



LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

HEARING DATE: July 24, 2025

AGENDA ITEM # 2

Project Description

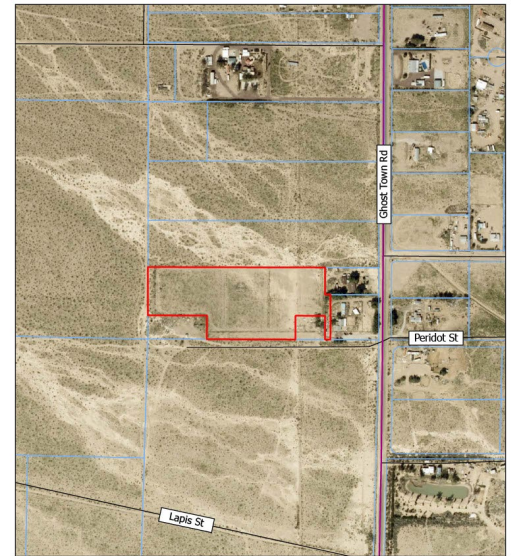
APN: 0517-031-15
Applicant: Spectrum Services on behalf of TowerCom
Community: Yermo / 3rd District
Location: 36910 Ghost Town Road in Yermo, California
Project No.: PROJ-2024-00052
Staff: Grace Bologna

Proposal: A Minor Use Permit to construct a new 120-foot Towercom Multicarrier Wireless Telecommunication Facility (tower), 30 kW emergency generator, and 2,500 square foot (50 feet by 50 feet) ground equipment enclosure.

20 Hearing Notices Sent On: July 11, 2025

Report Prepared By: Grace Bologna

Vicinity Map



SITE INFORMATION

Parcel Size: 7.81 acres
Terrain: Mostly flat
Vegetation: Site contains minimal low-lying desert vegetation

Table 1 - Site and Surrounding Land Use Description

AREA	EXISTING LAND USE	LAND USE CATEGORY	ZONING DISTRICT
North	Residential Undeveloped	Rural Living (RL)	Rural Living-5 Acre Minimum
South	Undeveloped	Rural Living (RL)	Rural Living-10 Acre Minimum
East	Undeveloped Residential	Rural Living (RL)	Rural Living-5 Acre Minimum
West	Undeveloped	Rural Living (RL)	City of Yermo /Desert Region/ Rural Living-5 Acre Minimum

AGENCY

City Sphere of Influence: N/A
Water Service: San Bernardino County Environmental Health Services
Sewer Service: San Bernardino County Environmental Health Services

COMMENT

N/A
Conditions of Approval provided
Conditions of Approval provided

STAFF RECOMMENDATION: That the Zoning Administrator **ADOPT** the Findings for approval of the Minor Use Permit; **APPROVE** the Minor Use Permit subject to the attached Conditions of Approval; and **DIRECT** Land Use Services Department to file a Notice of Exemption.

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

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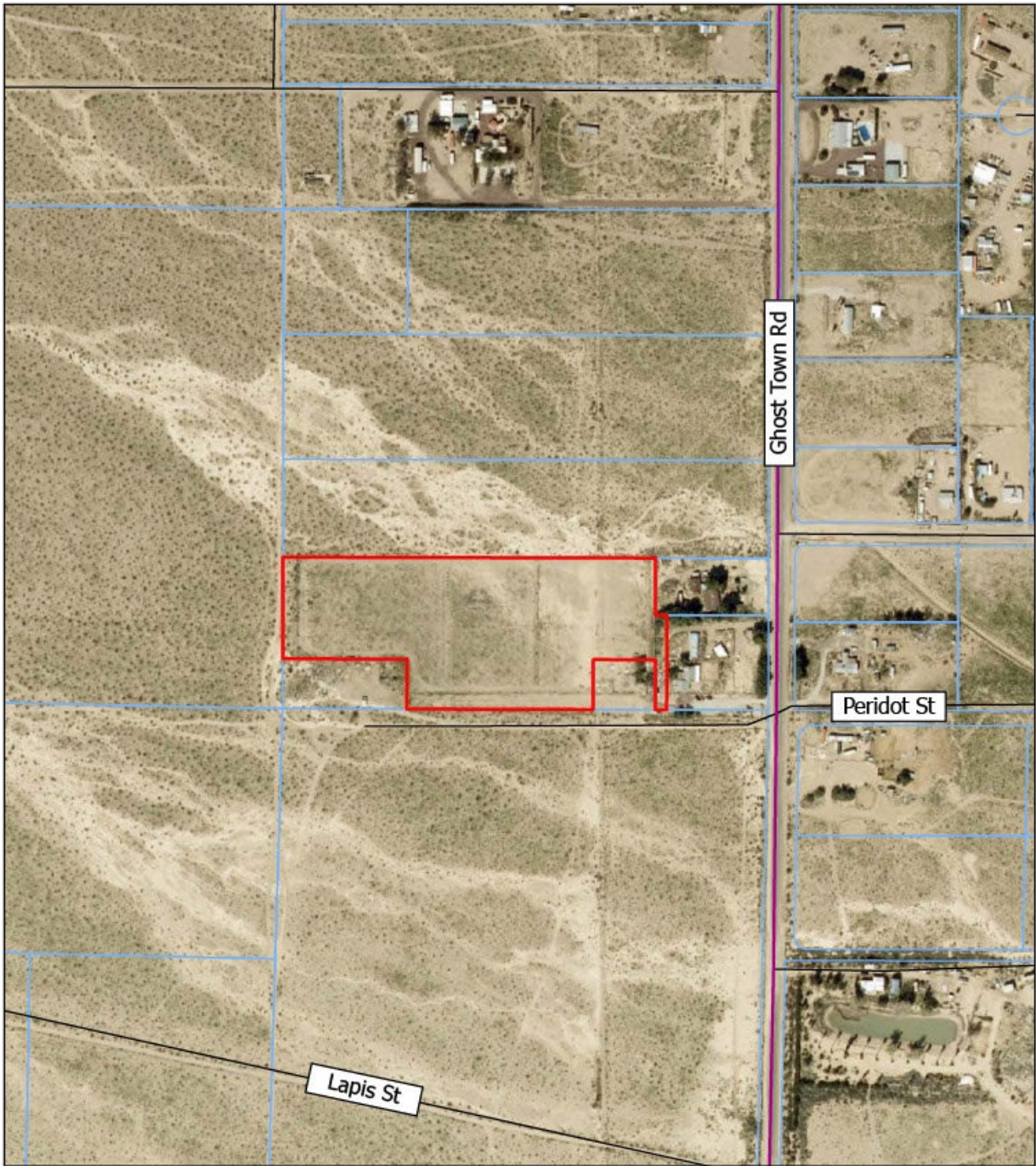
REGIONAL LOCATION MAP



