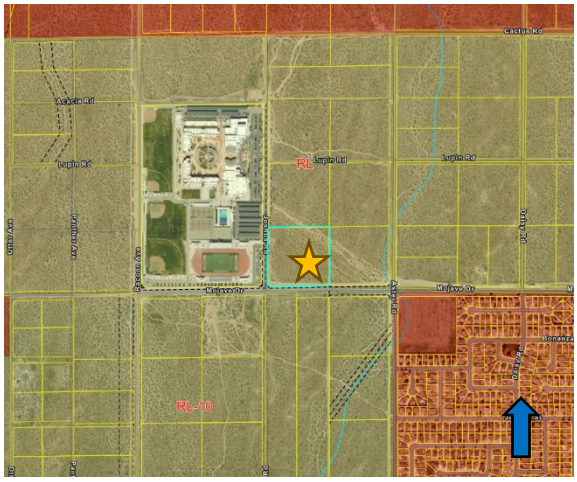
LAND USE SERVICES DEPARTMENT
ZONING ADMINISTRATOR STAFF REPORT

HEARING DATE: October 29, 2026 **AGENDA ITEM #2**

PROJECT DESCRIPTION

Project No: **APN:**	PROJ-2026-00033 3128-401-08
Applicant:	Samantha Herrmann representing The Tower, LLC.
Community:	Adelanto 1st Supervisorial District
Location:	Northeast corner of Joshua Road and Mojave Drive
Staff:	Alexander Lee, Associate Planner
Proposal:	A Minor Use Permit (MUP) to allow the construction and operation of a 120-foot-high wireless telecommunication facility camouflaged as a monopine and associated equipment within a 2,500 square foot lease area in an 8.71 acre parcel; located at the northeast corner of Joshua Road and Mojave Drive, in the community of Adelanto within the Rural Living (RL) Land Use Category and Rural Living (RL) Zoning District; APN No.: 3128-401-08

VICINITY MAP



10 Hearing Notices Sent On: October 13, 2026

Report Prepared By: Alexander Lee, Associate Planner

SITE INFORMATION
Parcel Size: 8.71 acres
Terrain: Generally Flat
Region: Desert
Vegetation: Vacant Site, Natural Vegetation

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND	LAND USE CATEGORY	LAND USE ZONING DISTRICT
Site	Vacant	Rural Living 1 du/2.5 ac max	Rural Living
North	Vacant	Rural Living 1 du/2.5 ac max	Rural Living
South	Vacant	Rural Living 1 du/2.5 ac max	Rural Living-10
East	Vacant	Rural Living 1 du/2.5 ac max	Rural Living
West	Adelanto High School	Rural Living 1 du/2.5 ac max	Rural Living

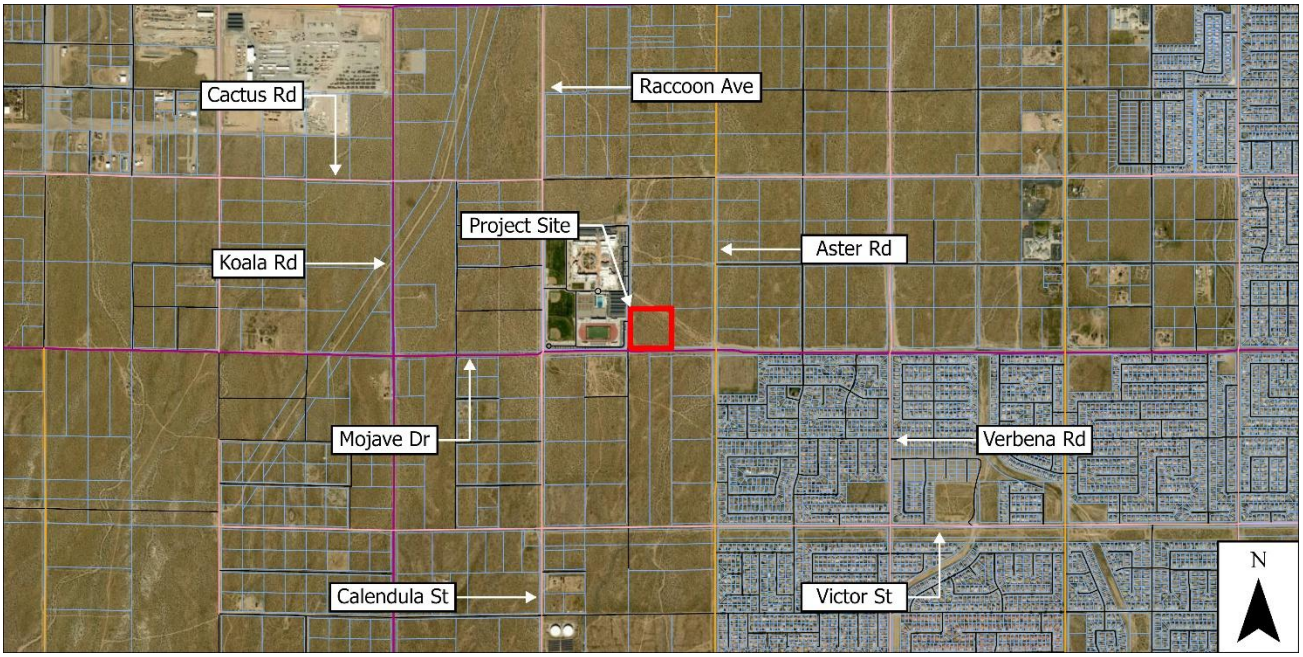
	AGENCY	COMMENT
City Sphere of Influence:	Adelanto	N/A
Water Service:	Mojave Water Agency	Dry Project
Sewer Service:	Septic Tank	Dry Project

STAFF RECOMMENDATION: That the Zoning Administrator **Approve** the Minor Use Permit for a 120-foot high wireless telecommunication facility camouflaged as a monopine with associated equipment including 12 antennas, 12 Remote Radio Unit (RRUs), three (3) OVP boxes, microwave dish (six-foot diameter), future 30kw backup generator, (1) GPS antenna, service lights, fiber cabinets, equipment cabinets, and an approximately 130 square foot metal canopy to cover the equipment cabinets within a 2,500 square feet enclosure area, subject to the Conditions of Approval; **ADOPT** the Findings and **DIRECT** Land Use Services Department staff to file a Notice of Exemption.[1]

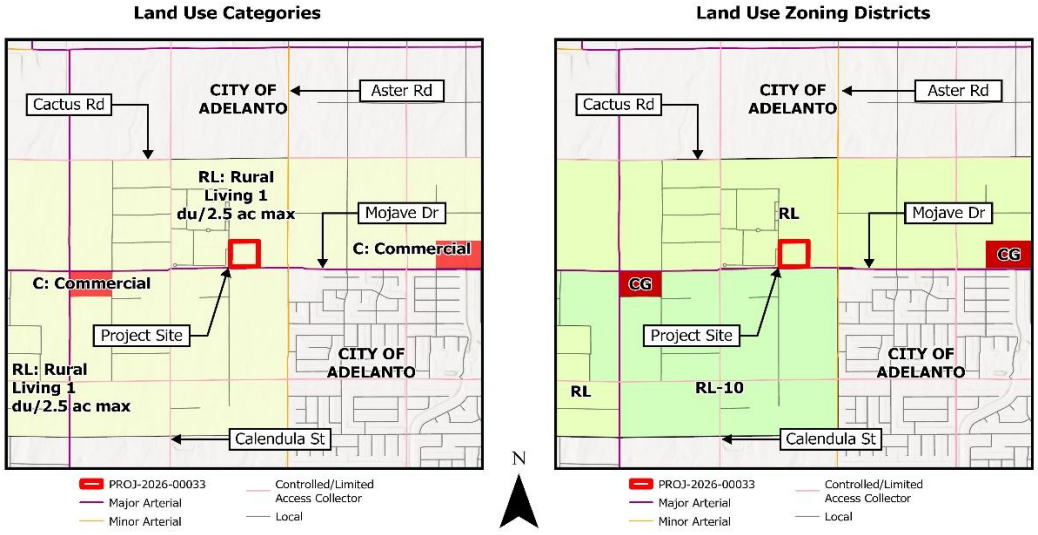
[1] In accordance with Section 86.08.010 of the San Bernardino County Development Code, this action may be appealed to the Planning Commission.

