HOETZENDORFF (948) 212-2036
ENGINEER:	AMS WIRELESS (270) 316-7546
POWER COMPANY:	TBD
TELCO COMPANY:	TBD

NO.	SUBMITTAL / REVISION	APPD	DATE
4	ZONING COMMENTS	CM	07/24/19
3	ISSUED FOR REVIEW	CM	05/13/19
2	ISSUED FOR REVIEW	CM	03/05/19
1	ISSUED FOR REVIEW	CM	02/04/19

DRAWN: KE DATE: 02/01/19  
 DESIGNED: KE DATE: 02/01/19  
 CHECKED: CM DATE: 02/04/19

PROJECT NUMBER: 04-1010

PROJECT TITLE:  
**US-CA-7022  
 BARSTOW FREEWAY**  
 1039 GREENWOOD AVE.  
 DEVORE HEIGHTS, CA 92407

ENGINEER STAMP:

DRAWING TITLE:  
**TITLE SHEET**

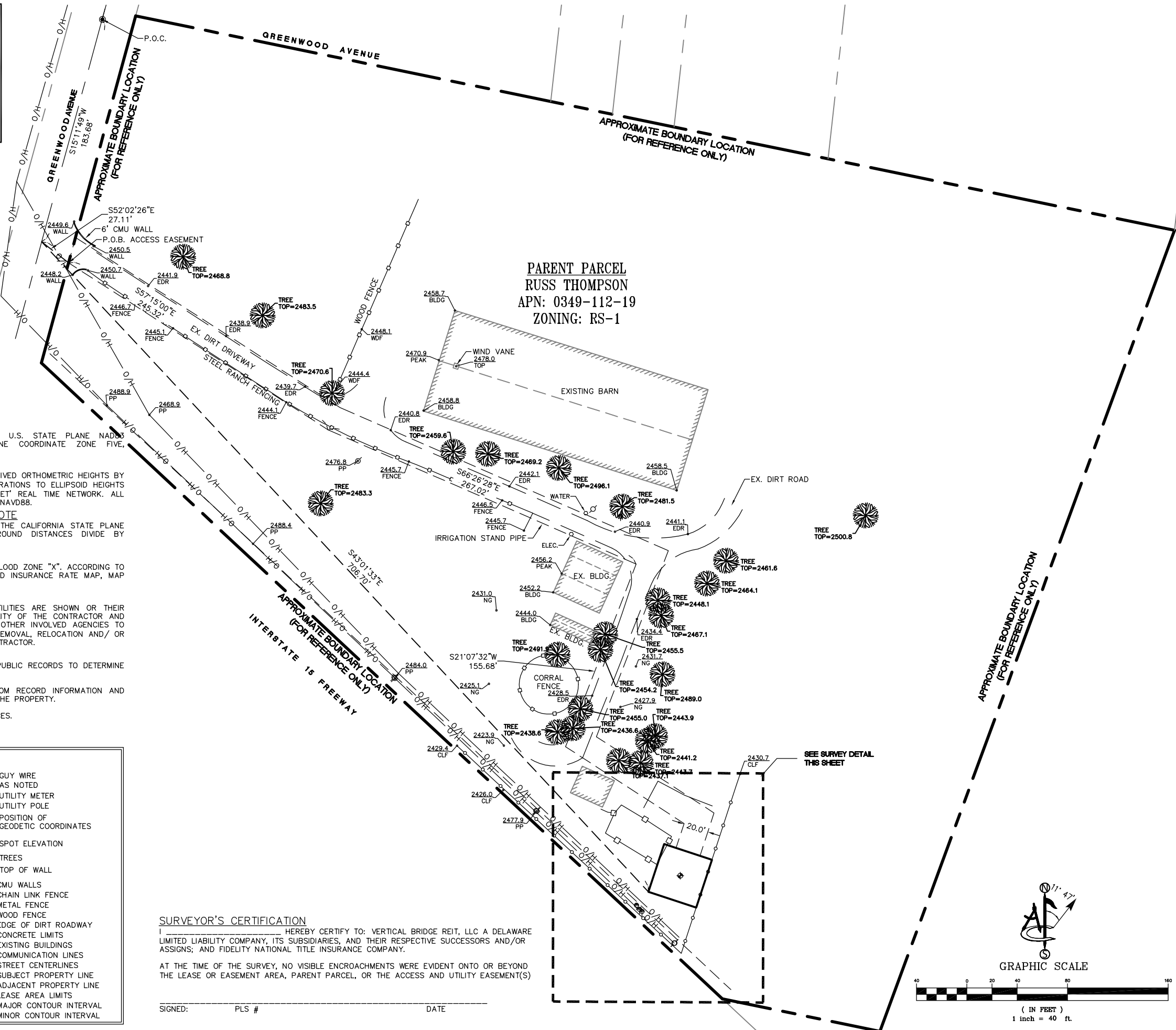
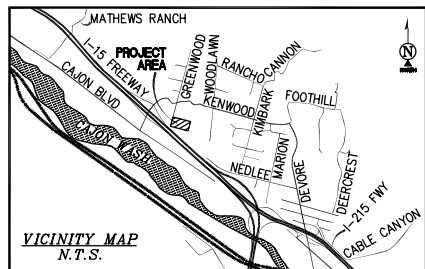
DRAWING SCALE:  
 AS NOTED  
 DATE:  
 07/24/2019

**ZONING**

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

DRAWING NUMBER:

**T1**



**SURVEY DATE**

08/27/2018

**BASIS OF BEARING**

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

**BENCHMARK**

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

**GRID-TO-GROUND SCALE FACTOR NOTE**

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE ZONE FIVE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99984092

**FLOOD ZONE**

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP ID #06071C7910H, DATED 08/28/2008.