Scale: 1:145,000



VICINITY MAP



Scale: 1:5,000

N

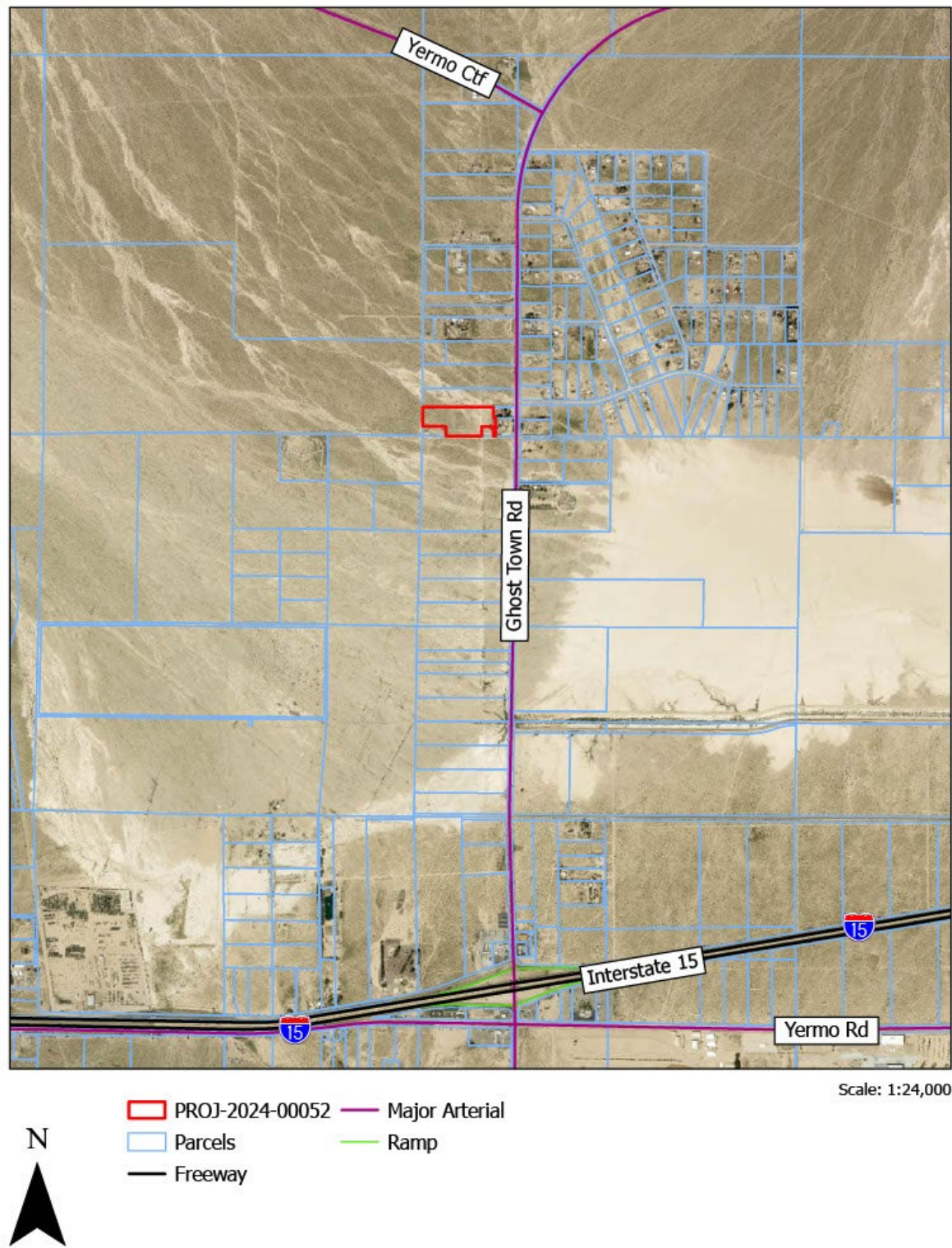
PROJ-2024-00052

Parcels

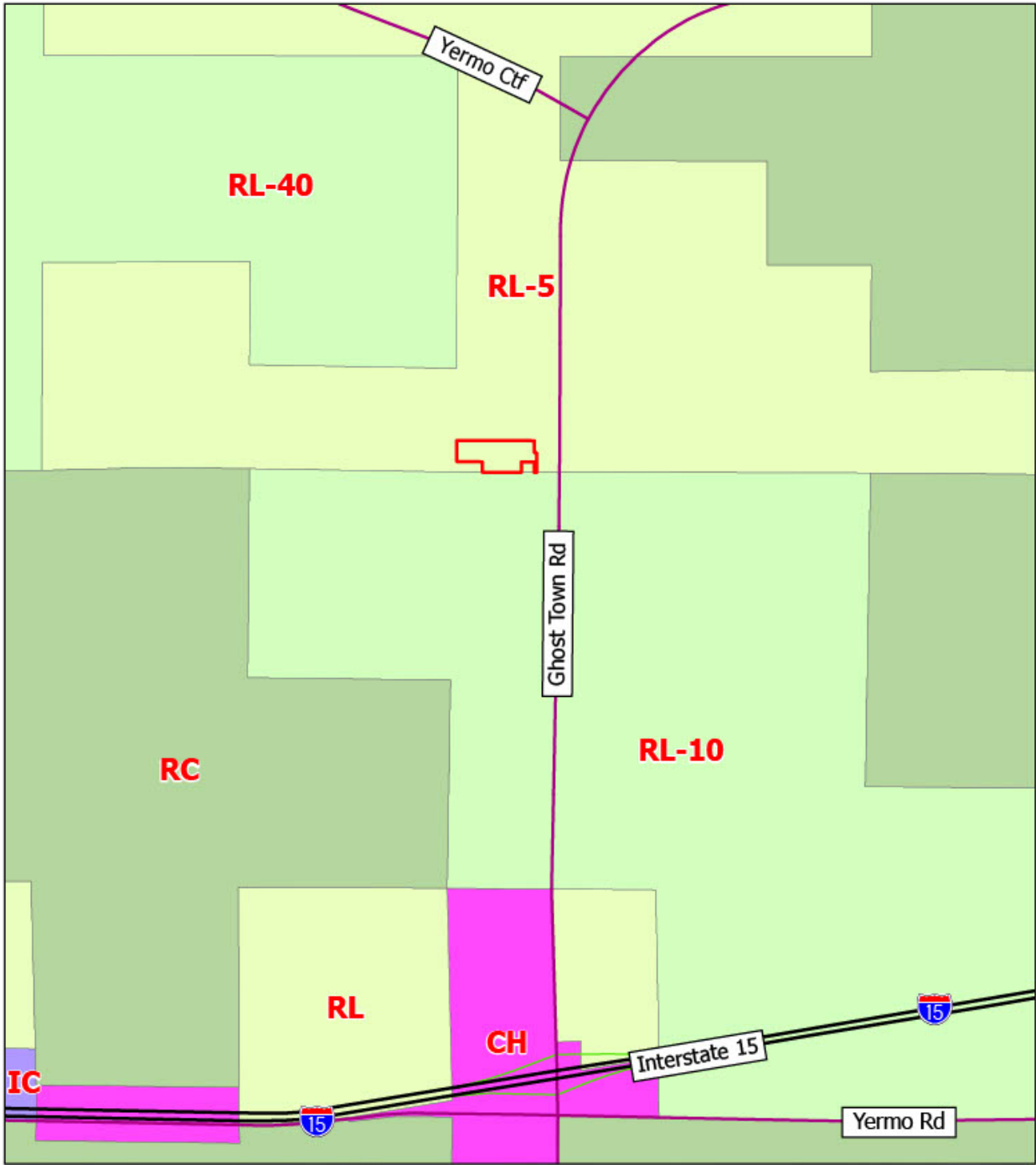
Major Arterial

Local

VICINITY MAP ZOOMED OUT



ZONING DISTRICT MAP



Scale: 1:24,000

- | | |
|------------------------|-------------------------------|
| PROJ-2024-00052 | IC: Community Industrial |
| Parcels | RC: Resource Conservation |
| Freeway | RL: Rural Living |
| Major Arterial | RL-10: Rural Living-10 ac min |
| Ramp | RL-40: Rural Living-40 ac min |
| CH: Highway Commercial | RL-5: Rural Living-5 ac min |

EXISTING CONDITIONS – FACING WEST TOWARDS PROJECT SITE PATH



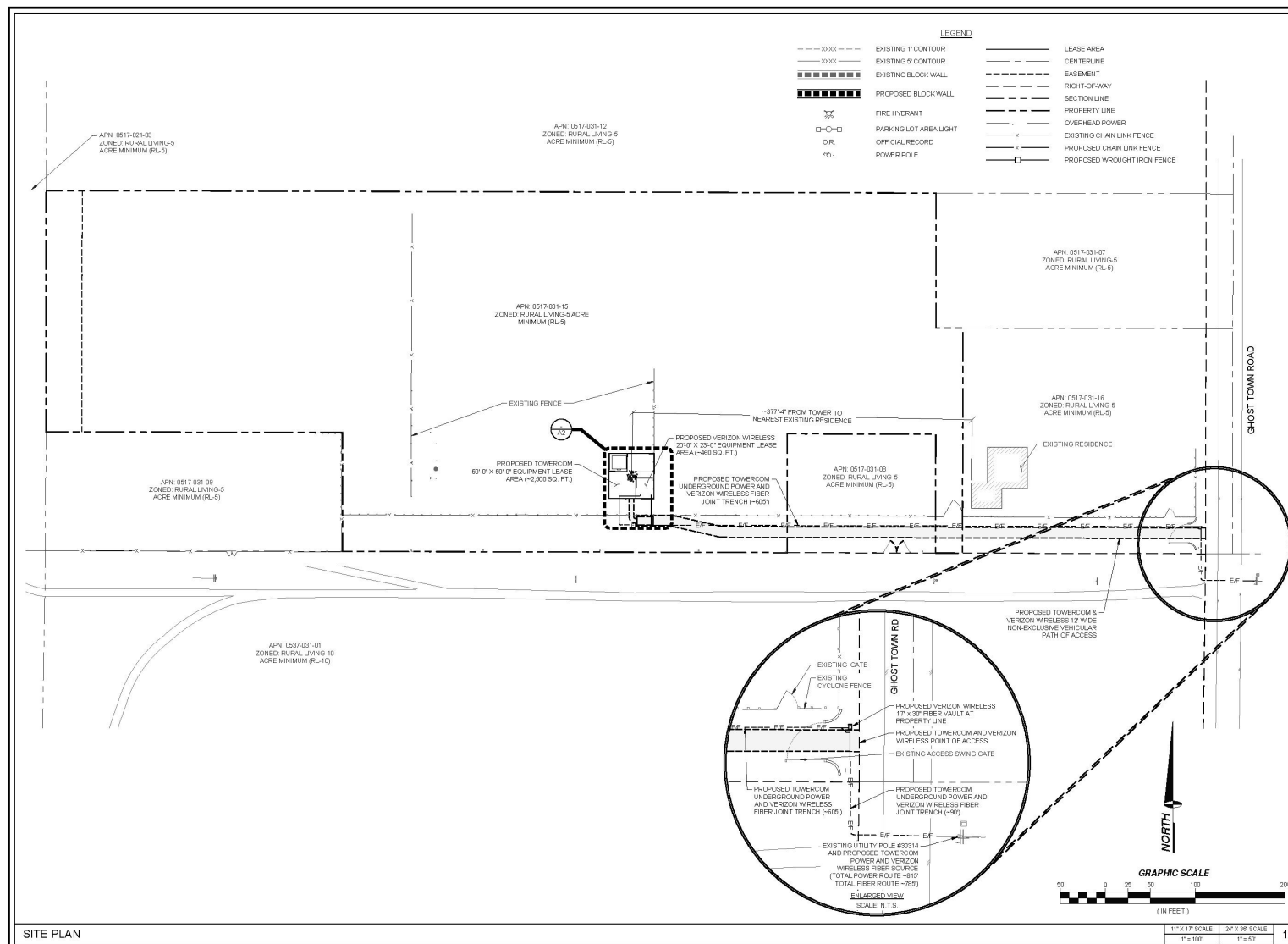
EXISTING CONDITIONS – FACING WEST ALONG ACCESS AND UTILITY ROUTE TOWARDS PROJECT SITE