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VICINITY MAP



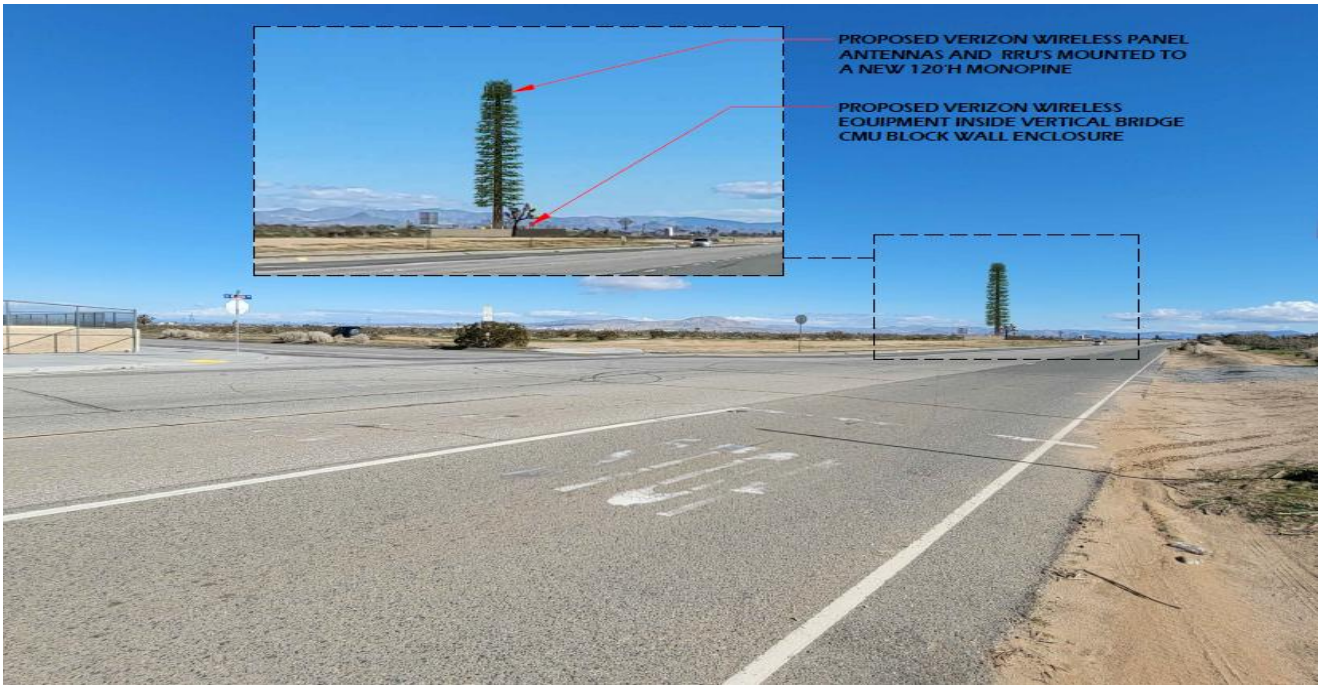
LAND USE CATEGORY MAP/ ZONING DISTRICT MAP



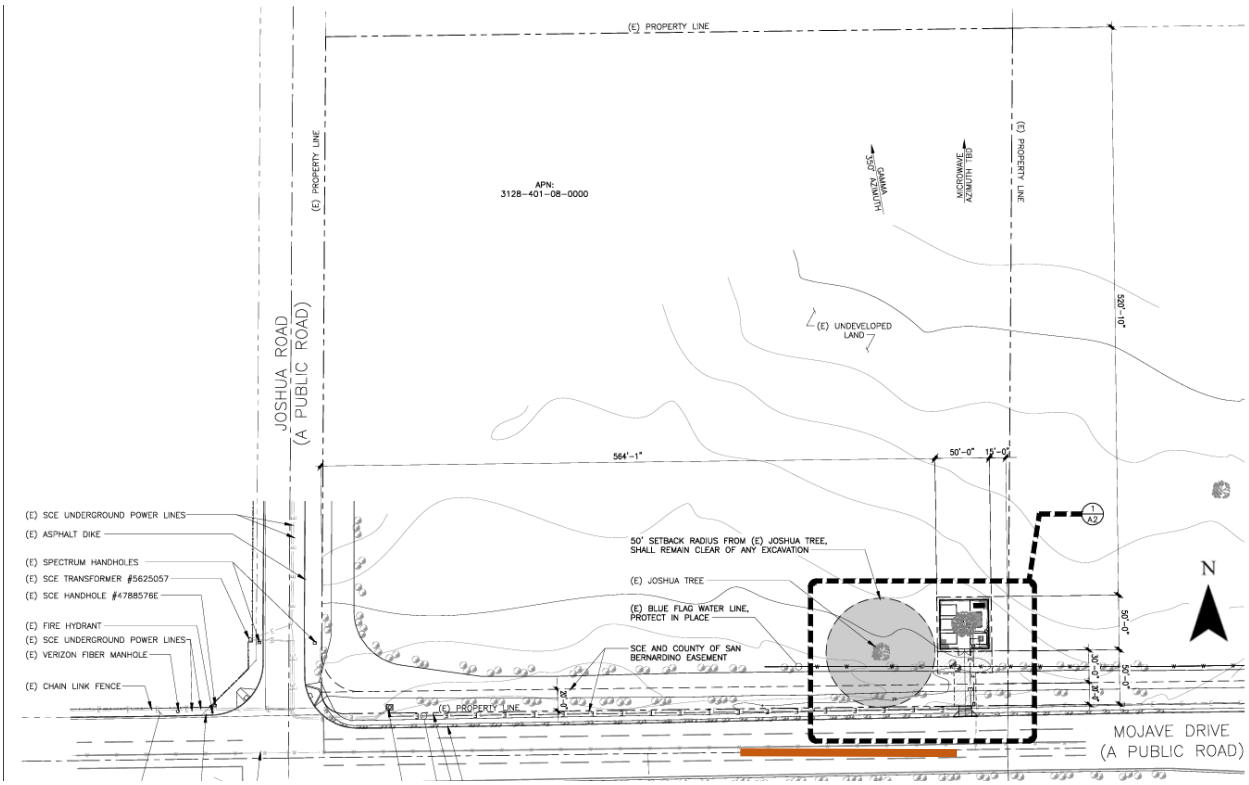
PROJECT AERIAL



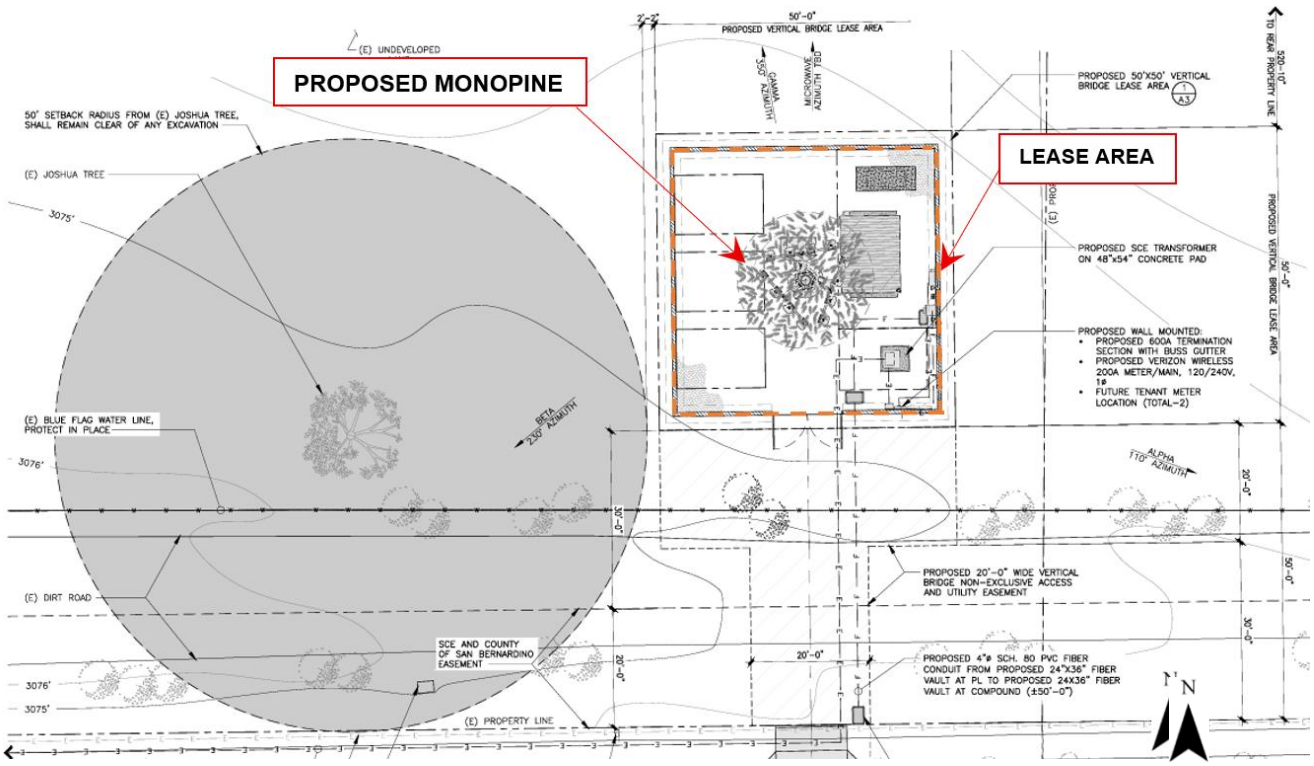
SITE PHOTO AND PHOTO SIMULATION



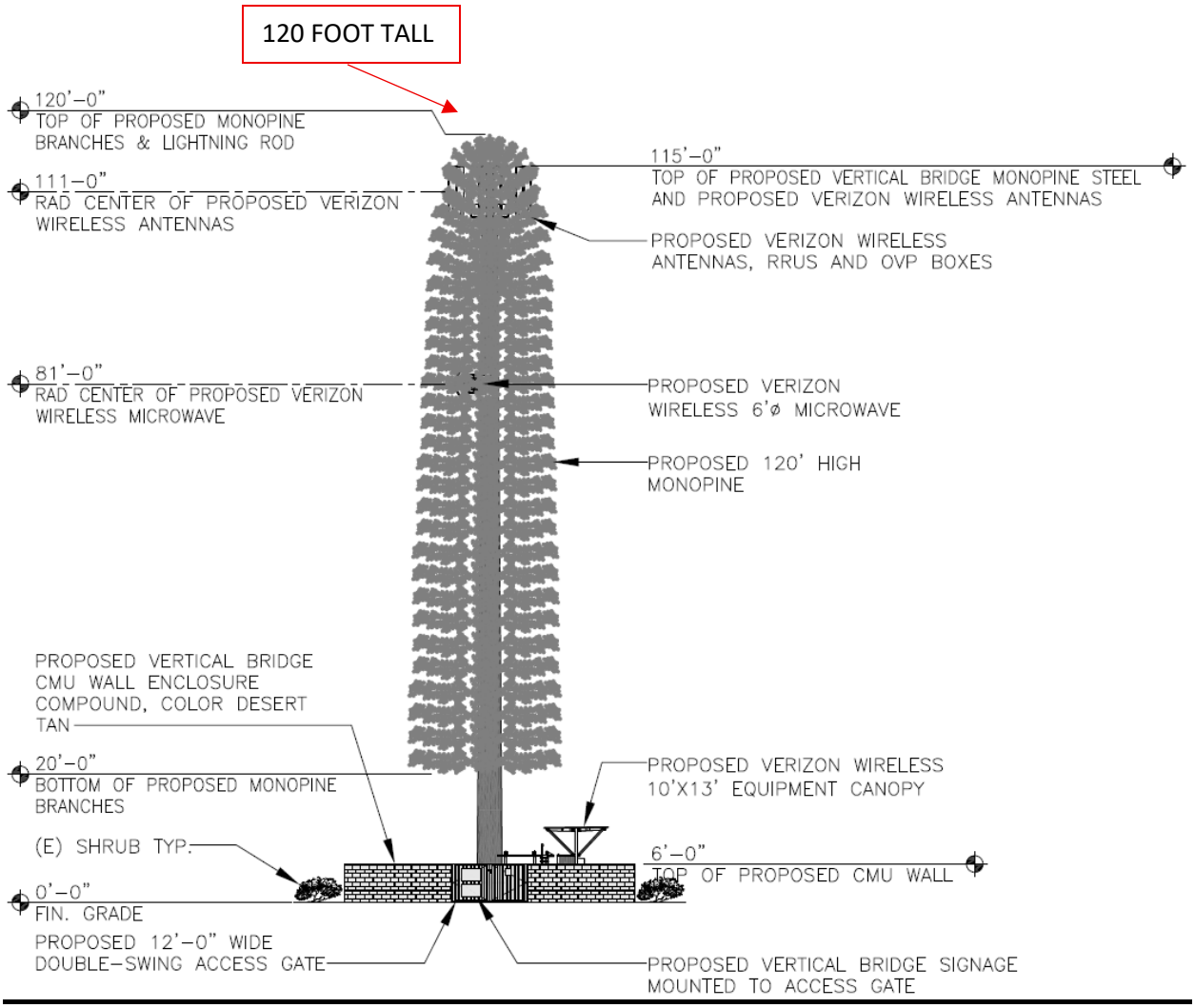
SITE PLAN


(E) PROPERTY LINE
APN:
3128-401-08-0000
GAMMA
350°
AZIMUTH
MODIFIED
181° AZIMUTH
JUNIPER
(E) PROPERTY LINE
(E) PROPERTY LINE
JOSHUA ROAD
(A PUBLIC ROAD)
(E) UNDEVELOPED
LAND
560'-10"
564'-1"
50'-0"
15'-0"
(E) SCE UNDERGROUND POWER LINES
(E) ASPHALT DIKE
(E) SPECTRUM HANDHOLES
(E) SCE TRANSFORMER #5625057
(E) SCE HANDHOLE #47888576E
(E) FIRE HYDRANT
(E) SCE UNDERGROUND POWER LINES
(E) VERIZON FIBER MANHOLE
(E) CHAIN LINK FENCE
50' SETBACK RADIUS FROM (E) JOSHUA TREE,
SHALL REMAIN CLEAR OF ANY EXCAVATION
(E) JOSHUA TREE
(E) BLUE FLAG WATER LINE,
PROTECT IN PLACE
SCE AND COUNTY OF SAN
BERNARDINO EASEMENT
1
A2
N
50'-1"
30'-0"
30'-0"
(E) PROPERTY LINE
MOJAVE DRIVE
(A PUBLIC ROAD)

ENLARGED SITE PLAN



PROPOSED ELEVATIONS



PROJECT DESCRIPTION:

The applicant is requesting approval of a Minor Use Permit (MUP) to construct and operate a 120-foot-high wireless telecommunication facility. The wireless facility is proposed to be camouflaged as a monopine consisting of 12 antennas, 12 Remote Radio Units (RRUs), three (3) OVP boxes, microwave dish (six-foot diameter), future 30 kw back-up diesel generator, 1 GPS antenna, service lights, fiber cabinets, equipment cabinets. Additionally, the equipment cabinets will be covered with an approximately 130 square foot metal canopy. The proposed monopine telecommunication facility will be within 2,500 square foot leased area which will be enclosed within a six-foot-high desert tan block wall.

The project is for Verizon Wireless, however, the proposed monopine will have sufficient space to allow for two additional carriers.

BACKGROUND:

Waterford Consultants (Waterford) conducted radio frequency electromagnetic (RF-EME) modeling for The Towers, LLC wireless facility site to determine RF-EME exposure levels from proposed Verizon Wireless communications equipment and prepared a report summarizing their analysis. In their report, Waterford determined the projected radio frequency exposure levels will not exceed the general population limits established by the Federal Communications Commission (FCC) guidelines. At ground level, the maximum power density generated by the antennas is approximately 13.65% of FCC's general population limit. The EME Report states that the proposed operations will not expose members of the public to hazardous levels of RF energy at ground level or in adjacent buildings.

Verizon Wireless will comply with all current FCC guidelines and regulations. County Planning Staff has included recommendations and compliance with FCC guidelines and regulations as conditions of approval.

PUBLIC PROJECT NOTICES:

The Planning Division mailed (10) ten Project Notices on July 15, 2026. No responses were received.

PUBLIC HEARING NOTICES:

Ten Public Hearing Notices were sent on October 13, 2026, for this Zoning Administrator Hearing. No comments were received up to the publish date of this report.

PROJECT ANALYSIS:

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

According to Table LU-1, Land Use Categories of the Countywide Plan, the Rural Living Land Use Category allows wireless telecommunication facility, public and quasi-public facilities such as parks, religious facilities, schools, and sheriff stations, and fire stations. A Wireless Telecommunications Facility is considered a compatible use when all development code standards can be met.

A Wireless Telecommunications Facility is an allowed use in the RL Zoning District, subject to review and approval of a MUP by the Zoning Administrator (Section 82.04.040).

Land Use Table 82-7, a Wireless Telecommunications Facility requires compliance set by Specific Use Regulations, in Section 84.27. According to § 84.27.060 Review Procedures, (a) Conditional Use Permit Required. All wireless telecommunications facility projects shall be subject to a Conditional Use Permit/Minor Use Permit in compliance Chapter 85.06 (Conditional Use Permit/Minor Use Permit), with controversial projects requiring a public hearing before the

Commission. Projects shall not be considered controversial solely on the basis of radio frequency emissions for all wireless telecommunications facilities.