**UTILITY NOTES**

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

**SURVEYOR'S NOTES**

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

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

LEGEND	
AP	ASPHALT
BLDG	TOP OF BUILDING
CLF	CHAIN LINK FENCE
CMU	CONCRETE MASONRY UNIT
CONC	EDGE OF CONCRETE
D/W	ACCESS DRIVEWAY
EDR	EDGE OF DIRT ROAD
EP	EDGE OF PAVEMENT
NG	NATURAL GRADE
R/W	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINUS
○	GUY WIRE
○	AS NOTED
○	UTILITY METER
○	UTILITY POLE
○	POSITION OF GEODETIC COORDINATES
○	SPOT ELEVATION
○	TREES
○	WALL TOP OF WALL
—	CMU WALLS
—	CHAIN LINK FENCE
—	METAL FENCE
—	WOOD FENCE
—	EDGE OF DIRT ROADWAY
—	CONCRETE LIMITS
—	EXISTING BUILDINGS
—	COMMUNICATION LINES
—	STREET CENTERLINES
—	SUBJECT PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	LEASE AREA LIMITS
—	MAJOR CONTOUR INTERVAL
—	MINOR CONTOUR INTERVAL

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE OR EASEMENT AREA, PARENT PARCEL, OR THE ACCESS AND UTILITY EASEMENT(S)

SIGNED: \_\_\_\_\_ PLS # \_\_\_\_\_ DATE \_\_\_\_\_



PROJECT INFORMATION:

SITE NAME:  
**THOMPSON RANCH**

SITE ID:  
**IE94917 US-CA-7022**

SITE ADDRESS:  
1039 GREENWOOD AVENUE  
DEVORE HEIGHTS, CA 92407  
SAN BERNARDINO COUNTY

Rev:	Date:	Description:	By:
A	09/07/2018	PRELIMINARY	RC
0	10/22/2018	TITLE/DESIGN (C)	CK
1	02/06/2019	UPDATE DESIGN (C)	MW

LAND SURVEY PREPARED BY:

410 E. SOUTHERN AVE.  
TEMPE, ARIZONA 85282  
PH. (480) 659-4072  
www.ambitconsulting.us

LICENSURE NO:

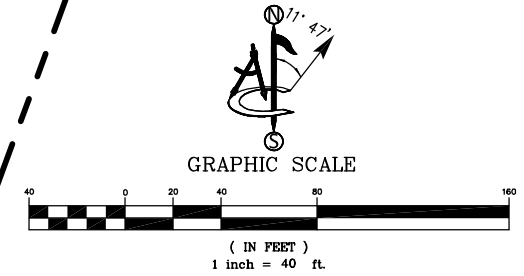
PRELIMINARY

ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY:	CHK BY:	APV BY:
RC	SB	PD

Sheet Title:  
**SITE SURVEY**

Sheet Number:  
**SV-1**







750 Park of Commerce Drive, Suite 200  
Boca Raton, Florida 33487

PROJECT INFORMATION:

SITE NAME:  
**THOMPSON RANCH**  
SITE ID:  
**IE94917 US-CA-7022**  
SITE ADDRESS:  
1039 GREENWOOD AVENUE  
DEVORE HEIGHTS, CA 92407  
SAN BERNARDINO COUNTY

Rev:	Date:	Description:	By:
A	09/07/2018	PRELIMINARY	RC
0	10/22/2018	TITLE/DESIGN (C)	CK
1	02/06/2019	UPDATE DESIGN (C)	MW

LAND SURVEY PREPARED BY:



410 E. SOUTHERN AVE.  
TEMPE, ARIZONA 85282  
PH. (480) 659-4072  
www.ambitconsulting.us

LICENSURE NO:

PRELIMINARY

ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY:	CHK BY:	APV BY:
RC	SB	PD

Sheet Title:

**SURVEY DETAIL**

Sheet Number:

**SV-2**

SCHEDULE "B" SUMMARY

THE SURVEYORS OPINION IS THAT NO SCHEDULE "B" ITEMS PROVIDED BY SAID REPORT AFFECT THE PROPOSED LEASE AND EASEMENT AREAS SHOWN HEREON.

ACCESS NOTE

RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

LESSOR'S LEGAL DESCRIPTION

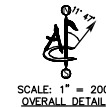
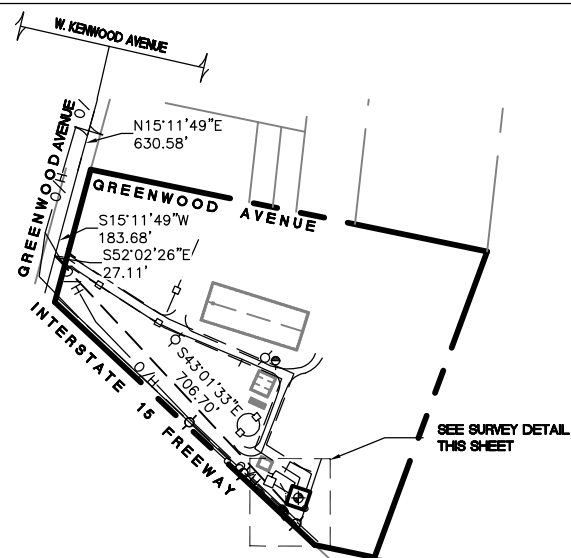
AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:  
THE FOLLOWING DESCRIBED REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA:  
LOT 3, BLOCK 4, MAP OF DEVORE, AS PER MAP RECORDED IN BOOK 17, PAGES 79-80 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. AND BEING THE SAME PROPERTY CONVEYED TO RUSSELL THOMPSON FROM DONALD E. YARNELL AND BETTY J. YARNELL BY GRANT DEED DATED NOVEMBER 30, 1987 AND RECORDED MAY 26, 1988 IN INSTRUMENT NO. 88-166520.

ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF LOT 3, BLOCK 4, MAP OF DEVORE, AS PER MAP RECORDED IN BOOK 17, PAGES 79-80 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A 20.00 FEET WIDE STRIP OF LAND LYING EASTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED SIDELINE:

COMMENCING AT A FOUND IRON PIN IN THE CENTERLINE OF GREENWOOD AVENUE, FROM WHICH THE INTERSECTION OF GREENWOOD AVENUE AND KENWOOD AVENUE BEARS NORTH 15°11'49" EAST, 630.58 FEET; THENCE ALONG THE CENTERLINE OF GREENWOOD AVENUE SOUTH 15°11'49" WEST, 183.68 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 52°02'26" EAST, 27.11 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF GREENWOOD AVENUE AND THE POINT OF BEGINNING:

THENCE SOUTH 57°15'00" EAST, 245.32 FEET, THENCE SOUTH 66°26'28" EAST, 267.02 FEET; THENCE SOUTH 21°07'32" WEST, 155.68 FEET; THENCE SOUTH 57°05'06" EAST, 112.22 FEET; THENCE SOUTH 18°09'56" WEST, 20.46 FEET TO THE POINT OF TERMINUS.



SCALE: 1" = 200'  
OVERALL DETAIL

SEE SURVEY DETAIL THIS SHEET

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #27700899, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 2, 2018. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

NOTE: SCHEDULE B ITEMS 1-7 AND 12 ARE NOT SURVEY MATTERS AND HAVE NOT BEEN PLOTTED

ITEMIZED NOTES:

(8) GRANT OF EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, THEIR SUCCESSORS AND ASSIGNS, SET FORTH IN INSTRUMENT RECORDED ON 06/14/1966 IN DEED BOOK 6645, PAGE 185. (AS SHOWN ON SURVEY)

(9) COMMUNICATION SYSTEM RIGHT OF WAY AND EASEMENT IN FAVOR OF US SPRINT COMMUNICATIONS COMPANY, A NEW YORK GENERAL PARTNERSHIP, ITS SUCCESSORS, ASSIGNS, LESSEES AND AGENTS, SET FORTH IN INSTRUMENT RECORDED ON 08/26/1987 IN INSTRUMENT NO. 87-295901. (AS SHOWN ON SURVEY)

(10) COMMUNICATION SYSTEM RIGHT OF WAY AND EASEMENT IN FAVOR OF US SPRINT COMMUNICATIONS COMPANY, A NEW YORK GENERAL PARTNERSHIP, ITS SUCCESSORS, ASSIGNS, LESSEES AND AGENTS, SET FORTH IN INSTRUMENT RECORDED ON 11/08/1988 IN INSTRUMENT NO. 88-377363. (AS SHOWN ON SURVEY)

11. RESOLUTION NO. 94-99 RECORDED ON 07/20/1994 IN INSTRUMENT NO. 94310745 (BLANKET IN NATURE)

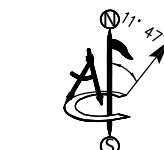
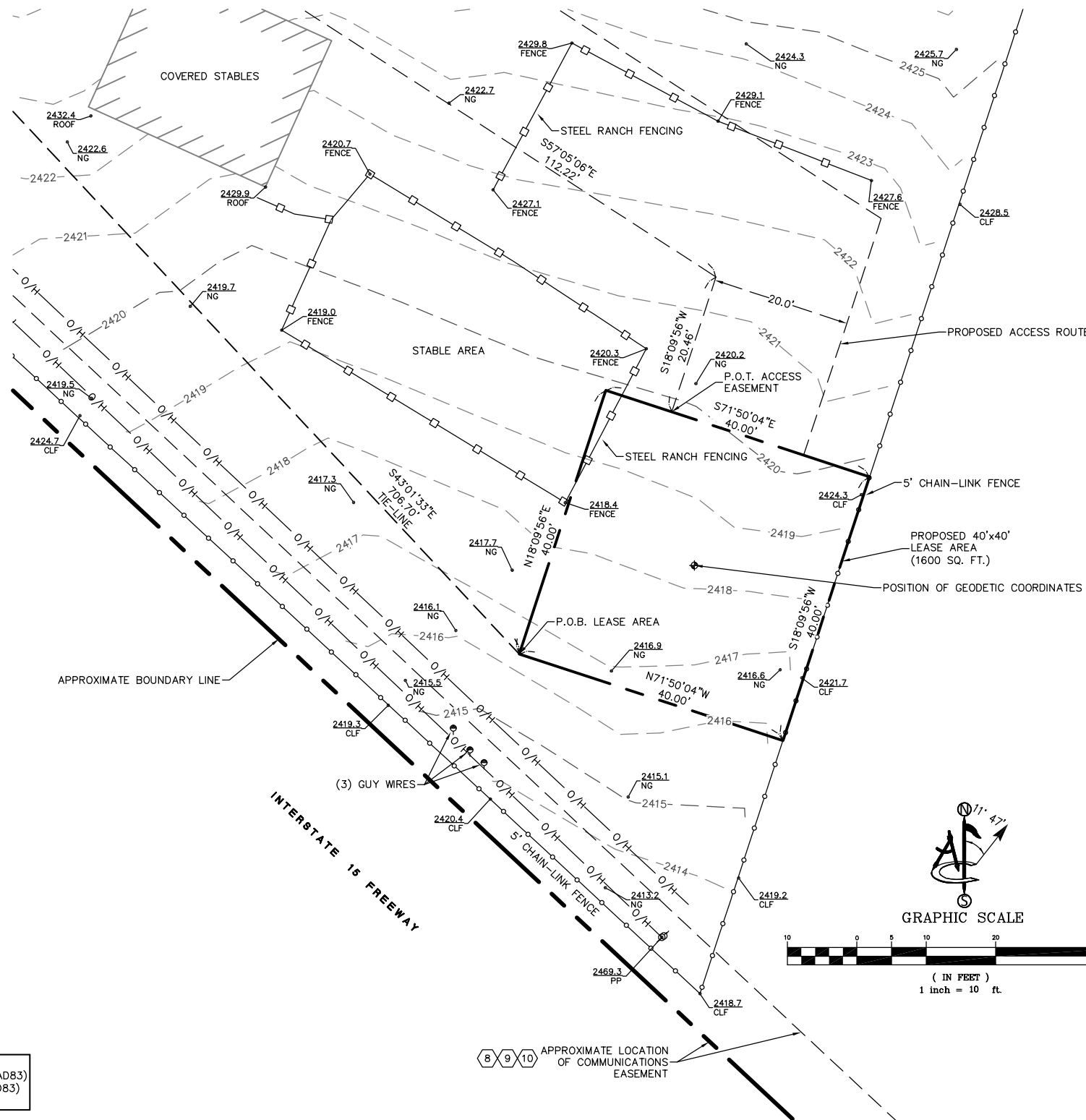
LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT 3, BLOCK 4, MAP OF DEVORE, AS PER MAP RECORDED IN BOOK 17, PAGES 79-80 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN IN THE CENTERLINE OF GREENWOOD AVENUE, FROM WHICH THE INTERSECTION OF GREENWOOD AVENUE AND KENWOOD AVENUE BEARS NORTH 15°11'49" EAST, 630.58 FEET; THENCE ALONG THE CENTERLINE OF GREENWOOD AVENUE SOUTH 15°11'49" WEST, 183.68 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 43°01'33" EAST, 706.70 FEET TO THE POINT OF BEGINNING:

THENCE NORTH 18°09'56" EAST, 40.00 FEET; THENCE SOUTH 71°50'04" EAST, 40.00 FEET; THENCE SOUTH 18°09'56" WEST, 40.00 FEET; THENCE NORTH 71°50'04" WEST, 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1600 SQUARE FEET (0.1 ACRES) MORE OR LESS.



LEGEND

- |                              |                                    |
|------------------------------|------------------------------------|
| AP ASPHALT                   | ● GUY WIRE                         |
| BLDG TOP OF BUILDING         | ○ AS NOTED                         |
| CLF CHAIN LINK FENCE         | ○ UTILITY METER                    |
| CMU CONCRETE MASONRY UNIT    | ○ UTILITY POLE                     |
| CONC EDGE OF CONCRETE        | ○ POSITION OF GEODETIC COORDINATES |
| D/W ACCESS DRIVEWAY          | ○ SPOT ELEVATION                   |
| EDR EDGE OF DIRT ROAD        | ○ TREES                            |
| EP EDGE OF PAVEMENT          | ○ WALL TOP OF WALL                 |
| NG NATURAL GRADE             |                                    |
| R/W RIGHT OF WAY             |                                    |
| P.O.C. POINT OF COMMENCEMENT |                                    |
| P.O.B. POINT OF BEGINNING    |                                    |
| P.O.T. POINT OF TERMINUS     |                                    |

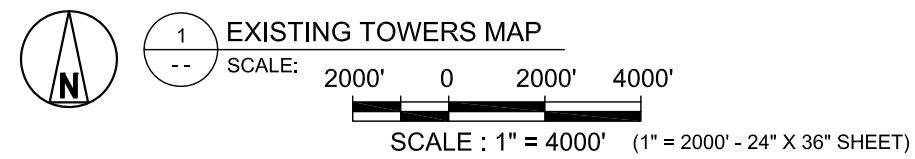
- |                          |
|--------------------------|
| — CMU WALLS              |
| — CHAIN LINK FENCE       |
| — METAL FENCE            |
| — WOOD FENCE             |
| — EDGE OF DIRT ROADWAY   |
| — CONCRETE LIMITS        |
| — EXISTING BUILDINGS     |
| — COMMUNICATION LINES    |
| — STREET CENTERLINES     |
| — SUBJECT PROPERTY LINE  |
| — ADJACENT PROPERTY LINE |
| — LEASE AREA LIMITS      |
| — MAJOR CONTOUR INTERVAL |
| — MINOR CONTOUR INTERVAL |

POSITION OF GEODETIC COORDINATES  
LATITUDE 34° 14' 03.22" (34.234228°) NORTH (NAD83)  
LONGITUDE 117° 25' 12.58" (117.420161°) WEST (NAD83)  
GROUND ELEVATION @ 2418.3' (NAVD88)





**NOTE:**  
 INFORMATION OF NEAREST TOWER  
 LOCATIONS BASED ON MOST CURRENT FAA  
 TOWER REGISTRATIONS DATA.



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



4431 TOWN CENTER PLACE  
 KINGWOOD, TX | 77339  
 KYLE@AMS-WIRELESS.COM  
 270.316.7546

NO.	SUBMITTAL / REVISION	APPD	DATE
4	ZONING COMMENTS	CM	07/24/19
3	ISSUED FOR REVIEW	CM	05/13/19
2	ISSUED FOR REVIEW	CM	03/05/19
1	ISSUED FOR REVIEW	CM	02/04/19

DRAWN: KE DATE: 02/01/19  
 DESIGNED: KE DATE: 02/01/19  
 CHECKED: CM DATE: 02/04/19

PROJECT NUMBER: 04-1010

PROJECT TITLE:  
**US-CA-7022**  
**BARSTOW FREEWAY**  
 1039 GREENWOOD AVE.  
 DEVORE HEIGHTS, CA 92407

ENGINEER STAMP:

DRAWING TITLE:  
**EXISTING TOWERS MAP**

DRAWING SCALE:  
AS NOTED  
 DATE:  
 07/24/2019

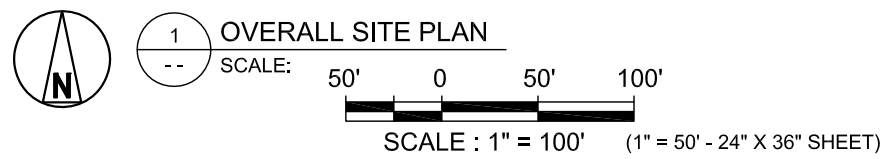
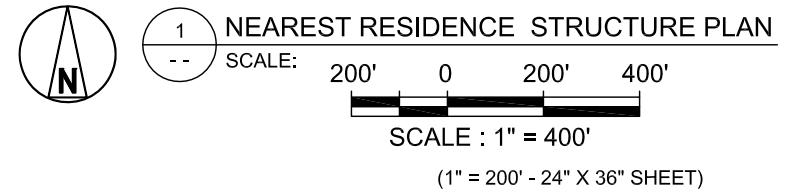
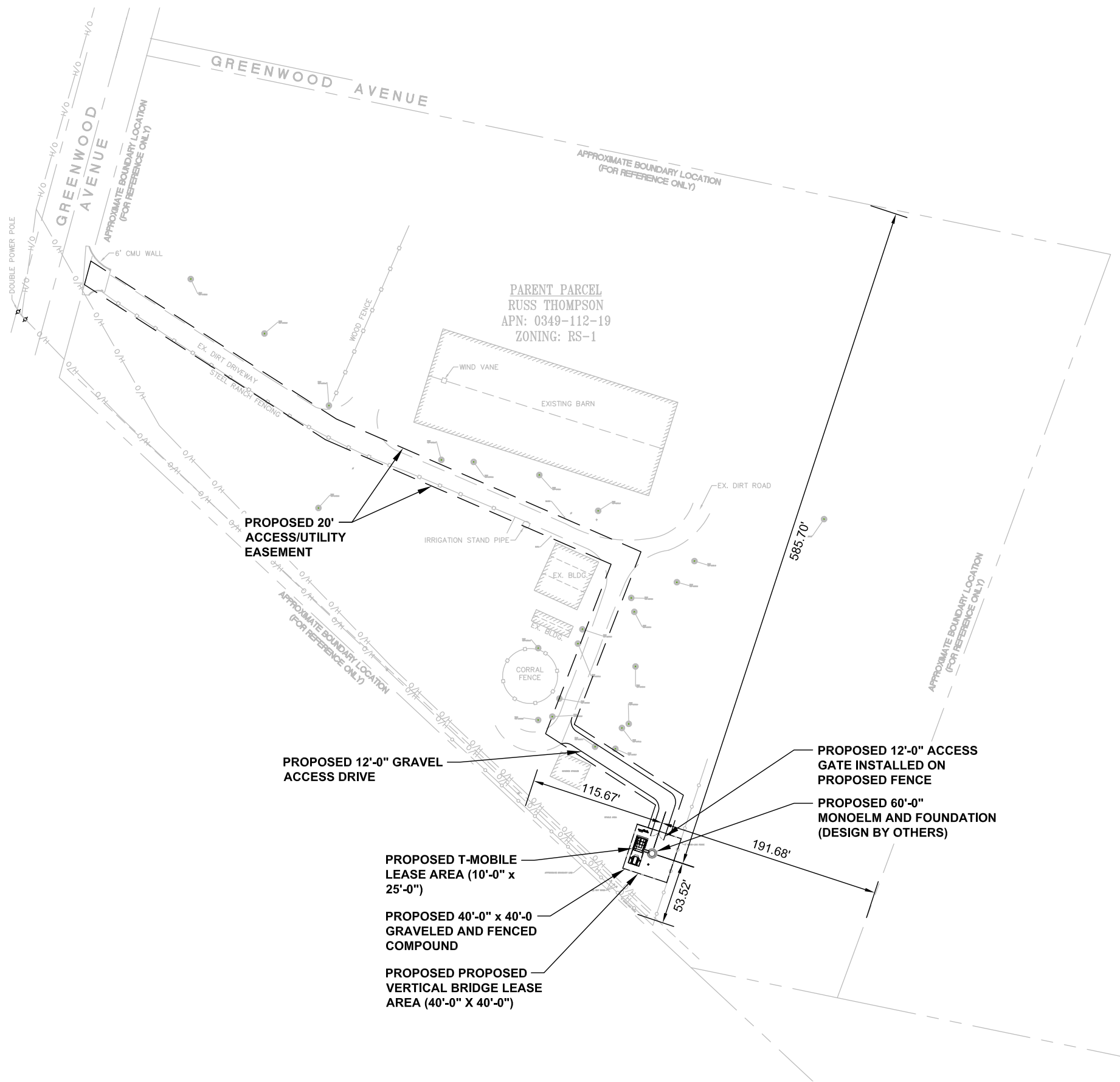
**ZONING**

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 APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

**Z1**





INFORMATION SHOWN BASED ON A FIELD SURVEY BY AMBIT CONSULTING, DATED 09/07/18 AND LAST REVISED 10/22/18

**verticalbridge**  
 750 PARK OF COMMERCE DRIVE  
 SUITE 200 | BOCA RATON, FL | 33487  
 561.948.6367

**ams wireless**  
 4431 TOWN CENTER PLACE  
 KINGWOOD, TX | 77339  
 KYLE@AMS-WIRELESS.COM  
 270.316.7546

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PROJECT NUMBER: 04-1010

PROJECT TITLE:  
**US-CA-7022**  
**BARSTOW FREEWAY**  
 1039 GREENWOOD AVE.  
 DEVORE HEIGHTS, CA 92407

ENGINEER STAMP:

DRAWING TITLE:  
**OVERALL SITE PLAN**

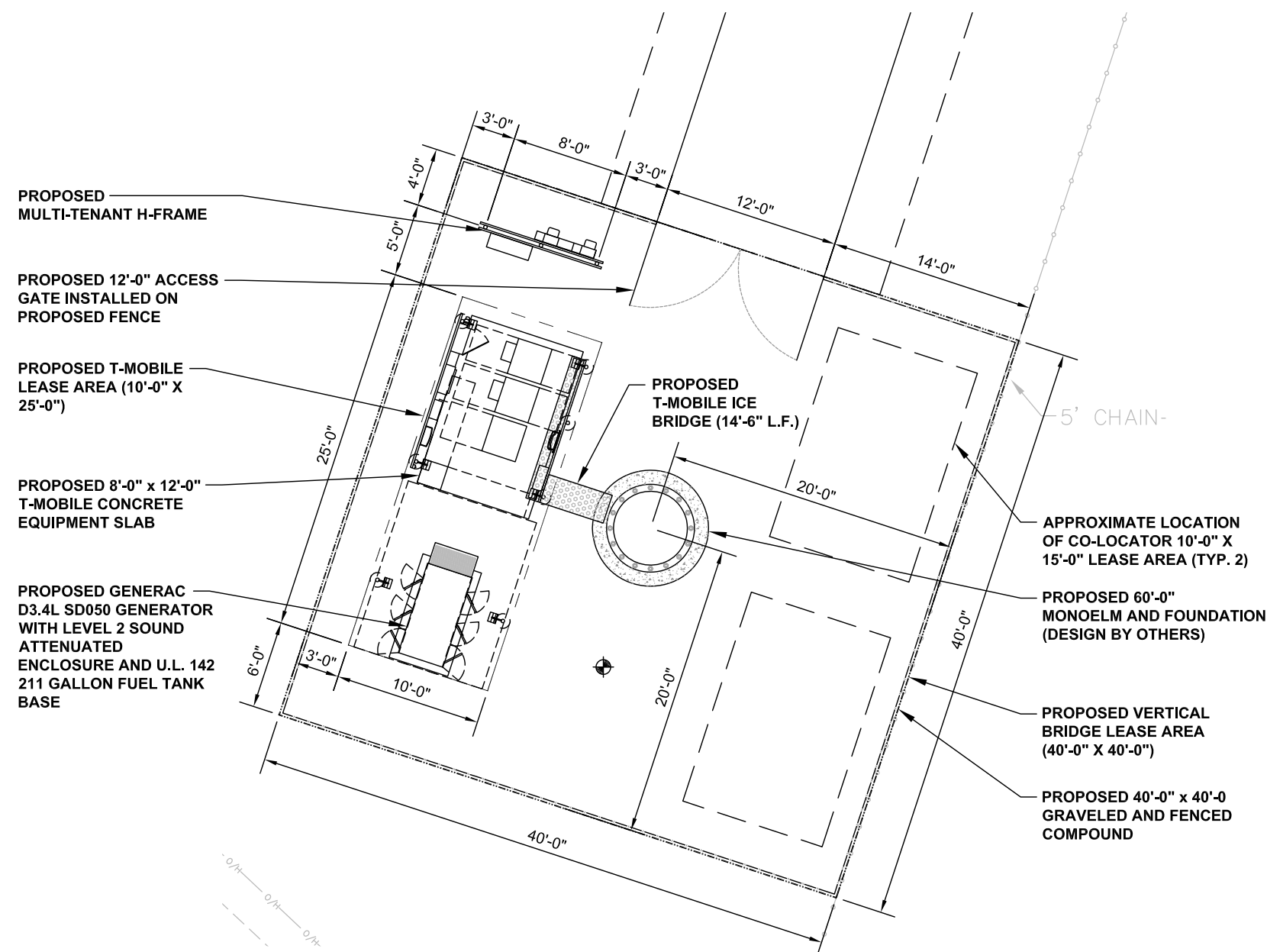
DRAWING SCALE:  
 AS NOTED  
 DATE: 07/24/2019  
**ZONING**

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1	ISSUED FOR REVIEW	CM	02/04/19

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PROJECT NUMBER: 04-1010

PROJECT TITLE:  
**US-CA-7022**  
**BARSTOW FREEWAY**  
1039 GREENWOOD AVE.  
DEVORE HEIGHTS, CA 92407

ENGINEER STAMP:

DRAWING TITLE:  
**COMPOUND PLAN AND  
TOWER ELEVATION**

DRAWING SCALE:  
AS NOTED  
DATE:  
07/24/2019

**ZONING**

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DRAWING NUMBER:

**Z2**

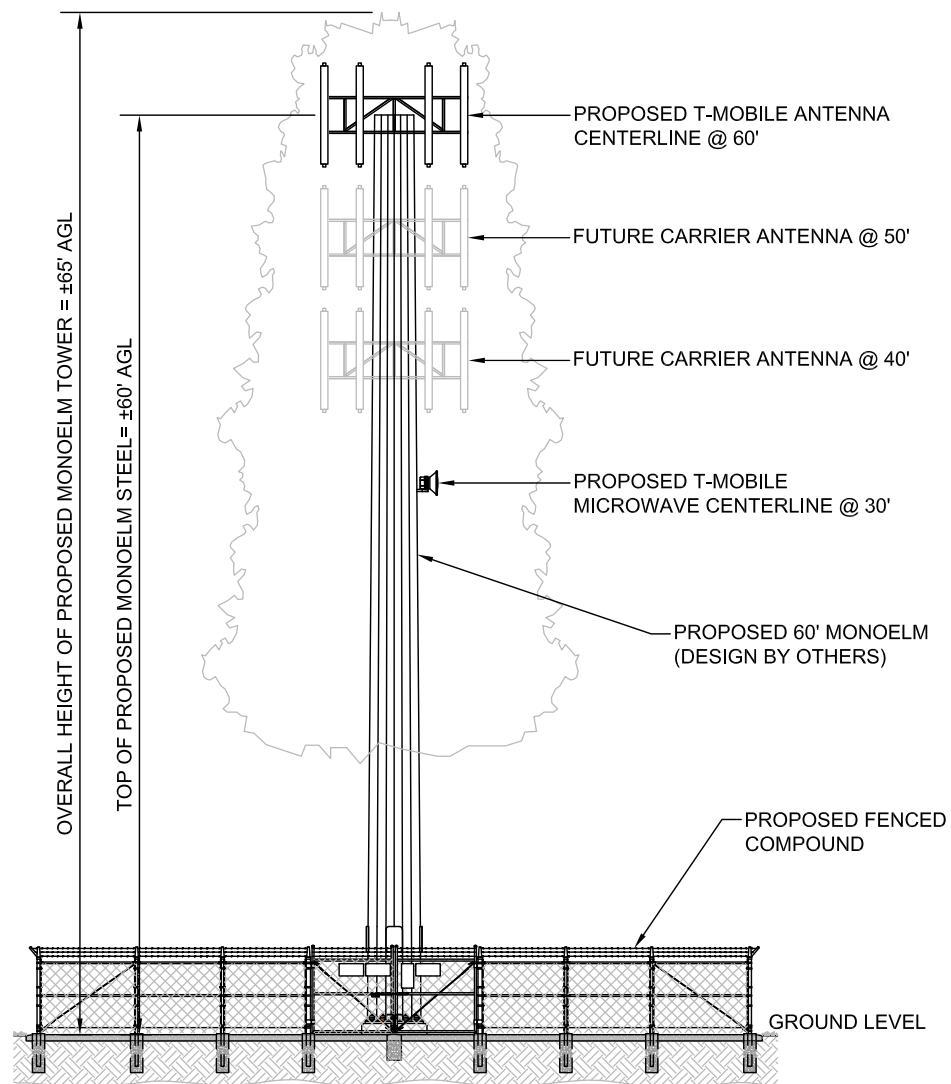


1  
-- COMPOUND PLAN

SCALE: 5' 0 5' 10'