EXISTING CONDITIONS – FACING EAST ALONG ACCESS AND UTILITY ROUTE AWAY FROM THE PROJECT SITE



SITE PLAN

[illegible]

TowerCom Ghost Town Tower
PROJ-2024-00052/APN 0517-031-15
Zoning Administrator Staff Report
July 24, 2025

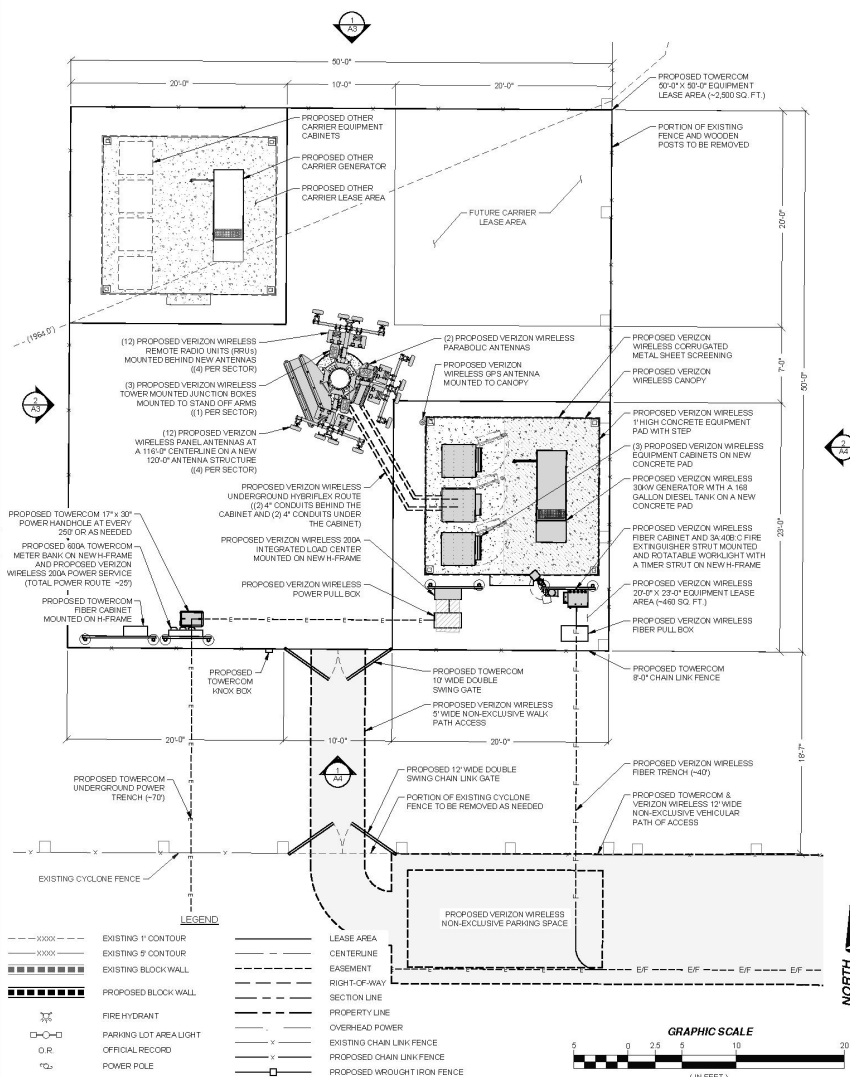
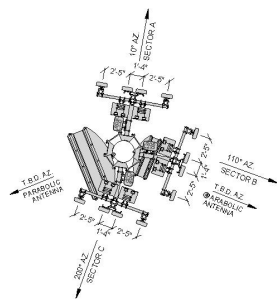
SITE PLAN

ANTENNA SECTION	AZIMUTH	# OF ELEMENTS	# REUS	CENTERLINE	CABLE LENGTH	CABLE TYPE	COLOR CODE	HYBRID JUMPER	JUMPER	COMMENTS
SECTOR A	15°	4	4	116'	160'	(3) 13/24 HYBRID CABLES	—	5'	15'	—
SECTOR B	110°	4	4				—	5'	15'	—
SECTOR C	200°	4	4				—	5'	15'	—
PARABOLIC ANTENNA	T.B.D.	2	—	TBD	—	—	—	—	—	—
				TBD	—	—	—	—	—	—
GPS	N/A	1	—	—	—	1/2" COAX	—	—	—	—

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

ANTENNA AND CABLE SCHEDULE

SCALE:	
1 2 3 4 5 6 7 8 9 10	



ANTENNA LAYOUT

11" X 17" SCALE	24" X 35" SCALE	2
1" = 10'	1" = 5'	

SITE DETAIL

11" X 17" SCALE	24" X 36" SCALE
1" = 10'	1" = 5'

ISSUE STATUS

[illegible]

TowerCom
We Connect Carriers
TOWERCOM XI-B, LLC
241 ATLANTIC BLVD SUITE 201
NEPTUNE BEACH, FLORIDA 32266
PHONE: (678) 642-5352

verizon[®]
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618



SPECTRUM SERVICES, LLC
4850 W. OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705