Development Code Compliance Summary: The project satisfies applicable development standards of the Development Code in the Rural Living (RL) Zoning District, as described in the following table:

Table 1 Project Code Compliance

Project Component	Development Code Standard	Project Plans	Complies
Structure Height § 84.27.030	120 feet	120 feet	YES
Separation from Residences § 84.27.040	300 feet	1,056 feet	YES
Minimizing Impacts §84.27.050 *(b) Separation from Existing Facility*	2,000 feet from another visible telecommunications facility	No telecommunications facility within 2,000 feet	YES

Separation from Residences § 84.27.040(a)

Separation from Residence: *Section 84.27.040(a) requires that telecommunication towers and antennas shall not be located closer than 300 feet or a distance equal to 200 percent of the height of the tower, whichever is greater, from an off-site residence.* The 120-foot-high tower requires a separation distance of 300 feet. The nearest residence is located approximately 1,056 feet southeast of the project site. The project meets this development standard.

Minimizing Impacts § 84.27.050

Separation from Existing Facility: *Section 84.27.050 (b), no telecommunications facility or antenna that is visible to the public from off the applicant's property shall be installed closer than 2,000 feet from another visible telecommunications facility or antenna without a variance, unless it is a co-location or joint location facility.* This provision shall not apply to situations where either the existing or the proposed telecommunications facility or antenna within 2,000 feet uses a camouflage or stealth design approved by the County. There are no other wireless facilities within 2,000 feet of the proposed project. The project will meet this development standard.

Ridgeline Sites: *Section 84.27.050 (c), telecommunication facilities in areas of high visibility within sensitive viewsheds shall be sited below the ridgeline as viewed from a distance and designed to minimize their profile (e.g., screened, depressed, or located behind berms, trees, etc.).* The proposed project is at the northeast corner of Joshua Road and Mojave Drive which is not in an area of high visibility within sensitive viewsheds. The project meets this development standard.

Non-Reflective Colors: *Section 84.27.050 (d) structures, poles, towers, antenna supports, antennas and other components of each telecommunication site shall be treated with non-*

reflective colors to provide concealment of the facilities. The proposed wireless facility is a 120-foot-high non-reflective camouflaged monopine. The project meets this development standard.

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

Setbacks: *Setback requirements as described in Chapter 82.0, section 82.05.060 table 82-13B for the Rural Living (RL) Land Use District Desert Region are as follows: Front (25'), Side-Street Side (25'), Side-Interior (15'), Rear (15').* The proposed project meets the setback requirements per the zone. The project will have a 30-foot front yard setback, a 564 foot and 15-foot side yard setback, and a 520-foot rear yard setback. The project meets this development standard.

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.

The unmanned telecommunication facility would be accessed from Mojave Drive. Personnel will only be needed at the site for routine maintenance to keep the site working at full function or if necessary.

ENVIRONMENTAL REVIEW:

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 No. 3 Categorical Exemption under Section No. 15303 of CEQA which applies to the new construction and location of small structures and appurtenant equipment. Therefore, the filing of a Notice of Exemption is recommended. The exemption prepared for this project reflects the Planning Division's independent judgment in making this determination.

Environmental Justice:

Although the project is located within an Environmental Justice area, the project would not result in significant impacts from truck traffic on surrounding streets or freeways.

RECOMMENDATION: That the Zoning Administrator take the following actions:

1. **FIND** that the approval of a Minor Use Permit is exempt from the California Environmental Quality Act pursuant to Class No. 3 Section 15303.

2. **ADOPT** the Findings for approval of a Minor Use Permit.

3. **APPROVE** a Minor Use Permit PROJ-2026-00033 to constructs and operate a 120-foot-high wireless telecommunication facility that will include a camouflaged monopine consisting of 12 antennas, 12 Remote Radio Units (RRUs), three (3) OVP boxes, microwave dish (six-foot diameter), future 30kw back-up diesel generator, one (1) GPS antenna, service lights, fiber cabinets, equipment cabinets, and an approximately 130 square foot metal canopy to cover the equipment cabinets. The proposed monopine

telecommunication facility will be within 2,500 square foot leased area which will be enclosed within a six-foot-high desert tan block wall, subject to the Conditions of Approval.

4. **DIRECT** Land Use Services Department staff, to file a Notice of Exemption in accordance with the California Environmental Quality Act.

ATTACHMENTS:

EXHIBIT A: Findings
EXHIBIT B: Conditions of Approval
EXHIBIT C: Project Plans
EXHIBIT D: Notice of Exemption

FINDINGS: MINOR USE PERMIT

A MINOR USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF A 120-FOOT-HIGH WIRELESS TELECOMMUNICATION FACILITY CAMOULAGED AS A MONOPNE TREE AND ASSOCIATED EQUIPMENT WITHIN A 2,500 SQUARE FOOT LEASE AREA IN A 8.71 ACRE PARCEL; LOCATED AT THE NORTHEAST CORNER OF JOSHUA ROAD AND MOJAVE DRIVE, IN THE COMMUNITY OF ADELANTO WITHIN THE RURAL LIVING (RL) LAND USE CATEGORY AND RURAL LIVING (RL) ZONING DISTRICT, 1ST SUPERVISORIAL DISTRICT; APN: 3128-401-08; PROJECT NUMBER: PROJ-2026-00033.

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

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

   The project site is an 8.71-acre vacant parcel. The proposed wireless telecommunications facility occupies a 2,500-square-foot (50-foot by 50-foot) fenced lease area located within a portion of the vacant parcel. The site is adequate in size, shape, and topography to accommodate the proposed 120-foot monopole, ground-mounted equipment, security fencing, setbacks, and maintenance access without the need for parcel expansion or displacement of existing structures. The flat, compacted terrain allows for safe installation and long-term operation of the facility

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

   The site is served by existing vehicular access from Mojave Drive and internal circulation associated with the vacant residential property. Access to the lease area will occur via a propose 20-foot-wide vertical bridge non-exclusive access and utility easement and does not require the construction of new public roadways. The project design incorporates adequate access for construction, maintenance, and emergency vehicles, consistent with County standards.

3. **THE PROPOSED USE WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON ABUTTING PROPERTY OR THE ALLOWED USE OF THE ABUTTING PROPERTY, WHICH MEANS THAT THE USE WILL NOT GENERATE EXCESSIVE NOISE, TRAFFIC, VIBRATION, OR OTHER DISTURBANCE. IN ADDITION, THE USE WILL NOT SUBSTANTIALLY INTERFERE WITH THE PRESENT OR FUTURE ABILITY TO USE SOLAR ENERGY SYSTEMS.**

The proposed facility is unmanned and will generate minimal traffic, limited to periodic maintenance visits. Noise impacts are limited to occasional generator testing and emergency use, which will comply with applicable noise regulations. The monopine and equipment utilize non-reflective finishes, and lighting is limited to security and service needs. The nearest off-site residence is approximately 1,056 feet away, substantially exceeding the required separation standard. Surrounding uses are vacant residential lots and school, and the project will not interfere with the use or enjoyment of neighboring properties. Additionally, the project will not interfere with the present or future ability to use solar energy systems.

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

The project site is designated Rural Living (RL) under the Countywide Policy Plan and zoned Rural Living (RL). Wireless telecommunications facilities are a conditionally permitted use within the Rural Living Land Use Category and Zoning District. The proposed project is consistent with the Development Code. The facility supports regional and local communication infrastructure, particularly along various transportation corridors, and is consistent with County policies encouraging placement of such facilities in rural residential.

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

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

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

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

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

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

ADDITIONAL MINOR USE PERMIT FINDINGS:

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

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

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

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

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

The project is not expected to result in controversy, since the project is over 1,000 feet from any residential residences. Additionally, the monopine has been camouflaged to look like a pine and blend with the existing area.

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 under Section No. 15303 of CEQA which applies to the new construction and location of small structures and appurtenant equipment. The Project will not have a significant adverse impact on the environment with the implementation of the required conditions of approval.

Conditions of Approval

Record:	PROJ-2026-00033	**System Date:**	10/19/2026
Record Type:	Project Application	**Primary APN:**	3128401080000
Record Status:	Draft	**Application Name:**	MINOR USE PERMIT - WIRELESS TELECOMMUNICATION
Effective Date:	November 9, 2026	**Expiration Date:**	November 9, 2029

Description: A MINOR USE PERMIT TO ALOW THE CONSTURCTION AND OPERATION OF A 120-FOOT-HIGH WIRELESS TELECOMMUNICATION FACILITY CAMOUFLAGED AS MONOPINE TREE AND ASSOCIATED EQUIPMENT WITHIN A 2,500 SQUARE FOOT LEASE AREA IN 8.71 ACRE PARCEL; LOCATED AT THE NORTHEAST CORNER OF JOSHUA ROAD AND MOJAVE DRIVE, IN THE COMMUNITY OF ADELANTO WITHIN THE RURAL LIVING (RL) LAND USE CATEGORY AND RURAL LIVING (RL) ZONING DISTRICT; 1ST SUPERVISORIAL DISTRICT; APN: 3128-401-08

This document does not signify project approval.

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

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

ON-GOING

Land Use Services - Planning

1 **Project Approval Description** - Status: Outstanding
This PROJ-2026-00033 is conditionally approved to allow the construction and operation of 120-foot high wireless telecommunication facility camouflaged as a monopine tree and associated equipment within a 2,500 square foot lease area in a 8.71 acre parcel; located at the northeast corner of Joshua Road and Mojave Drive in the community of Adelanto, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.

2 **Project Location** - Status: Outstanding
The Project site is located northeast corner of Joshua Road and Mojave Drive.

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 **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.

5 **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.

6 **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.

7 **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: N/A
b. STATE: N/A
c. COUNTY: Land Use Services - Building and Safety, Land Development, Planning, County Fire/HazMat, Public Health - Environmental Health Service
d. LOCAL:

8 **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.

9 **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)

10 **Project Account** - Status: Outstanding
The Project account number is PROJ-2026-00033. 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.

11 **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

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

13 **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

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

15 **Lighting** - Status: Outstanding
Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.

16 **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.

17 **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.

18 **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.

19 **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.

20 **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.

21 **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.

22 **On-going Condition** - Status: Outstanding
Barbed wire/razor wire fencing. Barbed wire and razor wire fencing is strictly prohibited.

23 **On-going Condition** - Status: Outstanding
Grading and Excavation. If grading and excavation operations are necessary, any potential paleontological or archaeological artifacts unearthed or otherwise discovered shall be preserved and the uncovered items preserved and curate, as required.

Public Works - Traffic

24 **Access** - Status: Outstanding
The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.

25 **Back Out Into Public Roadways** - Status: Outstanding
Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

Land Use Service – Land Development

26 **Natural Drainage** - Status: Outstanding
The natural drainage courses traversing the site shall not be occupied or obstructed.

INFORMATIONAL

County Fire - Community Safety

27 **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.

28 **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.

29 **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.

30 **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.

31 **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.

32 **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.

33 **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.

34 **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.

PRIOR TO LAND DISTURBANCE

Land Use Services - Building and Safety

35 **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.

36 **Wall Plans** - Status: Outstanding
Submit plans and obtain separate building permits for any required retaining walls.

Land Use Service – Land Development Division

37 **Drainage Improvements** - 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.

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

39 **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.

40 **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.

41 **Joshua Trees** - Status: Outstanding
This parcel is flagged for Joshua Trees. Project plans, including, but not limited to, the site plan must reflect type, locations, and distances of Joshua Trees to any proposed land disturbance, including grading areas, proposed structures, and/or staging areas. If Eastern Joshua Trees are on the parcel, the site plan shall state that there are Eastern Joshua Trees; this statement shall also be signed by the property owner, engineer, or applicant and shall be shown on

the site plan. If Western Joshua Trees are more than 50' from any land disturbance, the site plan shall show such trees, 50' buffer areas, and include the signature from the property owner, engineer, or applicant. If Western Joshua Trees are within 50 feet of any land disturbance, approval from the California Department of Fish and Wildlife (CDFW) is required. Please contact CDFW at WJT@wildlife.ca.gov or the Region 6 office serving San Bernardino County at (909) 484-0167 or AskRegion6@wildlife.ca.gov. Quick reference guide can be found here: https://lus.sbcounty.gov/wp-content/uploads/sites/48/WJT_Quick-Reference-Guide_REV-2-25-2026.pdf

42 **FEMA Flood Zone** - Status: Outstanding
The project is located within Flood Zone D according to FEMA Panel Number 06071C5790H dated 08/28/2008. Flood hazards are undetermined in this area, but they are still possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.

43 **State Construction Stormwater General Permit** - Status: Outstanding
Notice of Intent (NOI) and WDID # are required on all land disturbance of one (1) acre or more prior to issuance of a grading/construction permit. For questions regarding the State Construction Stormwater General Permit, please contact: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

Public Health– Environmental Health Services

44 **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

45 **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.

46 **Issuance/Building Permit Condition** - Status: Outstanding
Telecommunication Co-location Agreement. 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.