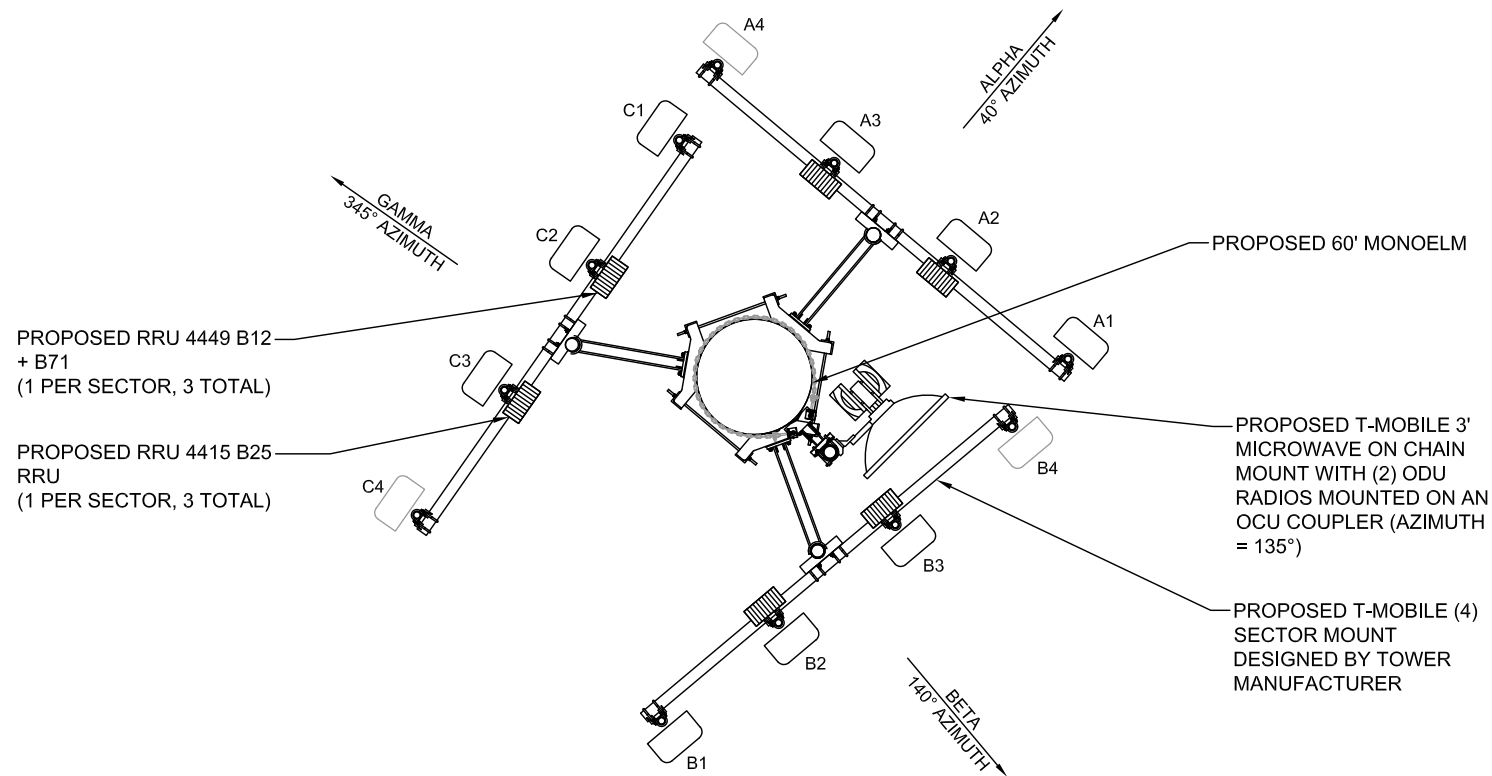
SCALE : 1" = 10' (1" = 5' - 24" X 36" SHEET)

AMS WIRELESS HAS NOT EVALUATED THE TOWER OR LOADING FOR THIS SITE AND ASSUMES NO LIABILITY FOR THE STRUCTURAL INTEGRITY OF THE PROPOSED TOWER INSTALLATION. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS AND TOWER DRAWINGS BY OTHERS PRIOR TO CONSTRUCTION.



1 TOWER ELEVATION  
-- NOT TO SCALE

67D98M_1xAIR+1QP+1OP CONFIGURATION - TOWER TOP EQUIPMENT SCHEDULE						
ANTENNA SECTOR	ANTENNA POSITION	ANTENNA AZIMUTH	RAD CENTER	ANTENNA MODEL	RADIO/EQUIP MODEL	ANTENNA CABLE DESCRIPTION
ALPHA	A1	40°	60'	ERICSSON - AIR3246 B66 (OCTO)	-	(2) 1.584" HYBRID CABLES (75')
	A2	40°	60'	RFS - APXVAARR24_43-U-NA20 (OCTO)	RRU 4449 B12 + B71	--
	A3	40°	60'	ANDREW - HBXX-6516DS-A2M (QUAD)	RRU 4415 B25	--
	A4	-	-	TBD	-	--
BETA	B1	140°	60'	ERICSSON - AIR3246 B66 (OCTO)	-	--
	B2	140°	60'	RFS - APXVAARR24_43-U-NA20 (OCTO)	RRU 4449 B12 + B71	--
	B3	140°	60'	ANDREW - HBXX-6516DS-A2M (QUAD)	RRU 4415 B25	--
	B4	-	-	TBD	-	--
GAMMA	C1	305°	60'	ERICSSON - AIR3246 B66 (OCTO)	-	--
	C2	305°	60'	RFS - APXVAARR24_43-U-NA20 (OCTO)	RRU 4449 B12 + B71	--
	C3	305°	60'	ANDREW - HBXX-6516DS-A2M (QUAD)	RRU 4415 B25	--
	C4	-	-	TBD	-	--
MICROWAVE						
MW		135°	30'	COMMSCOPE VHLP3-18	(2) AVIAT ODU 600	(2) LMR-400 COAX .405" (75')