ZONING DRAWINGS

GHOST TOWN ROAD

PROJECT ID: 16991711
APN: 0517-034-15
86910 GHOST TOWN ROAD
YERMO, CALIFORNIA 92398

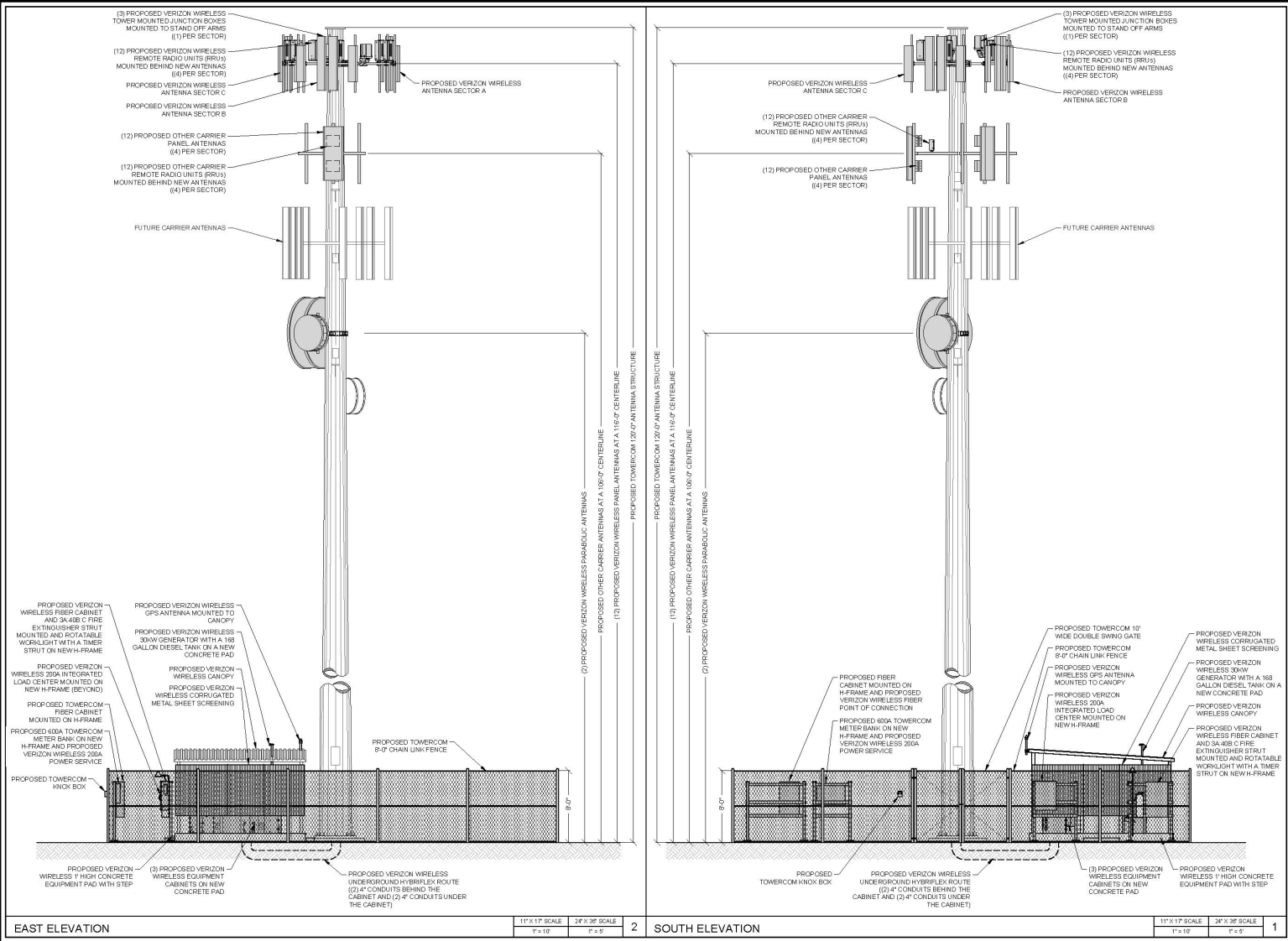
SHEET TITLE:
SITE DETAIL, ANTENNA &
CABLE SCHEDULE AND
ANTENNA LAYOUT

A2

REVISION	1
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TowerCom Ghost Town Tower
PROJ-2024-00052/APN 0517-031-15
Zoning Administrator Staff Report
July 24, 2025

ELEVATIONS



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	12/27/23	90% ZONING	R.S.
2	01/29/24	100% ZONING	R.S.

TowerCom.
We Connect Carriers.
TOWERCOM XI-B, LLC
241 ATLANTIC BLVD SUITE 201
NEPTUNE BEACH, FLORIDA 32266
PHONE: (678) 642-5352

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

SPECTRUM
A Nextel Company
SPECTRUM SERVICES, LLC
4850 W. OAKENODE ROAD
LAS VEGAS, NEVADA 89119
PHONE: (702) 967-7705

ZONING DRAWINGS

GHOST TOWN ROAD

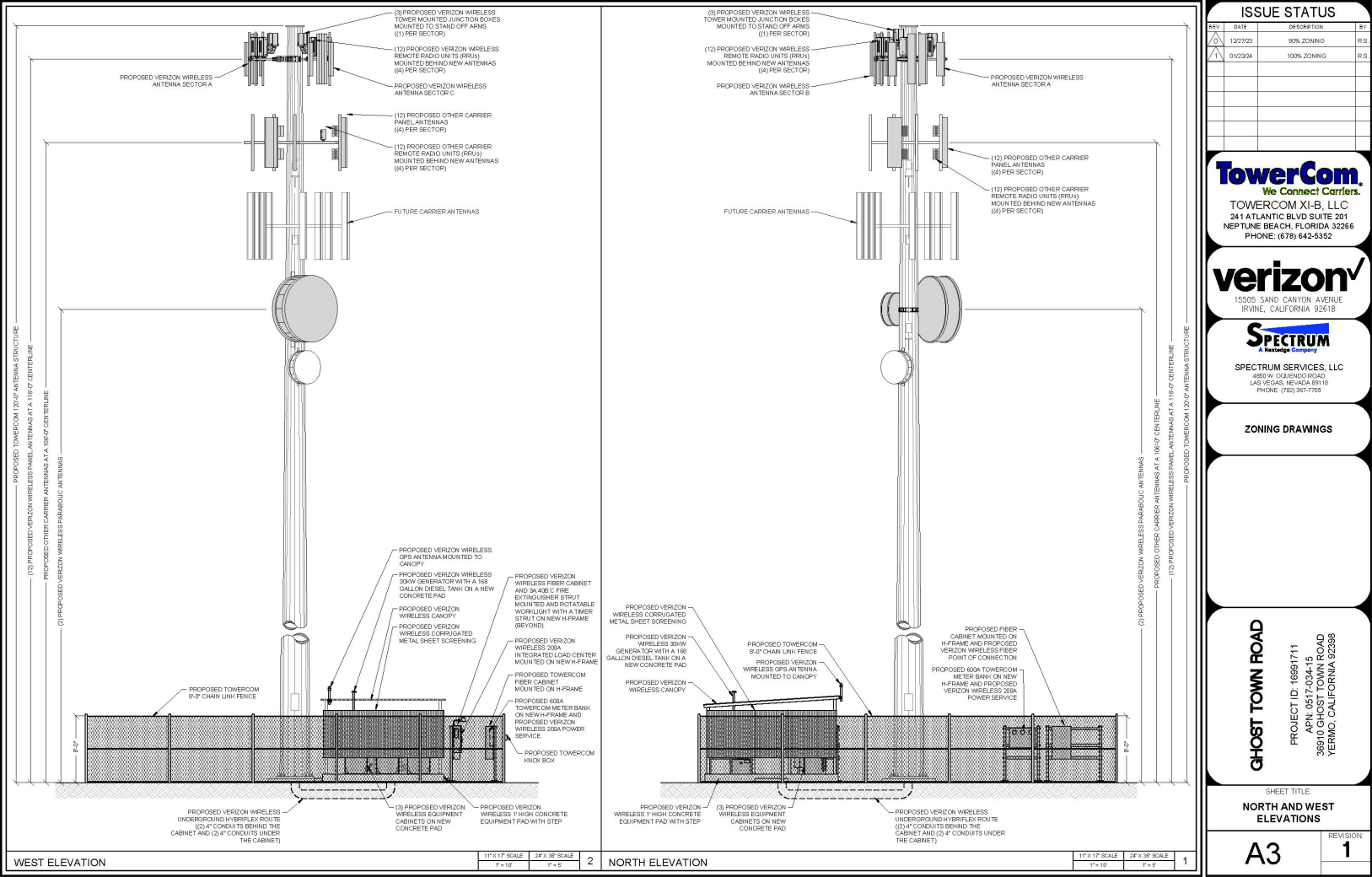
PROJECT ID: 16991711
APN 0517-034-15
36910 GHOST TOWN ROAD
VERMO, CALIFORNIA 92398

SHEET TITLE
SOUTH AND EAST ELEVATIONS

A4

REVISION
1

ELEVATIONS



PROJECT DESCRIPTION AND BACKGROUND:

The applicant requests approval of a Minor Use Permit for the construction of a 120-foot-tall multicarrier wireless telecommunications tower on a 7.81-acre parcel in the desert region of Yermo, California. The project would include the installation of 12 panel antennas, two parabolic antennas, a 2,500-square-foot (50-foot by 50-foot) ground equipment enclosure, three Verizon cabinets, and a 30-kW emergency generator, with a 10-foot-tall canopy covering the cabinets and generator. Maintenance will occur every two to three months or in the event of a malfunction.

The project site is located within the community of Yermo's Desert Region, zoned Rural Living-5 Acre Minimum (RL-5). The project adheres to Desert Region standards and complies with all applicable criteria for wireless telecommunications facilities as outlined in the San Bernardino County Development Code.

The subject property is currently undeveloped, with sparse vegetation. The proposed access and utility easement are along an existing dirt and gravel-covered road. The project is located adjacent to three parcels to the east identified by County Assessor's Parcel Numbers (APNs) 0517-031-07, 0517-031-08, and 051-7031-16. The properties to the north and south are undeveloped desert land.

PUBLIC COMMENTS AND NOTICES

In accordance with Section 84.27.070 of the San Bernardino County Development Code, Project Notices were sent to all property owners within 700 feet of the external boundaries of the Project boundary. A total of 20 project notices were sent to surrounding property owners and interested agencies/associations on December 17, 2024. The Planning Division sent out hearing notices on July 11, 2025 advertising the Zoning Administrator Hearing to be held on July 24, 2025. All agency comment letters approved the project.

PROJECT ANALYSIS:

The project involves the construction of a 120-foot-tall multicarrier wireless telecommunications tower on an undeveloped 7.81-acre parcel (see Exhibit C). The facility will occupy approximately 2,500 square feet, of the parcel, while the remainder of the site will remain undeveloped.

The telecommunications facility would be accessed from Ghost Town Road in Yermo, California, via a 12-foot-wide private dirt road that leads to the project site. The access road extends approximately 605 feet through APNs 0517-031-16 and 0517-031-08, which are under the same ownership as the project site. Internal access to the project site will be facilitated by a 5-foot-wide non-exclusive walking path extending 20 feet, which will include two proposed gates located closest to the project entrance (see Exhibit A).