47 **Issuance/Building Permit Condition** - Status: Outstanding
Termination Agreement. The developer of the Telecommunications facility and the property owner shall sign an agreement with the County which states that they: a. 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. b. Agree that no vested right to such land use shall exist after such termination date is established. c. 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 d. Agree that this agreement shall be enforced through a required Special Use Permit.

48 **Issuance/Building Permit Condition** - Status: Outstanding
SUP Annual Inspection. The applicant shall submit for review and gain approval of a Special Use Permit (SUP). The Telecommunication Tower Removal Surety shall also be submitted with the SUP application. Thereafter, the applicant shall renew the SUP annually and shall authorize an annual inspection. The SUP shall authorize inspections to review and confirm continuing compliance with the listed conditions of approval, including all 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 to be brought against the property. Such actions may cause a hearing or action that could result in the revocation of this approval and the imposition of additional sanctions and/or penalties in accordance with established land use enforcement procedures. Any additional inspections that the Code Enforcement Supervisor deems necessary shall constitute a special inspection and shall be charged at a rate in accordance with the County Fee Schedule, including travel time with a 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: a. Telecommunication Facility maintenance. This includes all landscaping, screening, buffering, painting, and required stealthing and camouflaging elements of the installation. b. Telecommunication Facility time limit. Every ten years a determination shall be made 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 years. c. Telecommunication Facility FCC-RF regulation reevaluation. d. Telecommunication Facility Abandoned Site Restoration. e. Telecommunication Co-location Agreement. f. Termination Agreement. g. Telecommunication Tower Removal Surety.

County Fire - Community Safety

49 **F02 Fire Fee** - Status: Outstanding
The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.

50 **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.

51 **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.

52 **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.

53 **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

54 **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.

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

Public Health – Environmental Health Services

56 **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.

57 **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.

Land Use Service – Land Development – Road Section

58 **Mojave Drive (Major Arterial – 120 feet)** - Status: Outstanding

• Driveway Approach. Design driveway approach per County Standard 129D and located per County Standard 130.

59 **Encroachment Permits** - Status: Outstanding
Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction.

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

PRIOR TO OCCUPANCY

Land Use Services - Planning

61 **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.

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

63 **Occupancy Condition** - Status: Outstanding
Posting and continuous maintenance of bond required for all users. A bond to ensure the removal of the abandoned facility and the rehabilitation of the site shall be required. The bond or a cash equivalent shall remain in force at all times and failure to maintain a bond or cash equivalent shall result in an immediate closure of the site with liability for rehabilitation placed upon the original permit holder and all subsequent users and permit holders.

64 **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-2026-00033.

65 **Installation of Improvements** - Status: Outstanding
All required on-site improvements shall be installed per approved plans.

66 **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

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

County Fire - Hazardous Materials

68 **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

69 **Condition Compliance Release Form Sign-off** - Status: Outstanding
Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

Land Use Service – Land Development – Drainage

70 **Drainage Improvements** - 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.

Land Use Service – Land Development – Road

71 **LDD Requirements** - Status: Outstanding
All LDD requirements shall be completed by the applicant prior to occupancy.

PRIOR TO FINAL INSPECTION

County Fire - Community Safety

72 **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

73 **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.

74 **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.

75 **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.

76 **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	
External Agencies (Caltrans, U.S. Army, etc.)		*See condition text for contact information...*

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 120' MONOPINE WITH (12) 8' ANTENNAS, (12) RRU'S, (3) OVP BOXES, (1) 6'Ø MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (1) GROUND MOUNTED EQUIPMENT CABINET, (2) FUTURE EQUIPMENT CABINETS, (1) EQUIPMENT CANOPY, (1) FIBER BOX, (1) 200A ILC CABINET, (1) MANUAL SERVICE LIGHT SWITCH TIMER, (3) SERVICE LIGHTS, (3) RAISED CONCRETE PAD, (1) FUTURE 30KW BACK-UP DIESEL GENERATOR ON FUTURE CONCRETE PAD, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE WITHIN A 45'-4"X45'-4"X6'-0"H CMU WALL ENCLOSURE AREA. NO WATER OR SEWER SERVICE 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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2025 CALIFORNIA BUILDING CODE
2. 2025 CALIFORNIA TITLE 24
3. 2025 CALIFORNIA FIRE CODE
3. 2025 CALIFORNIA ELECTRIC CODE
4. 2025 CALIFORNIA ENERGY CODE
5. 2025 CALIFORNIA MECHANICAL CODE
6. TIA/EIA-222-H OR LATEST EDITION
5. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
6. CITY/COUNTY ORDINANCES

US-CA-6189 HOOK

APN: 3128-401-08-0000
ADELANTO, CA 92301

120' MONOPINE

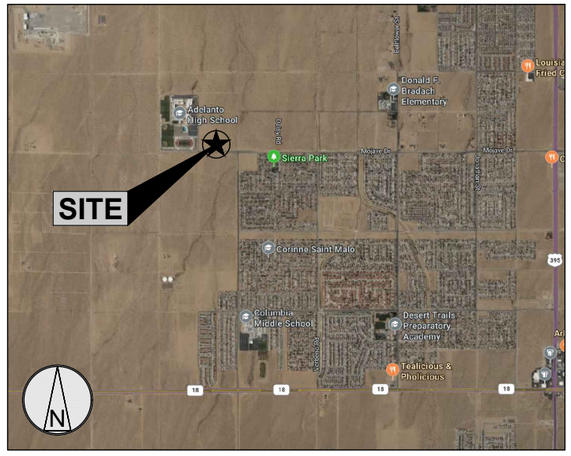
FUZE PROJECT NUMBER: 17461384

MDG LOCATION ID: 5000974804

OFFICE USE ONLY

San Bernardino County Planning Division
Approval Site Plan,
PROJ-2026-00033
Alexander Lee, Associate Planner
10.22.2026

APPLICATION TYPE: MINOR USE PERMIT
PROJECT NUMBER: PROJ-2026-00033



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
LS-1	TITLE DETAILS
LS-2	TOPOGRAPHIC SURVEY
A1	SITE PLAN
A2	PARTIAL ENLARGED SITE PLAN
A3	COMPOUND PLAN
A4	EQUIPMENT AND ANTENNA PLAN
A5	ELEVATIONS
D1	DETAILS



LOCATION MAP
N.T.S.

PROJECT INFORMATION

SITE NAME:	HOOK
SITE NUMBER:	US-CA-6189
FUZE PROJECT NUMBER:	17461384
SITE ADDRESS:	APN: 3128-401-08-0000 ADELANTO, CA 92301
PARCEL #:	3128-401-08-0000
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	RL
ZONING JURISDICTION:	SAN BERNARDINO COUNTY
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	120'
CONSTRUCTION AREA:	2,500 SQ. FT.
GROUND ELEVATION:	3075.52' (NAVD88)
LATITUDE (NAD 83):	34.528778° (34° 31' 43.60" N)
LONGITUDE (NAD 83):	-117.437086° (117° 26' 13.51" W)

EMERGENCY:

CALL 911

UNDERGROUND SERVICE ALERT
(800) 642-2444
WWW.CALIFORNIA811.ORG
CALL 2 TO 14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

PROJECT DIRECTORY

PROPERTY OWNER:	ADVM INVESTMENT LLC 13639 ALLENFORD AVE LOS ANGELES, CA 90049
APPLICANT:	THE TOWERS, LLC 22 W ATLANTIC AVE, #310 DELRAY BEACH, FL 33444
CONTACT:	ASSURANCE DEVELOPMENT 1499 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079
POWER COMPANY:	SCE
TELCO COMPANY:	VERIZON

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	02/26/26	ISSUED FOR ZD REVIEW	FV
0	03/24/26	ISSUED FOR ZONING	FV
1	06/23/26	PLANNING COMMENTS	FV
2	09/10/26	PLANNING COMMENTS	FV

ASSURANCE DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

PROPRIETARY INFORMATION
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ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

THE TOWERS, LLC
22 W ATLANTIC AVE, #310
DELRAY BEACH, FL | 33444
561.406.4073

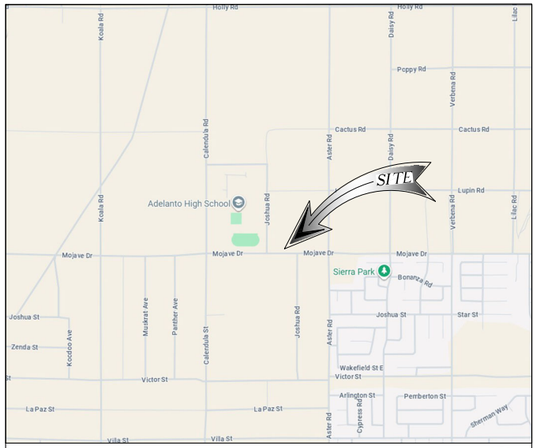
15505 SAND CANYON AVENUE,
IRVINE, CA 92618

HOOK
US-CA-6189
FUZE PROJECT ID: 17461384
MDG LOCATION ID: 5000974804
APN: 3128-401-08-0000
ADELANTO, CA 92301

SHEET TITLE:

TITLE SHEET

T1



VICINITY MAP

APN

3128-401-08-0000, SAN BERNARDINO COUNTY, CALIFORNIA

RECORD OWNER

ADVM INVESTMENTS, LLC

TITLE REPORT

TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. IC-TWR-242852-C AND TOWER TITLE FILE NO. VTB-222830-C, DATED OCTOBER 15, 2025.

BASIS OF ELEVATIONS: (NAVD 1988)

SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 18A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88. CALIFORNIA ZONE 5.

FLOOD ZONE

SITE IS LOCATED IN FLOOD ZONE "D" AS PER F.I.R.M. MAP NO. 06071C5795H EFFECTIVE DATE 08/28/2008.

LEGAL DESCRIPTION

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

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 8048, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 82 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE;
SAID LINE BEGINS AT THE SOUTHEAST CORNER OF SAID PARCEL NO. 3 OF SAID PARCEL MAP 8048;
THENCE SOUTH 0°24'17" WEST, 660.98 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, WHICH IS THE TERMINUS OF SAID LINE.
THIS LEGAL IS MADE PURSUANT AND IN COMPLIANCE OF THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. D0017-84, RECORDED MAY 8, 1994, AS INSTRUMENT NO. 84-107715, OF OFFICIAL RECORDS.
PARCEL ID 3128-401-08

THIS BEING THE SAME PROPERTY CONVEYED TO ADVM INVESTMENTS LLC, A LIMITED LIABILITY COMPANY FROM SUSAN LEE IN A TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY DATED JUNE 15, 2017 AND RECORDED JUNE 20, 2017 IN INSTRUMENT 2017-0250911 IN SAN BERNARDINO COUNTY, CALIFORNIA.
PARCEL ID: 312840108
PROPERTY COMMONLY KNOWN AS: 0 MOHAVE DRIVE, ADELANTO, CA 92301

SCHEDULE B, PART II

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

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

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

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

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

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

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

LEGEND

- CENTER LINE
- PROPERTY LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- EASEMENT LINE
- CMU WALL
- FS FINISH SURFACE
- EG EXISTING GRADE
- BUSHES
- JOSHUA TREE