CONTRACTOR TO VERIFY FINAL RF DATA SHEET BEFORE STARTING CONSTRUCTION

2 ANTENNA PLAN  
-- NOT TO SCALE



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



4431 TOWN CENTER PLACE  
KINGWOOD, TX | 77339  
KYLE@AMS-WIRELESS.COM  
270.316.7546

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1	ISSUED FOR REVIEW	CM	02/04/19

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PROJECT NUMBER: 04-1010

PROJECT TITLE:  
**US-CA-7022**  
**BARSTOW FREEWAY**  
1039 GREENWOOD AVE.  
DEVORE HEIGHTS, CA 92407

ENGINEER STAMP:

DRAWING TITLE:  
**TOWER ELEVATION AND**  
**ANTENNA SCHEDULE**

DRAWING SCALE:  
AS NOTED

DATE:  
07/24/2019

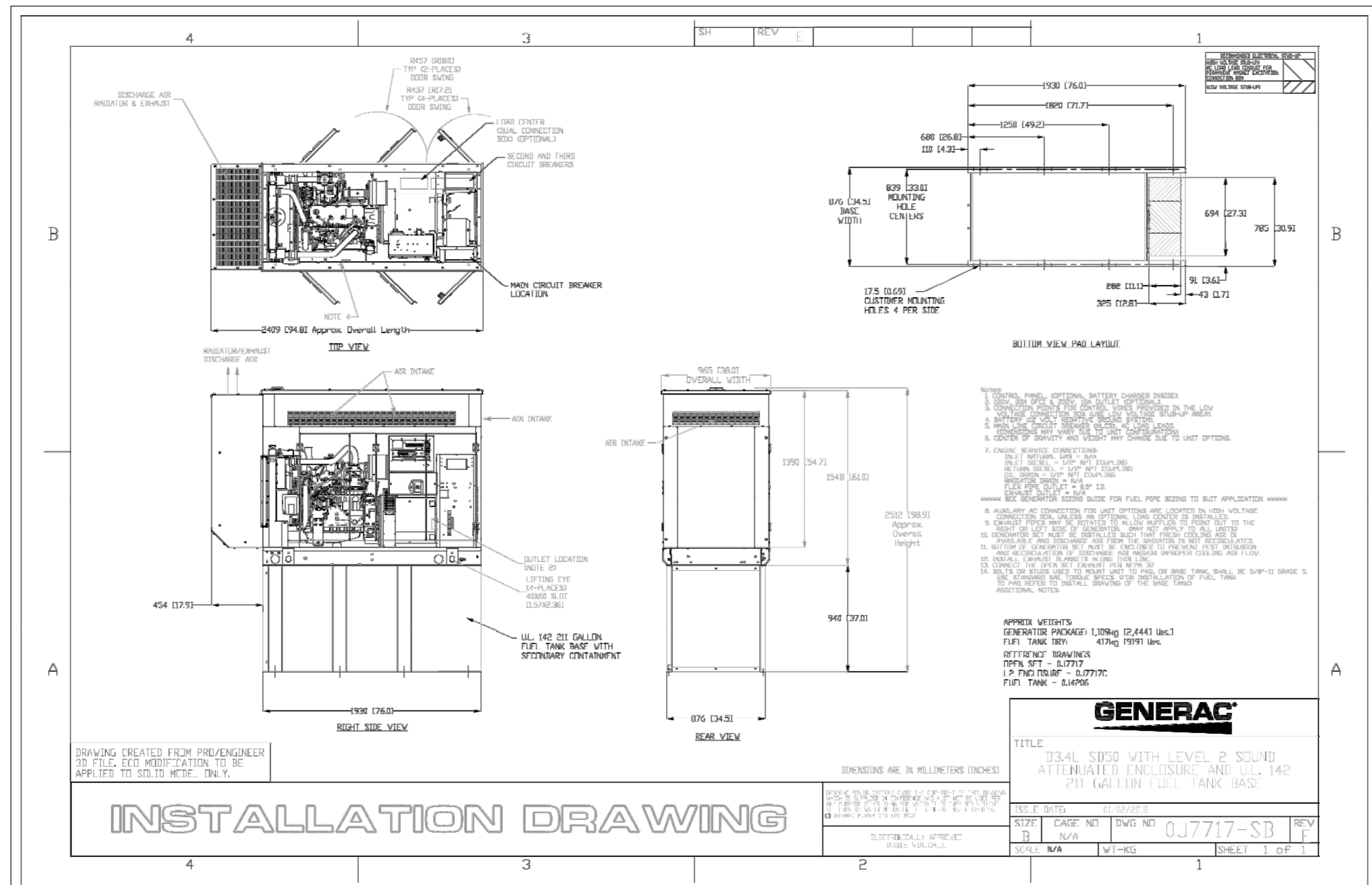
**ZONING**

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4	ZONING COMMENTS	CM	07/24/19
3	ISSUED FOR REVIEW	CM	05/13/19
2	ISSUED FOR REVIEW	CM	03/05/19
1	ISSUED FOR REVIEW	CM	02/04/19

DRAWN: KE DATE: 02/01/19  
DESIGNED: KE DATE: 02/01/19  
CHECKED: CM DATE: 02/04/19

PROJECT NUMBER: 04-1010

PROJECT TITLE:  
**US-CA-7022  
BARSTOW FREEWAY  
1039 GREENWOOD AVE.  
DEVORE HEIGHTS, CA 92407**

ENGINEER STAMP:

DRAWING TITLE:  
**GENERATOR DETAILS**

DRAWING SCALE:  
AS NOTED  
DATE:  
07/24/2019

**ZONING**

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