Consistency with Countywide Plan: The Project is consistent with the Countywide Plan Policy LU-2.4 Land Use Map consistency in that no proposed change in land use category or zoning district is required and the Project is therefore generally compatible and consistent with surrounding land uses and the community's identity. The Project is also consistent with Policy LU-2.6 Coordination with

adjacent entities. The project was reviewed and/or conditioned by the various applicable County agencies as well as the City of Yermo.

Code Compliance Summary:

The Project satisfies applicable standards of the Development Code for development in the Rural Living Land Use District, as illustrated in Table 2 below.

Table 2: Project Code Compliance

Project Component	Development Code Standard	Project Plans
Entitlement	Minor Use Permit	Minor Use Permit
Minimum Setbacks <i>Section 82.04.060</i>	Front – 25 feet Side – 25 feet	Front - 50 feet Side - 50 feet
Maximum Height of Wireless Telecommunications Towers <i>Section 84.27.030(a)</i>	120 feet	120 feet
Minimum Separation from Residences <i>Section 84.27.040</i>	300 feet	377 feet

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

Non-Reflective Colors: According to *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-tall multicarrier wireless telecommunications tower. The design is non-reflective.

Camouflaging: According to *Section 84.27.050 (e)*, for facilities that are not stealthed, telecommunication facilities and antennas and ground equipment shall blend with the predominant viewing background to the maximum extent practical, except when the treatment does not comply with Federal Aviation Authority (FAA) requirements. The proposed project meets this requirement as it will be located on a 7.81-acre parcel in the desert region of Yermo, where the surrounding environment consists of sparse vegetation and minimal development. The design and siting of the telecommunications tower have been carefully planned to minimize visual impact, maintaining compatibility with the surrounding landscape. Additionally, the project includes the installation of a 50'x50' ground equipment enclosure, which will be screened with a fence.

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

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

As analyzed above in the project analysis, the proposed project meets these 10 requirements.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA): The project is exempt from CEQA pursuant to Section 15303 for New Construction or Conversion of Small Structures. This exemption applies as the proposed telecommunications facility has a project footprint of 2,500 square feet, which qualifies as a small-scale project under Section 15303.

Greenhouse Gas Reduction Plan: The project does not involve any manufacturing processes, industrial activities, or significant vehicle emissions that would contribute to greenhouse gas emissions.

Plant Protection: The area is characterized by sparse desert vegetation, and there are no Joshua trees or other sensitive plant species present on the site. The project will not impact any protected or unique plant species, as the site consists mainly of disturbed land with minimal vegetation.

RECOMMENDATION: That the Zoning Administrator:

- 1) **ADOPT** the Findings and Conditions of Approval as included in the Staff Report; and
- 2) **APPROVE** the Minor Use Permit for the construction of the 120-foot-tall multicarrier wireless telecommunications tower, and related equipment. Located at 36910 Ghost Town Road in Yermo within the Rural Living (RL) Land Use Category and Rural Living 5-acre minimum (RL-5) Zoning District; 3rd Supervisorial District; APN: 0517-031-015-0000; Project Number: PROJ-2024-00052; and
- 3) **DIRECT** 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

Exhibit A:

Findings

FINDINGS: MINOR USE PERMIT

A MINOR USE PERMIT (MUP) TO CONSTRUCT A 120-FOOT-TALL MULTICARRIER WIRELESS TELECOMMUNICATIONS FACILITY AND A 2,500 SQUARE FOOT (50 FEET BY 50 FEET) GROUND EQUIPMENT ENCLOSURE ON A 7.81-ACRE PARCEL LOCATED AT 36910 GHOST TOWN ROAD IN YERMO, CALIFORNIA, WITHIN SAN BERNARDINO COUNTY'S DESERT REGION; ZONED RL (RURAL LIVING); APN: 0517-031-15; PROJECT NUMBER PROJ-2024-00052.

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040(a), and supporting facts for approval of All Use Permits:

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

The 7.81-acre parcel is adequate in size to accommodate a 120-foot-tall multicarrier wireless telecommunications facility and a 2,500 square foot (50 foot by 50 foot) ground equipment enclosure. The project complies with height, lot coverage, setbacks, buffering, and fencing requirements of the Development Code. The facility complies with the minimum 300-foot separation from the nearest single-family home. The facility complies with the required 2,000-foot separation requirement from another wireless communications facility.

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

The site design ensures adequate legal and physical access to the project area. The project site is bordered by Ghost Town Road to the east, Fort Irwin Road to the west, Yermo Cutoff to the north, and the Lapis Street to the south. Regional access to the site is provided via Mojave Freeway (Interstate 15). Local access is available via Ghost Town Road, which runs to the east and directly adjacent to the site. The access route runs through APNs: 0517-031-16 and 0517-031-08 which are under the same ownership as the project site. Internal access to the wireless telecommunications facility would be through a 12-foot-wide non-exclusive access route that connects to Ghost Town Road.

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

The proposed project is consistent with the land uses and development standards of the Rural Living (RL) Zoning District and as designed and conditioned, will not have adverse effects on surrounding properties. To the east, approximately 377 feet from the project area, are two single-family homes along Ghost Town Road. Properties to the north and south are undeveloped.

The project involves the construction of a telecommunications facility to enhance cellular coverage in the Yermo desert community. It will consist of a 120-foot multicarrier wireless telecommunications tower, 12 panel antennas, two parabolic antennas, a 2,500 square foot (50 foot by 50 foot) ground equipment enclosure, three Verizon cabinets, a 30 kW emergency generator with sound enclosure and a 10 foot tall canopy over the cabinets and generator. The project will be developed on a 7.81-acre parcel in the Yermo desert region.

The proposed generator is designed for emergency use only and will be located in a remote area of the parcel, isolated from any residential, industrial, or commercial uses. The generator will include a sound enclosure. Pursuant to the manufacturer's specification sheet, when measured from a distance of 23 feet, the generator would produce a maximum of 65 dB of sound. It would operate for 15 minutes every other week for preventative maintenance. Additionally, there is no pedestrian or vehicle traffic in that portion of the large parcel, and adjacent properties will not be affected.

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

The proposed Minor Use Permit, together with the provisions for its design, are consistent with the Countywide Policy Plan. The proposed Project as designed specifically is consistent with the goals, policies, standards and maps of the Policy Plan. The project specifically implements the following San Bernardino Policy Plan goals and policies:

- **Policy LU-2.1 Compatibility with existing uses.**

We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.

Consistency: *The project is appropriate as the use is permitted subject to the approval of a Minor Use Permit (MUP) and is compatible with the surrounding residential and commercial characteristics in terms of size and scale. The TowerCom antennas would be installed at a height of no more than 120 feet, which aligns with the maximum allowable heights for wireless telecommunications towers in the Rural Living and Desert Region designations. Additionally, the facility will be located more than 300 feet away from residential structures, which is consistent with the development code's intent to minimize negative impacts on surrounding properties.*

- **Policy LU-2.3 Compatibility with natural environment**

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

Policy LU-2.4 Land Use Map consistency.

We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development

standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

Consistency: *The Project is consistent with the Land Use Map and does not propose a change in the Land Use Category. As designed, the proposed use is generally compatible and consistent with surrounding land uses and community's identity.*

- **Policy RE 4.7: Site Selection and Design**

RE project site selection and site design shall be guided by the following priorities relative to habitat conservation and mitigation:

1. Avoid sensitive habitat, including wildlife corridors, during site selection and project design;
2. Where necessary and feasible, conduct mitigation on-site.
3. When on-site habitat mitigation is not possible or adequate, establish mitigation off-site in an area designed for habitat conservation.

Consistency: *The project is consistent with Policy RE 4.7, as the site is not located in an environmentally sensitive area. The proposed telecommunications facility will occupy only 2,500 square feet of a vacant lot, and no sensitive habitat or wildlife corridors are present on or near the project site.*

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

Expanded high-speed internet and wireless communication. We encourage the expansion of expand affordable, high-speed internet access in underserved and unserved unincorporated communities. We encourage the expansion of advanced mobile and fixed wireless communication technologies that improve service, coverage, and reliability throughout the county.

Consistency: *The project is consistent with Policy IU-5.2 as it supports the expansion of wireless communication technologies in the region. The proposed telecommunications facility will improve coverage and reliability, helping to enhance service for the surrounding area in Yermo and other unincorporated communities. By increasing the availability of high-speed wireless communication, the project aligns with the county's goals of improving connectivity and expanding service in underserved areas.*

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

Access to the site would be provided via Ghost Town Road through an existing gate and a 12-foot wide non-exclusive access route extending approximately 605 feet from Ghost Town Road. Internal access to the project site would be via a 5-foot-wide non-exclusive walking path extending 20 feet, which includes two proposed gates. Located closest to the project entrance, would be 10 feet wide.