MONUMENTS

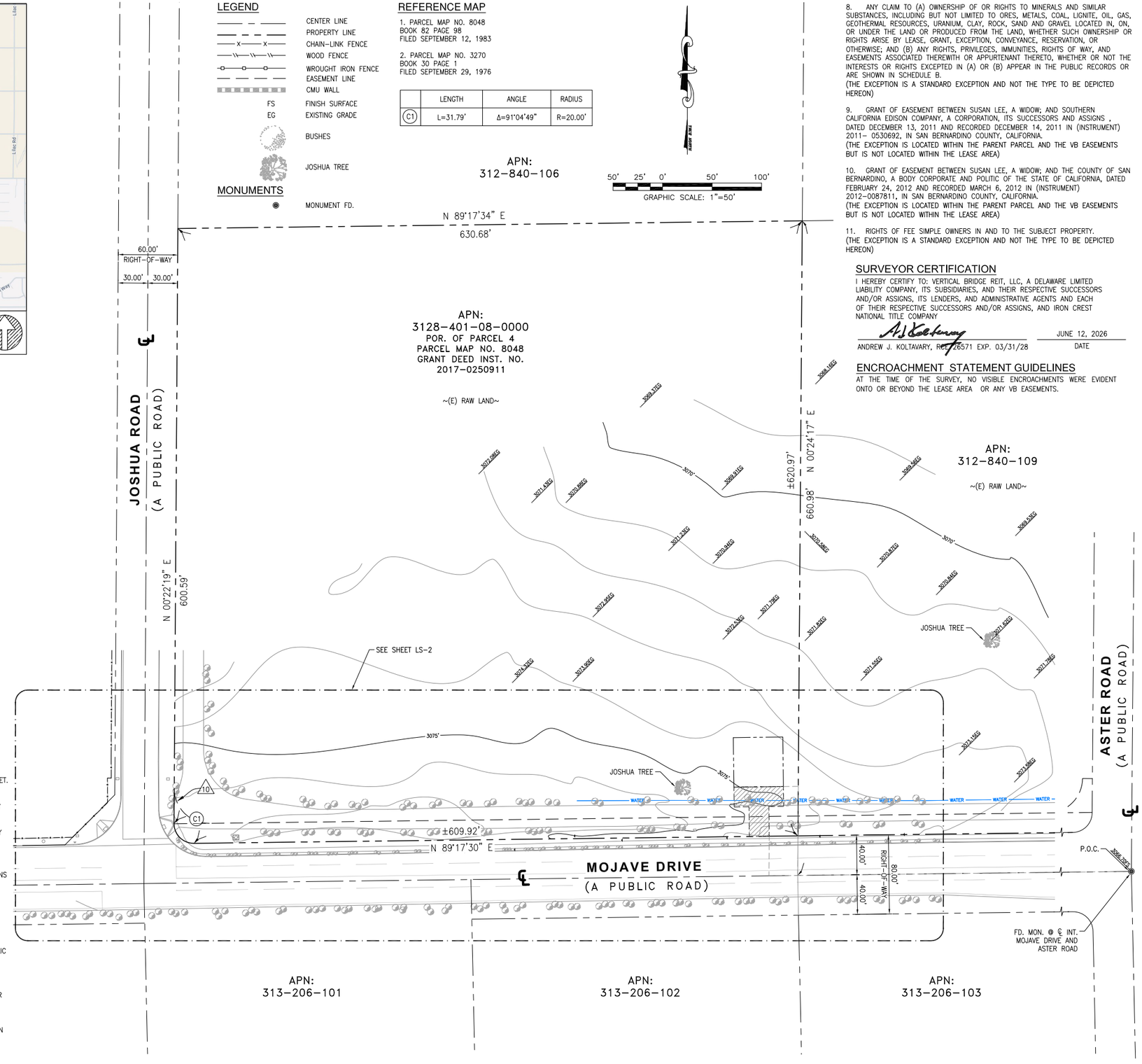
- MONUMENT FD.

REFERENCE MAP

1. PARCEL MAP NO. 8048
BOOK 82 PAGE 98
FILED SEPTEMBER 12, 1983

2. PARCEL MAP NO. 3270
BOOK 30 PAGE 1
FILED SEPTEMBER 29, 1976

	LENGTH	ANGLE	RADIUS
C1	L=31.79'	Δ=91°04'49"	R=20.00'



GRAPHIC SCALE: 1"=50'

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

9. GRANT OF EASEMENT BETWEEN SUSAN LEE, A WIDOW; AND SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS , DATED DECEMBER 13, 2011 AND RECORDED DECEMBER 14, 2011 IN (INSTRUMENT) 2011- 0530692, IN SAN BERNARDINO COUNTY, CALIFORNIA.
(THE EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL AND THE VB EASEMENTS BUT IS NOT LOCATED WITHIN THE LEASE AREA)

10. GRANT OF EASEMENT BETWEEN SUSAN LEE, A WIDOW; AND THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA, DATED FEBRUARY 24, 2012 AND RECORDED MARCH 6, 2012 IN (INSTRUMENT) 2012-0087811, IN SAN BERNARDINO COUNTY, CALIFORNIA.
(THE EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL AND THE VB EASEMENTS BUT IS NOT LOCATED WITHIN THE LEASE AREA)

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

SURVEYOR CERTIFICATION

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

ANDREW J. KOLTAVARY, REG. 26571 EXP. 03/31/28 — JUNE 12, 2026 DATE

ENCROACHMENT STATEMENT GUIDELINES

AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA OR ANY VB EASEMENTS.

SURVEY PREPARED FOR:

vertical bridge

THE TOWERS, LLC

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

SITE ACQUISITION

ASSURANCE DEVELOPMENT

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

ENGINEER

AJK ENGINEERING AND SURVEY

24 RECONDO
IRVINE, CA 92620
714.624.9027

NO.	SUBMITTAL / REVISION	BY	DATE
2	UPDATED ADDRESS & LEGALS	LA	06/12/26
1	FINAL SURVEY	LA	02/06/26
0	PRELIMINARY SURVEY	LA	01/19/26

DRAWN: LA
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-6189

PROJECT TITLE:

US-CA-6189
ADELANTO

APN 3128-401-08-0000,
ADELANTO, CA 92301
SAN BERNARDINO COUNTY

ENGINEER STAMP:

REGISTERED PROFESSIONAL ENGINEER
ANDREW J KOLTAVARY
No. 26571
EXP. 03/31/28
CIVIL
STATE OF CALIFORNIA

DRAWING TITLE:

TITLE DETAILS

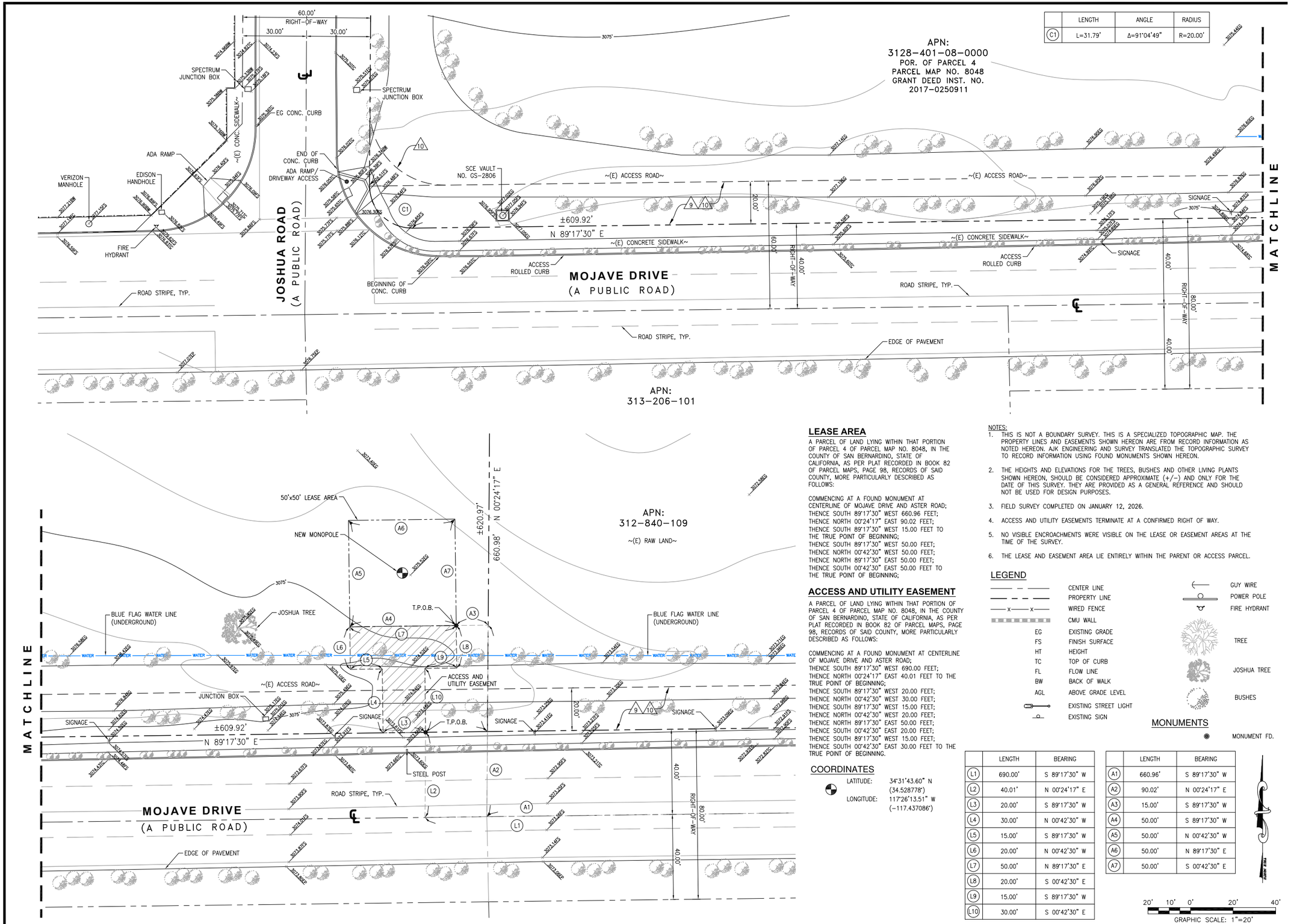
DRAWING SCALE: AS NOTED

DATE: 06/12/2026

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DRAWING NUMBER:

LS-1



LEASE AREA

A PARCEL OF LAND LYING WITHIN THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 8048, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 82 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MONUMENT AT CENTERLINE OF MOJAVE DRIVE AND ASTER ROAD;
THENCE SOUTH 89°17'30" WEST 660.96 FEET;
THENCE NORTH 00°24'17" EAST 90.02 FEET;
THENCE SOUTH 89°17'30" WEST 15.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°17'30" WEST 50.00 FEET;
THENCE NORTH 00°42'30" WEST 50.00 FEET;
THENCE NORTH 89°17'30" EAST 50.00 FEET;
THENCE SOUTH 00°42'30" EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING;

ACCESS AND UTILITY EASEMENT

A PARCEL OF LAND LYING WITHIN THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 8048, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 82 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MONUMENT AT CENTERLINE OF MOJAVE DRIVE AND ASTER ROAD;
THENCE SOUTH 89°17'30" WEST 690.00 FEET;
THENCE NORTH 00°24'17" EAST 40.01 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°17'30" WEST 20.00 FEET;
THENCE NORTH 00°42'30" WEST 30.00 FEET;
THENCE SOUTH 89°17'30" WEST 15.00 FEET;
THENCE NORTH 00°42'30" WEST 20.00 FEET;
THENCE NORTH 89°17'30" EAST 50.00 FEET;
THENCE SOUTH 00°42'30" EAST 20.00 FEET;
THENCE SOUTH 89°17'30" WEST 15.00 FEET;
THENCE SOUTH 00°42'30" EAST 30.00 FEET TO THE TRUE POINT OF BEGINNING.

COORDINATES

LATITUDE: 34°31'43.60" N (34.528778°)
LONGITUDE: 117°26'13.51" W (-117.437086°)

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 JANUARY 12, 2026.
4. ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED RIGHT OF WAY.
5. NO VISIBLE ENCROACHMENTS WERE VISIBLE ON THE LEASE OR EASEMENT AREAS AT THE TIME OF THE SURVEY.
6. THE LEASE AND EASEMENT AREA LIE ENTIRELY WITHIN THE PARENT OR ACCESS PARCEL.

LEGEND

CENTER LINE
PROPERTY LINE
WIRED FENCE
CMU WALL
EG EXISTING GRADE
FS FINISH SURFACE
HT HEIGHT
TC TOP OF CURB
FL FLOW LINE
BW BACK OF WALK
AGL ABOVE GRADE LEVEL
EXISTING STREET LIGHT
EXISTING SIGN
GUY WIRE
POWER POLE
FIRE HYDRANT
TREE
JOSHUA TREE
BUSHES

MONUMENTS

MONUMENT FD.

	LENGTH	BEARING
L1	690.00'	S 89°17'30" W
L2	40.01'	N 00°24'17" E
L3	20.00'	S 89°17'30" W
L4	30.00'	N 00°42'30" W
L5	15.00'	S 89°17'30" W
L6	20.00'	N 00°42'30" W
L7	50.00'	N 89°17'30" E
L8	20.00'	S 00°42'30" E
L9	15.00'	S 89°17'30" W
L10	30.00'	S 00°42'30" E

	LENGTH	BEARING
A1	660.96'	S 89°17'30" W
A2	90.02'	N 00°24'17" E
A3	15.00'	S 89°17'30" W
A4	50.00'	S 89°17'30" W
A5	50.00'	N 00°42'30" W
A6	50.00'	N 89°17'30" E
A7	50.00'	S 00°42'30" E

GRAPHIC SCALE: 1"=20'

SURVEY PREPARED FOR:

vertical bridge

THE TOWERS, LLC

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

SITE ACQUISITION

ASSURANCE DEVELOPMENT

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

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AJK ENGINEERING AND SURVEY

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714.624.9027

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DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-6189

PROJECT TITLE:

US-CA-6189
ADELANTO

APN 3128-401-08-0000,
ADELANTO, CA 92301
SAN BERNARDINO COUNTY

ENGINEER STAMP:

REGISTERED PROFESSIONAL ENGINEER
ANDREW J KOLTAVARY
No. 26574
EXP. 03/31/28
CIVIL
STATE OF CALIFORNIA

DRAWING TITLE:

TOPOGRAPHIC SURVEY

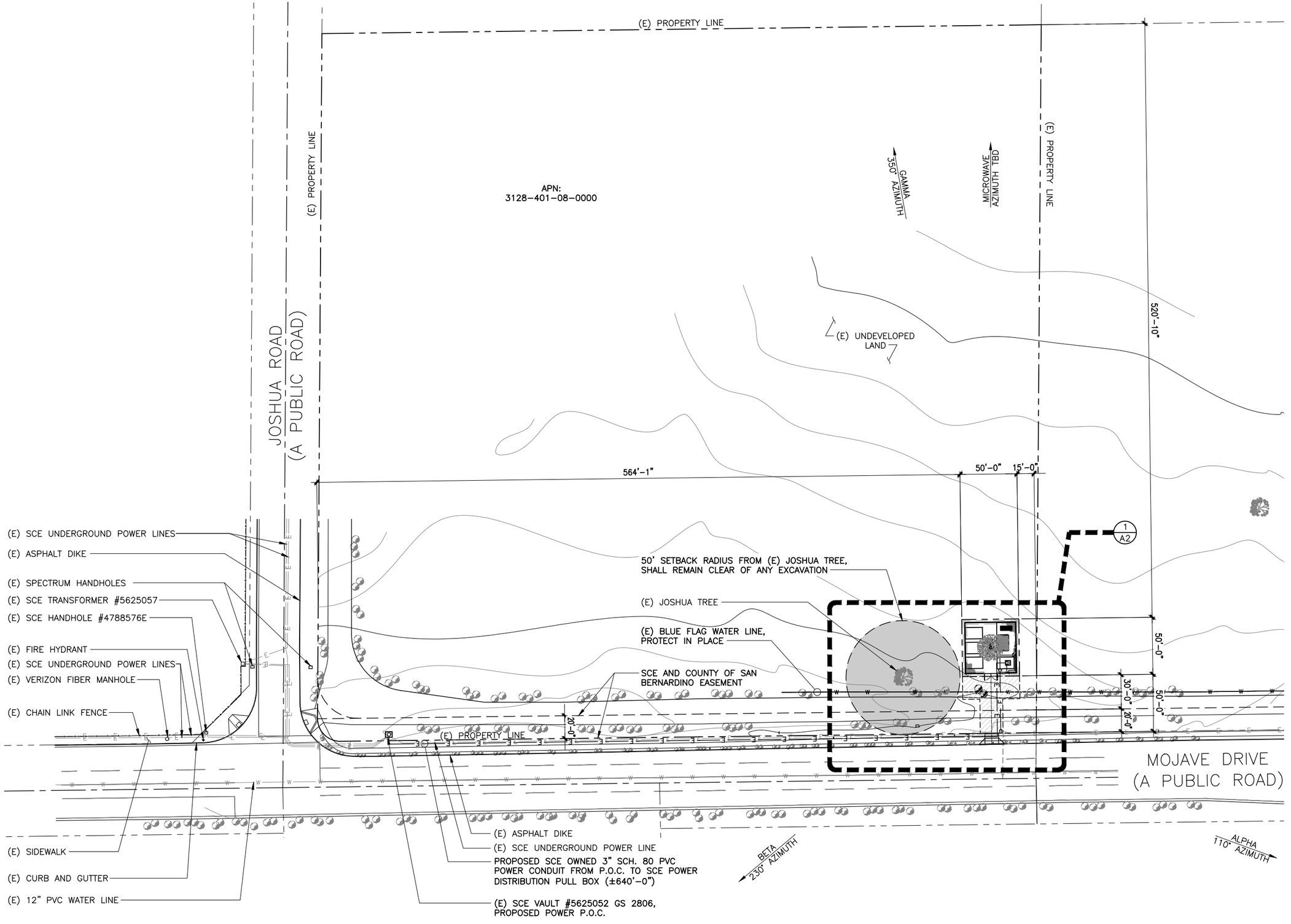
DRAWING SCALE: AS NOTED

DATE: 06/12/2026

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DRAWING NUMBER:

LS-2



SITE PLAN

11"x17" SCALE: 1" = 80'-0"
24"x36" SCALE: 1" = 40'-0"
0 20' 40' 80'
NORTH
1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	02/26/26	ISSUED FOR ZD REVIEW	FV
0	03/24/26	ISSUED FOR ZONING	FV
1	06/23/26	PLANNING COMMENTS	FV
2	09/10/26	PLANNING COMMENTS	FV

ASSURANCE DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

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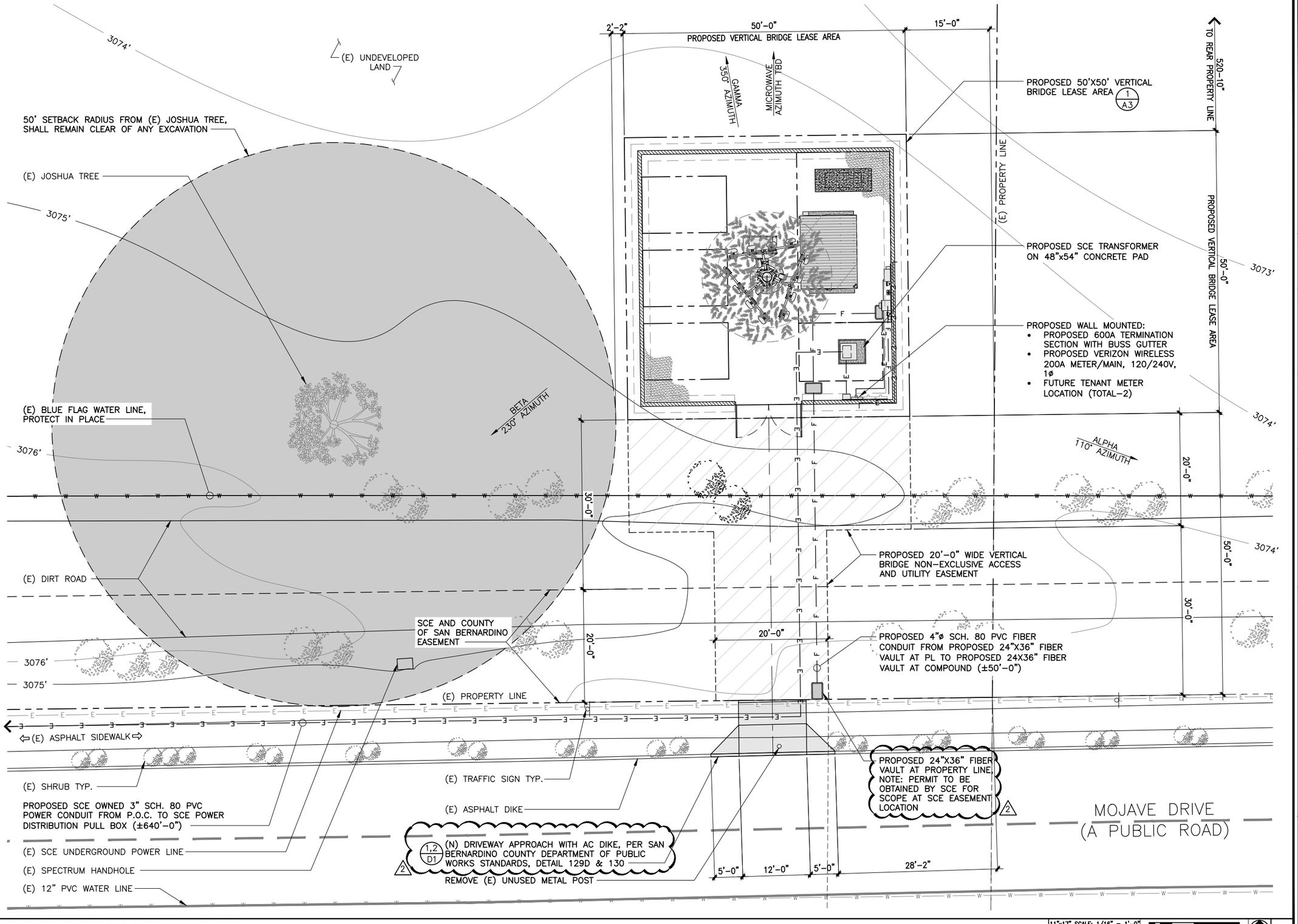
verticalbridge
THE TOWERS, LLC
22 W ATLANTIC AVE, #310
DELRAY BEACH, FL | 33444
561.406.4073

verizon
15505 SAND CANYON AVENUE,
IRVINE, CA 92618

HOOK
US-CA-6189
FUZE PROJECT ID: 17461384
MDG LOCATION ID: 5000974804
APN: 3128-401-08-0000
ADELANTO, CA 92301

SHEET TITLE:
SITE PLAN

A1



PARTIAL ENLARGED SITE PLAN

11"x17" SCALE: 1/16" = 1'-0"
24"x36" SCALE: 1/8" = 1'-0"
0 2' 4' 8' 16'
NORTH

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
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1	06/23/26	PLANNING COMMENTS	FV
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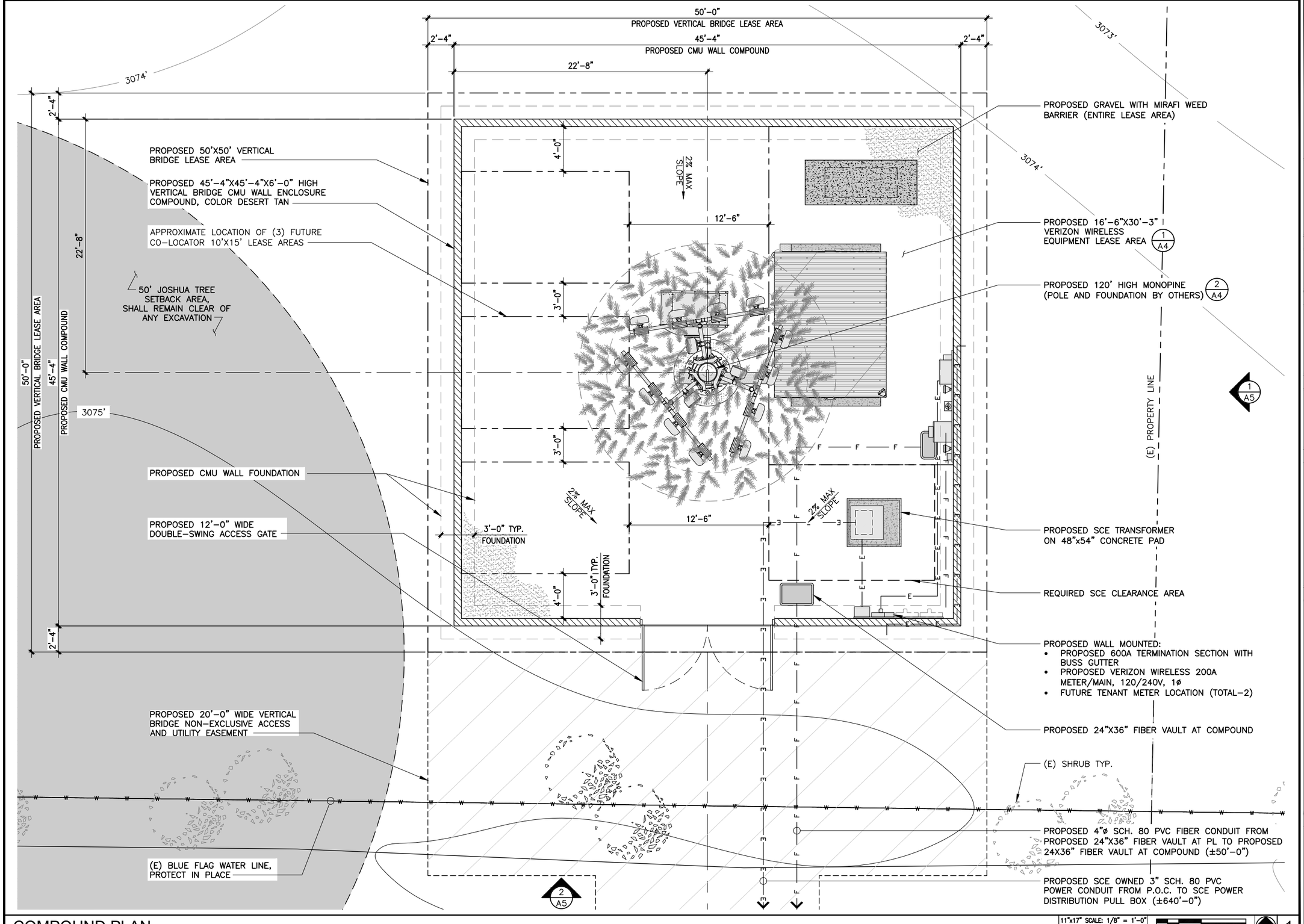
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DELRAY BEACH, FL | 33444
561.406.4073

verizon
15505 SAND CANYON AVENUE,
IRVINE, CA 92618

HOOK
US-CA-6189
FUZE PROJECT ID: 17461384
MDG LOCATION ID: 5000974804
APN: 3128-401-08-0000
ADELANTO, CA 92301

SHEET TITLE:
PARTIAL ENLARGED SITE PLAN

A2



COMPOUND PLAN

11"x17" SCALE: 1/8" = 1'-0"
24"x36" SCALE: 1/4" = 1'-0"
0 2' 4' 8'
NORTH

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	02/26/26	ISSUED FOR ZD REVIEW	FV
0	03/24/26	ISSUED FOR ZONING	FV
1	06/23/26	PLANNING COMMENTS	FV
2	09/10/26	PLANNING COMMENTS	FV