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 include measures that require the applicant/developer to comply with the performance measures outlined in the County Development Code. Therefore, the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

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

The proposed facility would not utilize solar energy systems or passive or natural heating and cooling systems.

FINDINGS: WIRELESS TELECOMMUNICATION FACILITIES

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040(b), and supporting facts for approval of Minor Use Permits:

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

The project complies with all relevant environmental standards, and no significant impacts are anticipated due to the project's small scale and its location in a developed area.

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

The project is designed for immediate development, with no phased construction planned. All necessary infrastructure and components are included in the initial development phase.

10. THE PROJECT IS NOT LIKELY TO RESULT IN CONTROVERSY. IF THE PROPOSED PROJECT FAILS TO SATISFY ANY OF THE FINDINGS IDENTIFIED IN THIS SUBDIVISION, IT SHALL ONLY BE PROCESSED AS A CONDITIONAL USE PERMIT IN COMPLIANCE WITH THIS CHAPTER.

The project is not expected to result in controversy, as it complies with all applicable standards and requirements. Given its alignment with zoning and land use policies, it is unlikely to generate significant opposition and can proceed as a Minor Use Permit under the guidelines of this chapter.

Exhibit B:

Conditions of

Approval



Conditions of Approval

Record:	PROJ-2024-00052	System Date:	03/07/2025
Record Type:	Project Application	Primary APN:	0517031150000
Record Status:	Decision Pending	Application Name:	TOWERCOM GHOST TOWN TOWER (TELECOMMUNICATIONS FACILITY)
Effective Date:		Expiration Date:	
Description:	TOWERCOM GHOST TOWN TOWER (TELECOMMUNICATIONS FACILITY)		

A MINOR USE PERMIT TO CONSTRUCT A NEW 120' TOWERCOM MULTICARRIER WIRELESS TELECOMMUNICATIONS FACILITY (TOWER) AND 50'X50' GROUND EQUIPMENT ENCLOSURE. THREE (3) VERIZON CABINETS AND 30KW EMERGENCY GENERATOR INSIDE ENCLOSURE ON NEW CONCRETE PAD, LOCATED 285 -FT. WEST OF GHOST TOWN ROAD AND APPROX. 0.23 MILES NORTH OF LAPIS STREET, ON 7.81 ACRES, IN THE LIMITED RURAL LIVING (RL) LAND USE CATEGORY, AND RURAL LIVING WITH A FIVE (5) ACRE MINIMUM (RL-5) ZONING DISTRICT; 3RD SUPERVISORIAL DISTRICT; APN: 0517-031-15

This document does not signify project approval.

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

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

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

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

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

ON-GOING

Land Use Services - Planning

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

This Minor Use Permit (PROJ-2024-00052) is conditionally approved to allow the construction and operation of an 120-foot multicarrier wireless telecommunications tower on a 7.81-acre parcel in the desert region of Yermo, California. The project will include the installation of 12 panel antennas, two parabolic antennas, a 2,500-square-foot (50-foot by 50-foot) ground equipment enclosure, three Verizon cabinets, and a 30 kW emergency generator, with a 10-foot tall canopy covering the cabinets and generator, 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 at 36910 Ghost Town Road, Yermo, California.

3 **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.

4 **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.

5 **Additional Permits** - Status: Outstanding

The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: b. STATE: c. COUNTY: d. LOCAL:

6 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.

7 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.

8 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)

9 Project Account - Status: Outstanding

The Project account number is PROJ-2024-00052. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

10 Development Impact Fees - Status: Outstanding

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

11 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

12 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.

13 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

14 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.

15 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.

16 **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.

17 **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.

18 **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.

19 **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.

20 **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 Minor Use Permit (MUP) in order to demonstrate compliance with the revised FCC regulations. Failure by the developer to apply for such a review of the subject MUP to conform to the FCC approval of revised RF emission regulations, shall subject this approval to possible revocation of the approval.

21 **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.

22 **Renewable Occupancy** - Status: Outstanding

The facility is subject to evaluation, renewal and extension in 10-year increments in accordance with the terms and procedure set forth within the County's standard Telecommunications Facility Agreement.

Public Health– Environmental Health Services23 **Noise Levels** - Status: Outstanding

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

Public Works - Traffic24 **Back Out Into Public Roadways** - Status: Outstanding

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

INFORMATIONAL**Land Use Services - Land Development**25 **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.

26 **Joshua Trees** - Status: Outstanding

Any land disturbance shall be kept at least 40 feet away from any Joshua tree in order for the design to be acceptable. If the proposed land disturbance is within 40 feet of a Joshua tree, then the applicant will need to submit a survey by a licensed arborist to verify that the proposed design will not detrimentally affect the tree. For all applications, plot plans must show the location of all Joshua trees on a parcel. <http://www.sbcounty.gov/Uploads/LUS/BandS/Handouts/IB-0016.pdf>

27 **Natural Drainage** - Status: Outstanding

The natural drainage courses traversing the site shall not be occupied or obstructed.

28 **Tributary Drainage** - Status: Outstanding

Adequate provisions should be made to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. The project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

PRIOR TO LAND DISTURBANCE

Land Use Services - Building and Safety

29 **Geotechnical Report** - Status: Outstanding

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

Land Use Services - Land Development

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

The project is located within Flood Zone D according to FEMA Panel Number 06071C3942H 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

Public Health– Environmental Health Services

31 **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.

Public Works - Surveyor

32 **Corner Records Required Before Grading** - Status: Outstanding

Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances: a. Monuments set to mark property lines or corners; b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

33 **Monument Disturbed by Grading** - Status: Outstanding

If any activity on this project will disturb ANY land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying PRIOR to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

34 **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.

35 **Telecommunications Facility Agreement** - Status: Outstanding

The developer shall sign and adhere to the terms of a required Telecommunications Facility Agreement, to be completed to the satisfaction of County Counsel and in coordination with County Planning, before this approval is deemed vested for continuous effect and operation. a) TFA – Co-location. The applicant shall sign an agreement with the County that clearly establishes a commitment both in design and policy to allow for future joint use or co-location of other telecommunications facilities at this same cell site. The document will be reviewed and approved by County Planning Staff, enforced through the required SUP, and retained for future reference to allow coordination with future telecommunications providers/networks in this region. b) TFA – Termination. The developer of the Telecommunications facility and the property owner shall sign an agreement with the County which states that they: Agree to terminate the described land use within ten (10) years from its approval, OR as extended, OR before any termination date established through a public hearing before the Planning Commission. Agree that no vested right to such land use shall exist after such termination date is established. Agree not to transfer ownership of the described property or operation rights of this Telecommunications facility without first notifying the prospective purchaser(s) of the provisions, limitations and these "Conditions of Approval" and the "Telecom Facility Agreement" signed to the satisfaction of County Counsel and Planning; and Agree that this agreement shall be enforced through a required Special Use Permit.

Land Use Services - Building and Safety

36 **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.

37 **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

38 **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.

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

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

40 **Water Purveyor** - Status: Outstanding

Water purveyor shall be EHS approved.

PRIOR TO OCCUPANCY

Land Use Services - Planning

41 **Fees Paid** - Status: Outstanding

Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2024-00052.

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

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

43 **Shield Lights** - Status: Outstanding

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

44 **Condition Compliance** - Status: Outstanding

Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.

County Fire - Hazardous Materials

45 **Permit Required** - Status: Outstanding

Prior to occupancy, a business or facility that handles hazardous materials in quantities at or exceeding 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases at any one time, or generates any amount of hazardous waste, shall obtain permits from this department. Prior to occupancy, the business operator shall apply for permits (Hazardous Material Handler Permit, Hazardous Waste Generator Permit, Aboveground Petroleum Storage Tank Permit, Underground Storage Tank Permit, or other applicable permits) by submitting a complete hazardous materials business plan using the California Environmental Reporting System (CERS) at <http://cers.calepa.ca.gov/> or apply for exemption from permitting requirements. Contact the Office of the Fire Marshal, Hazardous Materials Section at (909) 386-8401 or visit <https://sbccfire.org/hazmatcupa/> for more information.