ASSURANCE DEVELOPMENT
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626.765.5079

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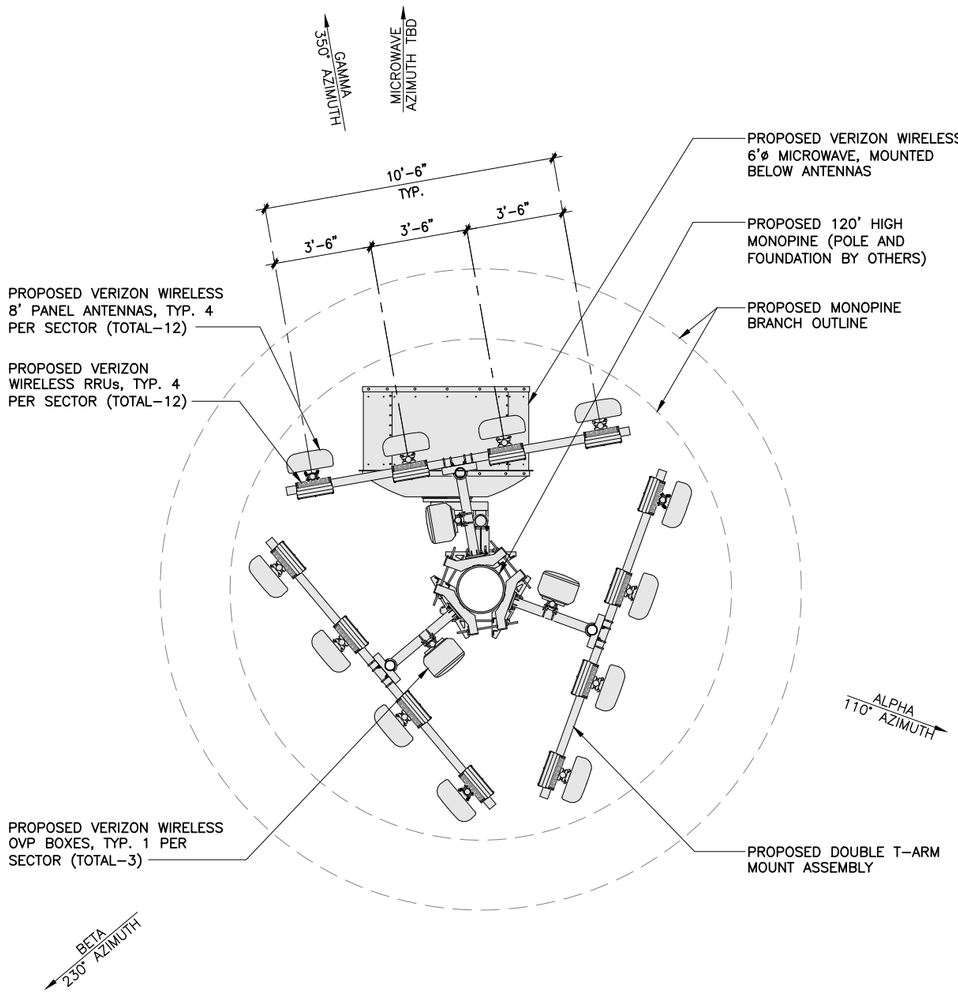
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HOOK
US-CA-6189
FUZE PROJECT ID: 17461384
MDG LOCATION ID: 5000974804
APN: 3128-401-08-0000
ADELANTO, CA 92301

SHEET TITLE:
COMPOUND PLAN

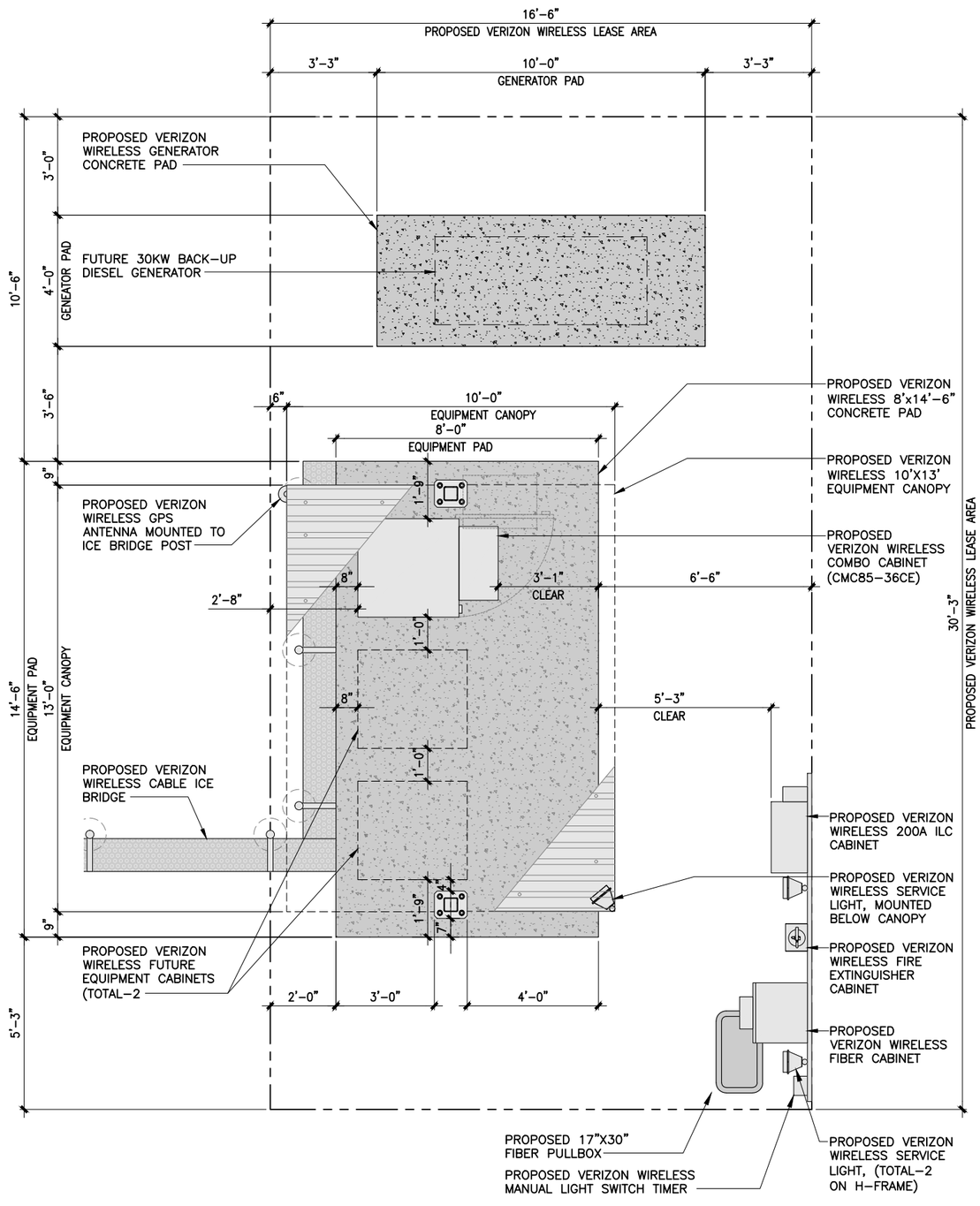
A3

NOTE:
- ALL ANTENNAS SHALL BE COVERED IN FAUX PINE NEEDLE SLEEVES (SOCKS)
- PAINT ALL ANTENNAS, MOUNTS, CABLES AND ACCESSORY EQUIPMENT TO MATCH MONOPINE FOLIAGE
- EXCEPTION: DO NOT PAINT AIR ANTENNAS, PAINT VOIDS WARRANTY AND FAILS VQA, UTILIZE 3M WRAP (OR APPROVED EQUAL) INSTEAD WITH MATCHING COLOR
- MONOPINE TRUNK COLOR TO BE BROWN AND MONOPINE FOLIAGE GREEN TO SIMULATE A LIVE PINE TREE



ANTENNA PLAN | 11"x17" SCALE: 1/4" = 1'-0" | 24"x36" SCALE: 1/2" = 1'-0" | 0 1' 2' 4' | 2

SERVICE LIGHTING NOTES:
1. THE SERVICE LIGHT IS MANUALLY SWITCHED ON/OFF BY THE SITE TECHNICIAN IN EMERGENCY SITUATIONS.
2. MAINTENANCE OF THE CELL SITES ARE NORMALLY PERFORMED DURING DAY-LIGHT HOURS.
3. THE SERVICE LIGHT SHALL BE POINTED -45° TOWARDS THE GROUND.



EQUIPMENT PLAN | 11"x17" SCALE: 1/4" = 1'-0" | 24"x36" SCALE: 1/2" = 1'-0" | 0 1' 2' 4' | 1

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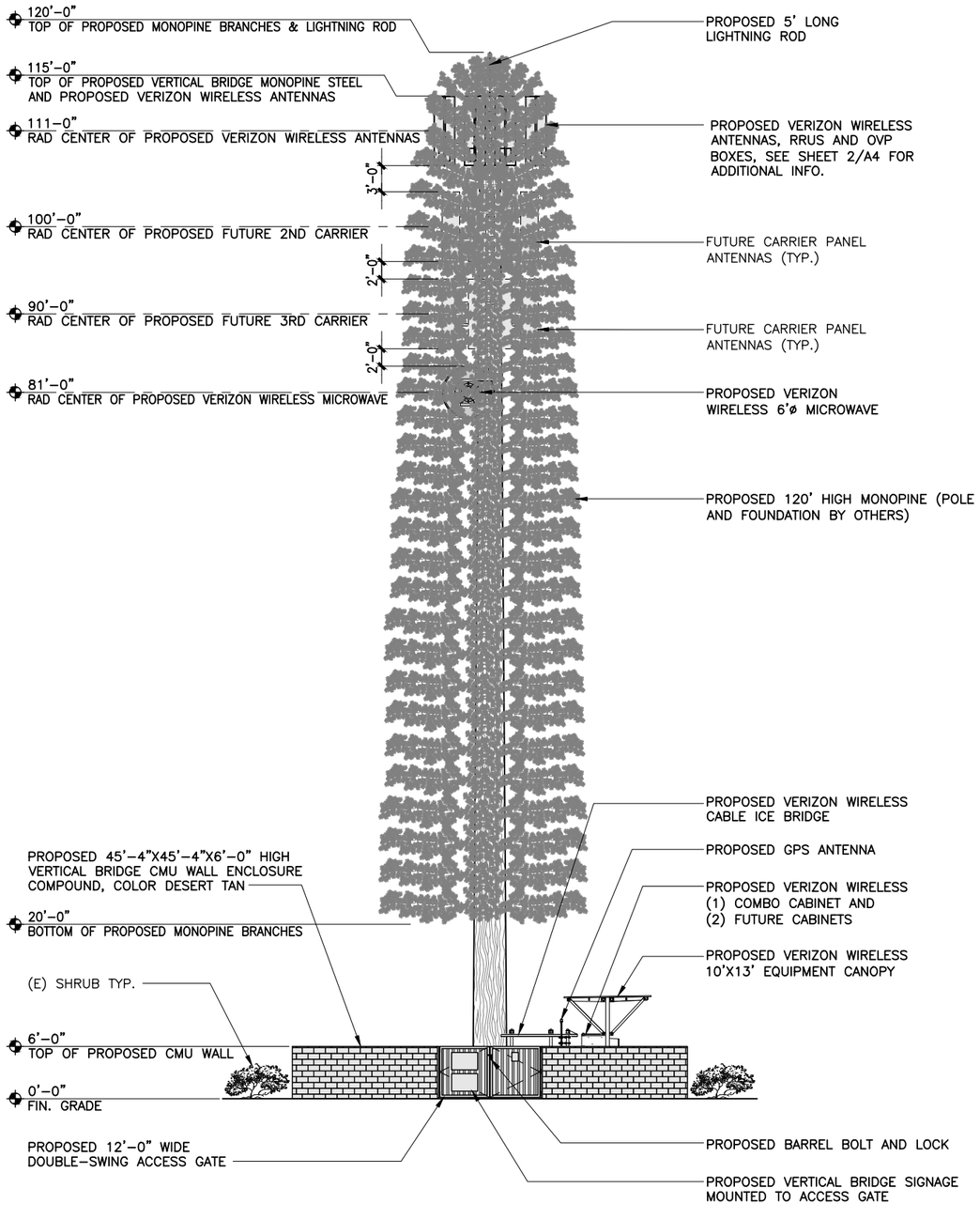
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US-CA-6189
FUZE PROJECT ID: 17461384
MDG LOCATION ID: 5000974804
APN: 3128-401-08-0000
ADELANTO, CA 92301