Land Use Services - Building and Safety**46 Condition Compliance Release Form Sign-off** - Status: Outstanding

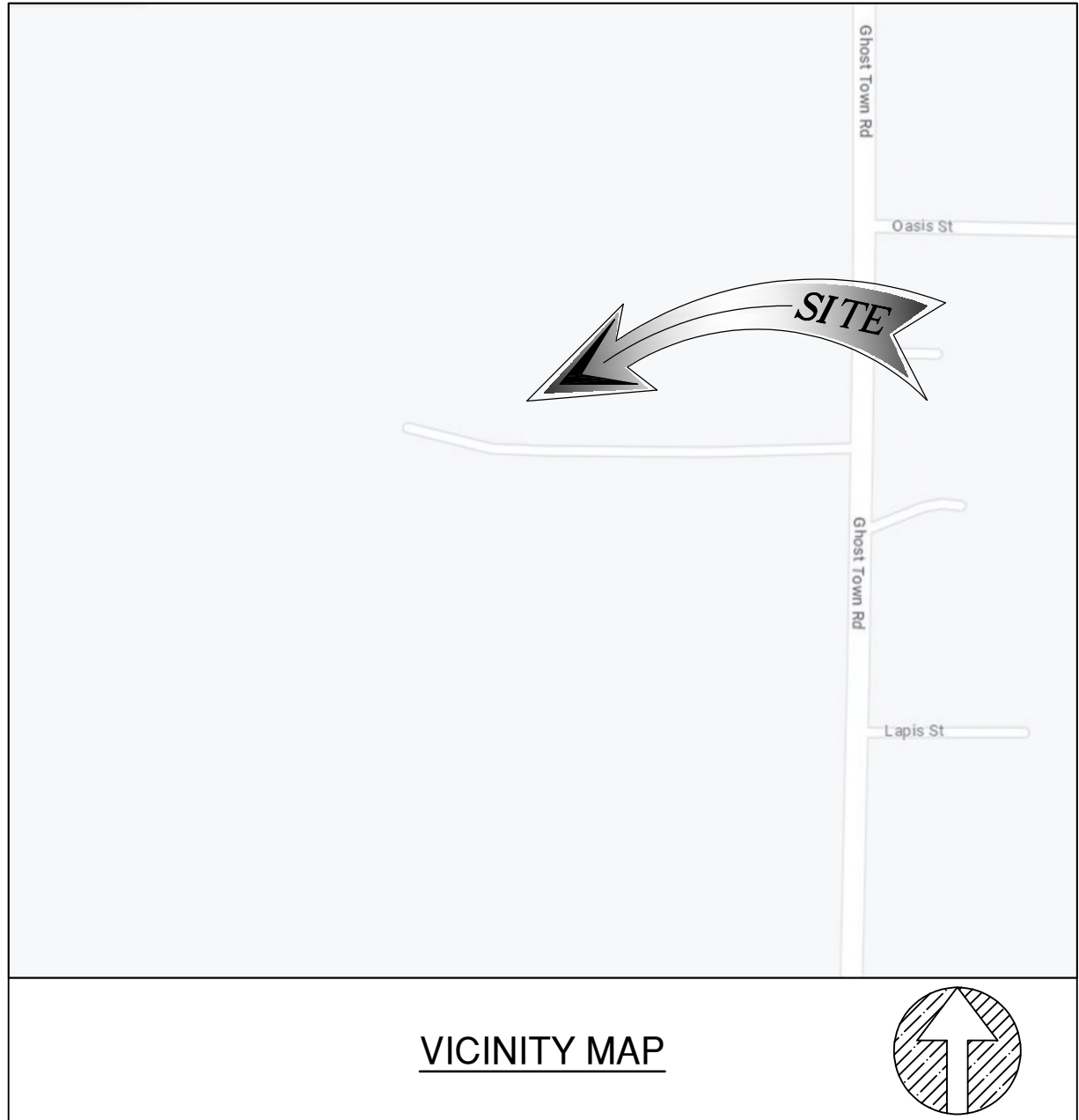
Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	https://lus.sbcounty.gov/	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbcfire.org/	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	https://dpw.sbcounty.gov/	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	https://dph.sbcounty.gov/programs/ehs/	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafo.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...

Exhibit C:

Site Plan



- NOTES:
- 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. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
 - ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
 - 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.
 - WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
 - FIELD SURVEY COMPLETED ON DECEMBER 13, 2023.

APN
0537-031-15-0000
SITE ADDRESS
36910 GHOST TOWN ROAD, YERMO, CA 92398
TITLE REPORT
TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH ORDER NUMBER 5000003470 AND CUSTOMER REFERENCE NUMBER SRGTOWN (GHOST TOWN RD) CANDIDATE B DATED JANUARY 04, 2024.
BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.
BENCHMARK
ELEVATIONS ARE BASED ON CRTN (CSRC) NETWORK BROADCAST COORDINATES.
FLOODZONE
SITE IS LOCATED IN FLOOD ZONE "D" AS PER F.I.R.M. MAP NO. 06071C3942H EFFECTIVE DATE 08/28/2008.

- LEGENDS**
- CENTER LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - EDGE OF PAVEMENT
 - EP
 - EG
 - EXISTING GRADE
 - EXISTING SIGNAGE

MONUMENT

NO.	LENGTH	BEARING
D1	2.62'	N00°02'31"E
D2	5.04'	N89°50'33"W
D3	2.16'	S89°57'31"W
D4	3.90'	N47°32'27"W

FD. IRON PIPE TAGGED "L.S. 3939"

LEGAL DESCRIPTION
AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

PARCEL 1:

THE WEST 165 FEET OF THE EAST 495 FEET OF THE SOUTH 132 FEET OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

TAX PARCEL NO. 0517-031-08-0-000

PARCEL 2:

THE SOUTH 400.00 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE EAST 300.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE WEST 165.00 FEET OF THE EAST 495.00 FEET OF THE SOUTH 132.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE WEST 300.00 FEET OF THE EAST 330.00 FEET OF THE NORTH 150.00 FEET OF THE SOUTH 400.00 THEREOF.

ALSO EXCEPTING THEREFROM THE WEST 330.00 FEET OF THE SOUTH 132.00 FEET THEREOF.

TAX PARCEL NO. 0517-031-15-0-000

PARCEL 3:

THE EAST 300 FEET OF THE SOUTH 250 FEET TO THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

EXCEPTING THEREFROM THAT INTEREST IN AND TO THE EAST 30 FEET OF THE PROPERTY HEREIN DESCRIBED, AS CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED MARCH 11, 1955 IN BOOK 3590, PAGE 248 OF OFFICIAL RECORDS.