SHEET TITLE:
EQUIPMENT AND ANTENNA PLAN

A4

NOTE:
- ALL ANTENNAS SHALL BE COVERED IN FAUX PINE NEEDLE SLEEVES (SOCKS)
- PAINT ALL ANTENNAS, MOUNTS, CABLES AND ACCESSORY EQUIPMENT TO MATCH MONOPINE FOLIAGE
- EXCEPTION: DO NOT PAINT AIR ANTENNAS, PAINT VOIDS WARRANTY AND FAILS VQA, UTILIZE 3M WRAP (OR APPROVED EQUAL) INSTEAD WITH MATCHING COLOR
- MONOPINE TRUNK COLOR TO BE BROWN AND MONOPINE FOLIAGE GREEN TO SIMULATE A LIVE PINE TREE

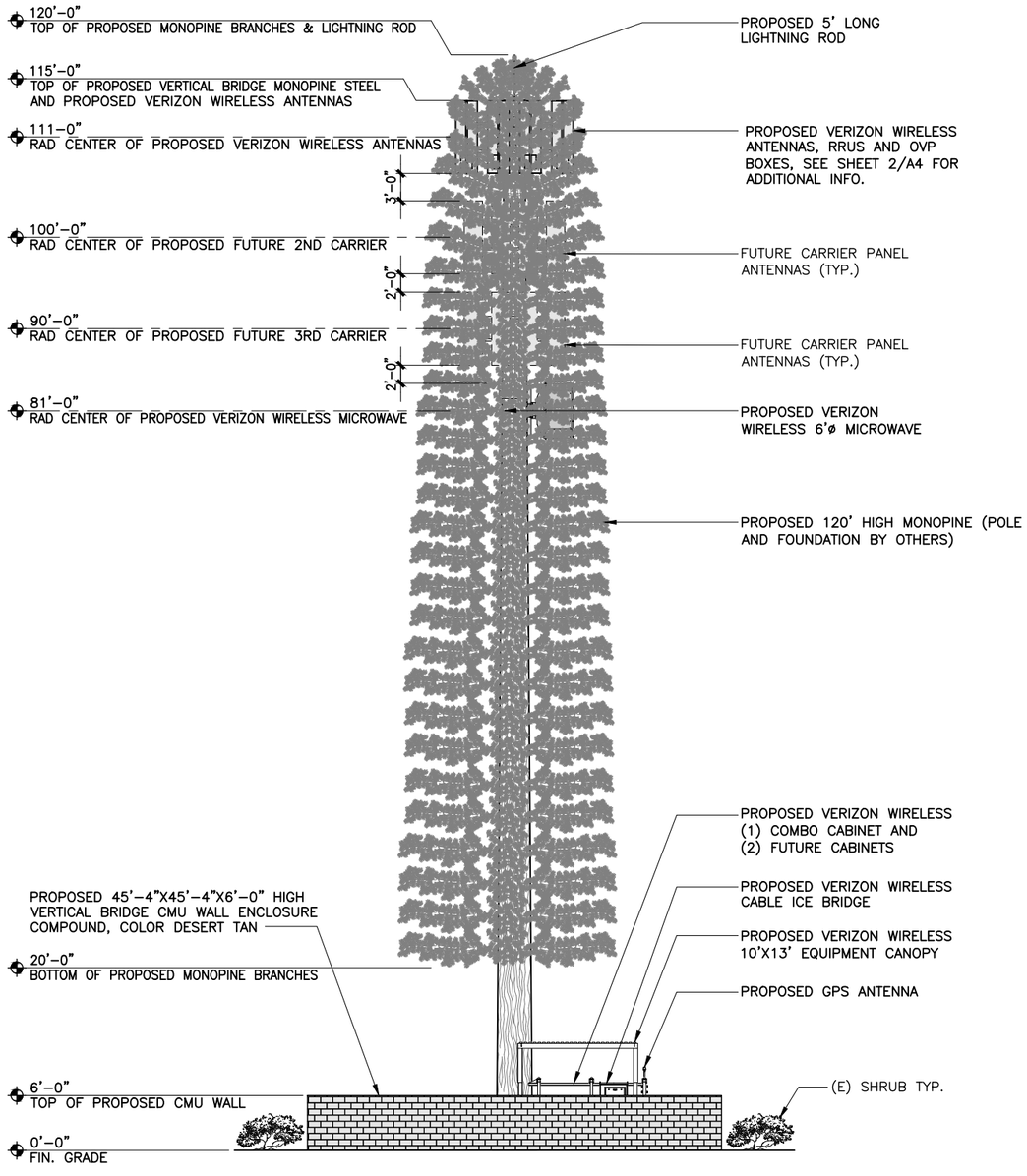


SOUTH ELEVATION

11"x17" SCALE: 1/16" = 1'-0"
24"x36" SCALE: 1/8" = 1'-0"
0 2' 4' 8' 16'

2

NOTE:
- ALL ANTENNAS SHALL BE COVERED IN FAUX PINE NEEDLE SLEEVES (SOCKS)
- PAINT ALL ANTENNAS, MOUNTS, CABLES AND ACCESSORY EQUIPMENT TO MATCH MONOPINE FOLIAGE
- EXCEPTION: DO NOT PAINT AIR ANTENNAS, PAINT VOIDS WARRANTY AND FAILS VQA, UTILIZE 3M WRAP (OR APPROVED EQUAL) INSTEAD WITH MATCHING COLOR
- MONOPINE TRUNK COLOR TO BE BROWN AND MONOPINE FOLIAGE GREEN TO SIMULATE A LIVE PINE TREE



EAST ELEVATION

11"x17" SCALE: 1/16" = 1'-0"
24"x36" SCALE: 1/8" = 1'-0"
0 2' 4' 8' 16'

1

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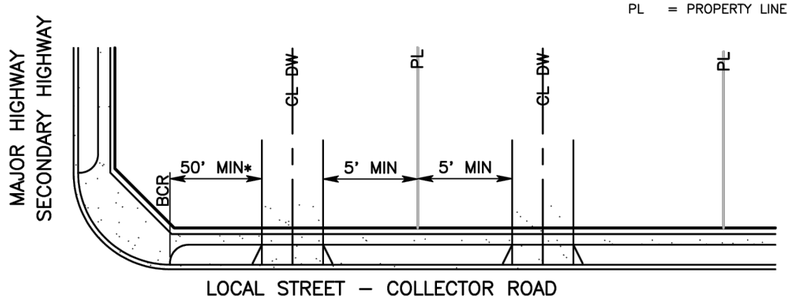
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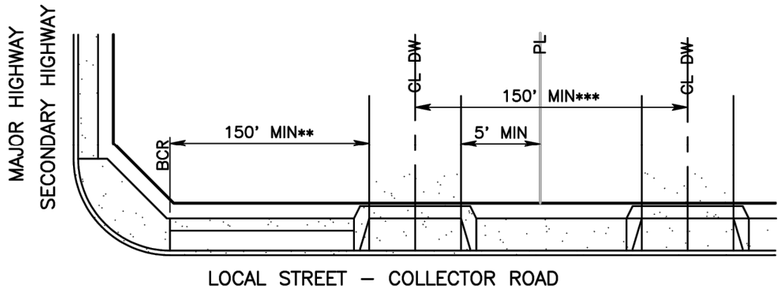
SHEET TITLE:
ELEVATIONS

A5

CL = CENTERLINE
DW = DRIVEWAY
MIN = MINIMUM
PL = PROPERTY LINE



RESIDENTIAL DRIVEWAY



COMMERCIAL DRIVEWAY

NOTES:

REFER TO SECTION 6.3 IN SAN BERNARDINO COUNTY TRANSPORTATION DEPARTMENT ROAD PLANNING AND DESIGN MANUAL FOR NUMBER OF ACCESS POINTS PERMITTED.

* 75' ON COLLECTOR ROADS, EXCEPT 50' IF ULTIMATE AVERAGE DAILY TRAFFIC IS LESS THAN 3,000.

** MAY BE INCREASED BY 75' ON COLLECTOR ROADS AND 50' ON LOCAL STREETS TO PROVIDE ADDITIONAL CLEARANCE FOR LEFT TURN STORAGE.

*** DISTANCE DETERMINED PER TABLE 6–1, PAGE 6–3, IN SAN BERNARDINO COUNTY TRANSPORTATION DEPARTMENT ROAD PLANNING AND DESIGN MANUAL.

REGISTERED PROFESSIONAL ENGINEER
BRENDON P. BIGGS
NO. C57127
12-31-2025
CIVIL
STATE OF CALIFORNIA

SAN BERNARDINO COUNTY DEPARTMENT OF PUBLIC WORKS

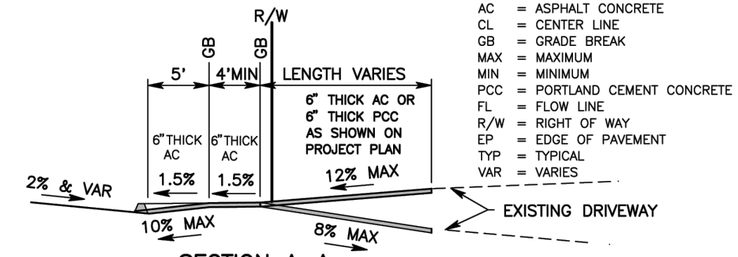
DRIVEWAY SPACING

BRENDON P. BIGGS, PE
DIRECTOR OF PUBLIC WORKS/ROAD COMMISSIONER

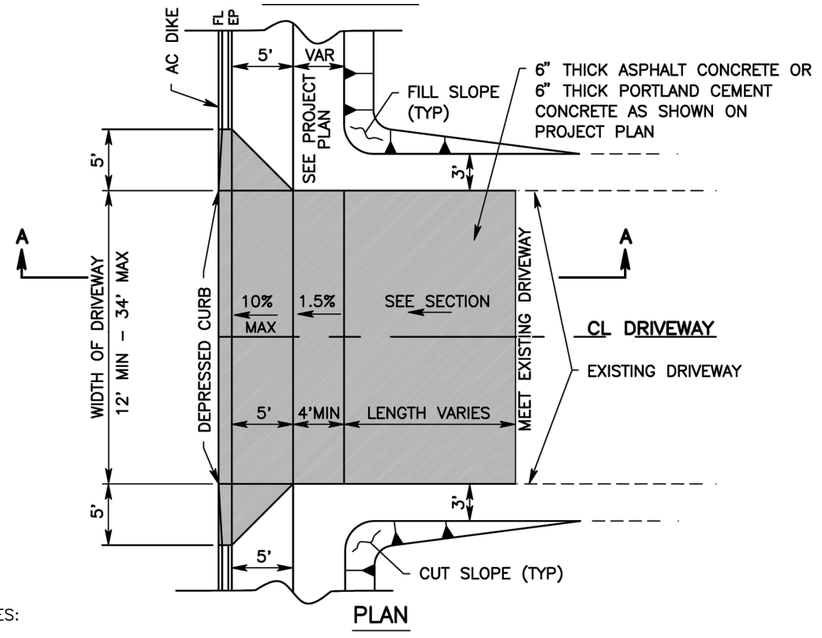
130

PUBLIC WORKS DRIVEWAY SPACING DETAIL | 2

AC = ASPHALT CONCRETE
CL = CENTER LINE
GB = GRADE BREAK
MAX = MAXIMUM
MIN = MINIMUM
PCC = PORTLAND CEMENT CONCRETE
FL = FLOW LINE
R/W = RIGHT OF WAY
EP = EDGE OF PAVEMENT
TYP = TYPICAL
VAR = VARIES



SECTION A–A



PLAN

NOTES:

1. FOR APPLICABLE NOTES AND DRIVEWAY REQUIREMENTS SEE STANDARD 130.
2. A DRIVEWAY APPROACH MUST BE CONSTRUCTED WITH EACH CURB DEPRESSION.
3. SURFACING SHALL BE TYPE A ASPHALT CONCRETE, 6" THICK MINIMUM.
4. STRUCTURAL SECTION OF ROADWAY SHALL BE DETERMINED FROM SOIL TESTS AND SO INDICATED ON CONSTRUCTION PLANS.

REGISTERED PROFESSIONAL ENGINEER
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NO. C57127
12-31-2025
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STATE OF CALIFORNIA

SAN BERNARDINO COUNTY DEPARTMENT OF PUBLIC WORKS

COMMERCIAL DRIVEWAY APPROACH WITH AC DIKE

BRENDON P. BIGGS, PE
DIRECTOR OF PUBLIC WORKS/ROAD COMMISSIONER

129D

PUBLIC WORKS COMMERCIAL DRIVEWAY APPROACH WITH AC DIKE DETAIL | 1

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SHEET TITLE:

DETAILS

D1