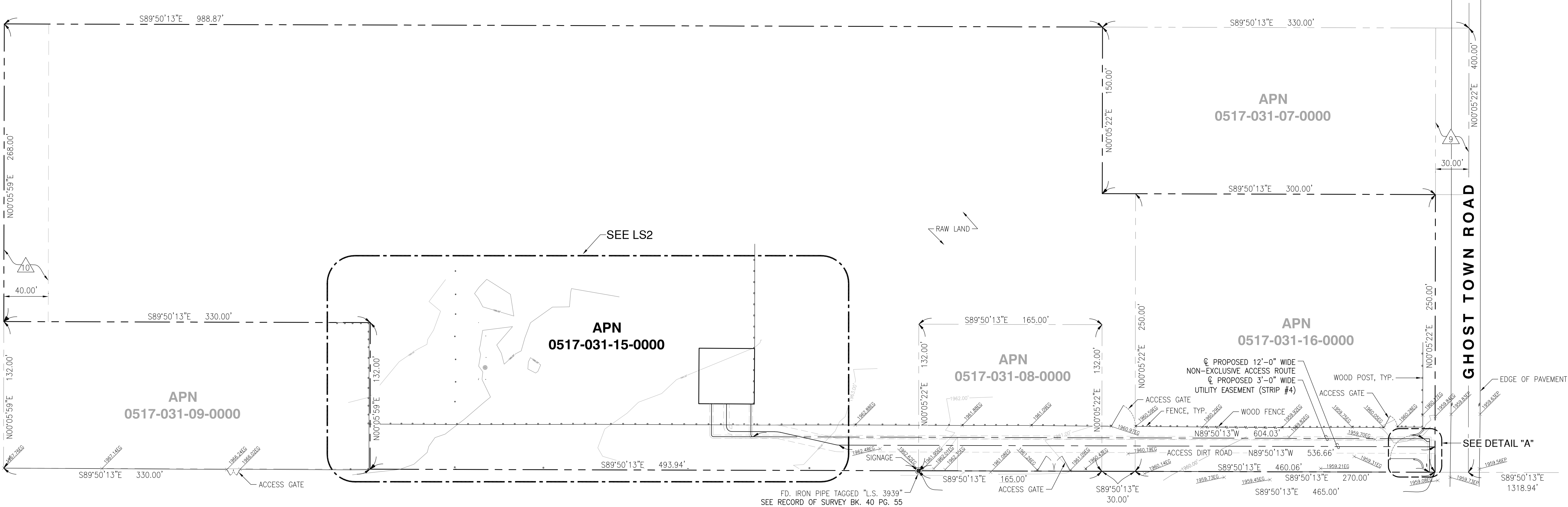
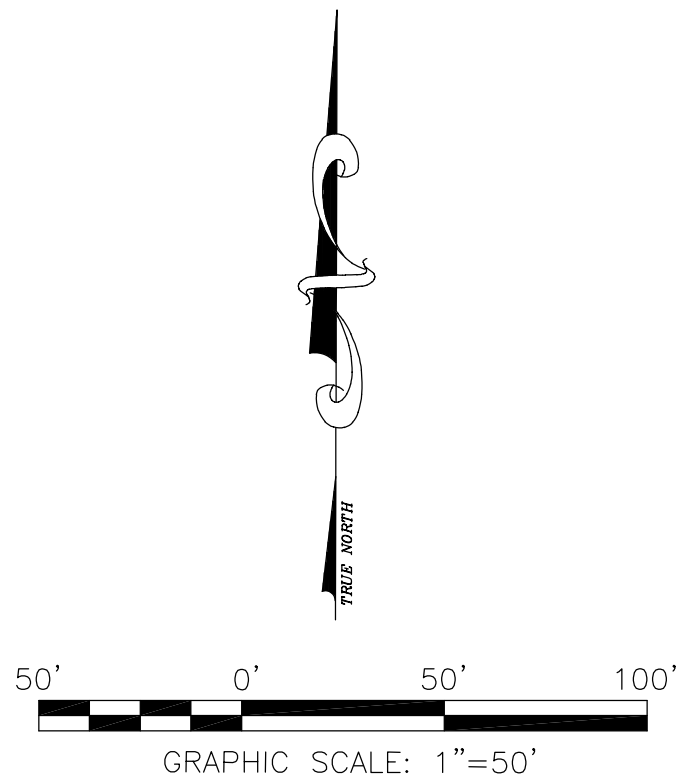
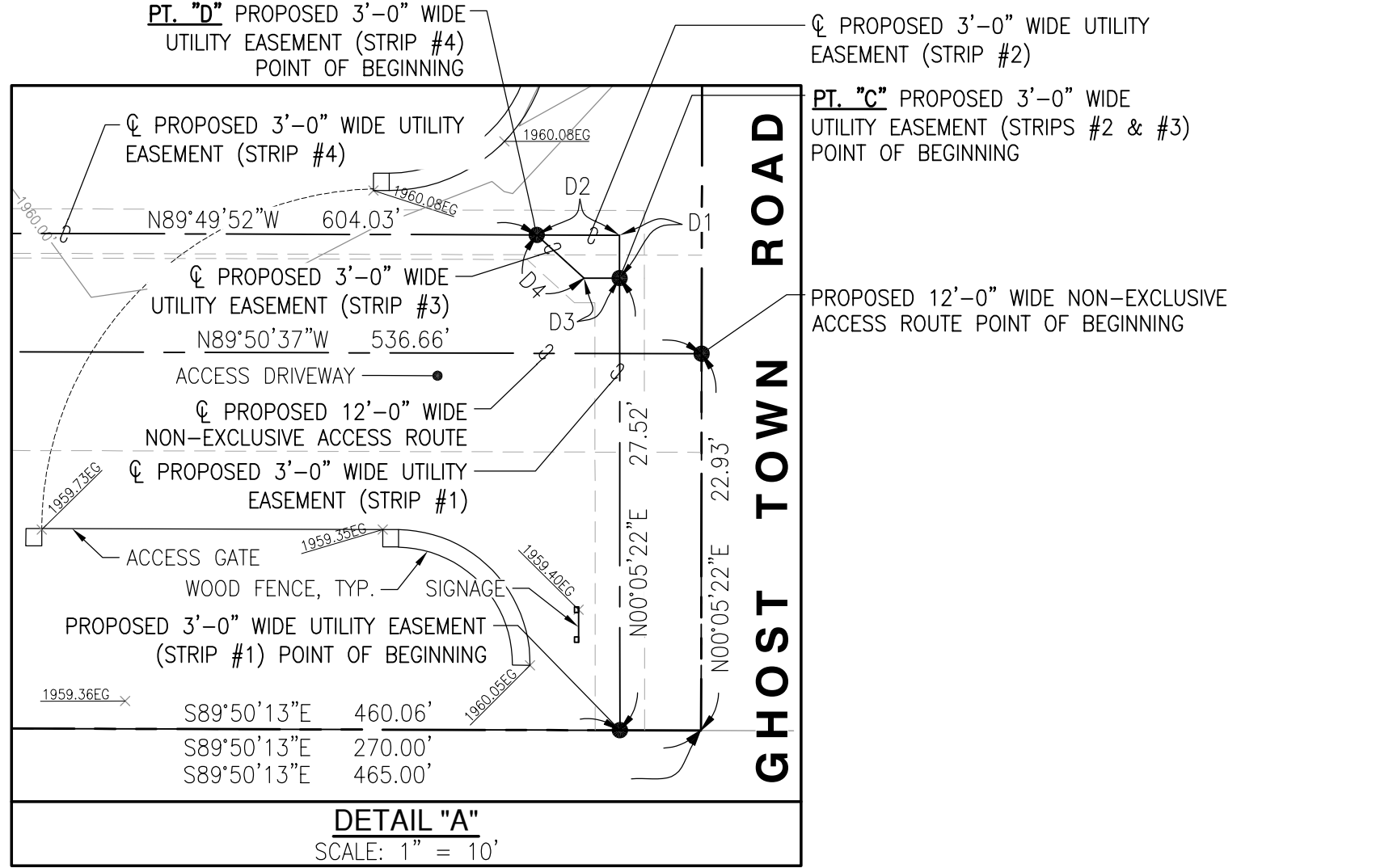
TAX PARCEL NO. 0517-031-16-0-000

SCHEDULE B (EXCEPTIONS)
ITEM 1 IS MATTERS RELATED
ITEM 2 IS RIGHTS RELATED
ITEM 3 IS TITLE DISCLAIMER
ITEM 4 IS EASEMENT RELATED
ITEM 5 IS LIENS RELATED
ITEMS 6 & 8 ARE TAX RELATED
ITEM 7 IS CLAIMS RELATED
ITEMS 11 & 12 ARE DEED RELATED

EASEMENTS:

9 ROAD EASEMENT IN FAVOR OF COUNTY OF SAN BERNARDINO SET FORTH IN INSTRUMENT RECORDED ON MARCH 11, 1955 IN DEED BOOK 3590, PAGE 248.

10 MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 40, PAGE 55.



PROPERTY LINES DERIVED FROM
RECORD OF SURVEY BK. 40 PG. 55 DATED MAY 29, 1980

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

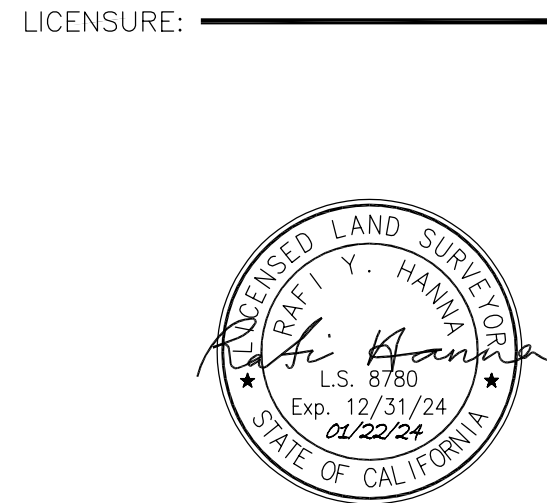
SPECTRUM
4405 EAST AIRPORT DRIVE, SUITE 100
ONTARIO, CA 91761

cellsite concepts
16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
2	01/22/2024	FINAL SURVEY
1	12/19/2023	PRELIMINARY SURVEY

ISSUED DATE: **JANUARY 22, 2024**

ISSUED FOR: **FINAL SURVEY**



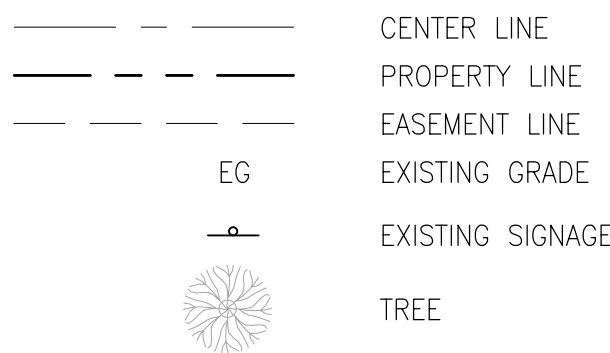
PROJECT INFORMATION:
GHOST TOWN ROAD
36910 GHOST TOWN ROAD,
YERMO, CA 92398

DRAWN BY: AJA
CHECKED BY: RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1

LEGENDS



COORDINATES

PROPOSED TOWERCOM ANTENNA STRUCTURE AND EQUIPMENT LEASE SPACE

LATITUDE: 34°55'25.69"N
(34.923803)
LONGITUDE: 116°53'19.71"W
(-118.888808)

12 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION:

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

A PORTION OF THE SOUTH 400.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 1 EAST SAN BERNARDINO AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN ON THAT MAP FILED IN THAT RECORD OF SURVEY IN BOOK 40 IN PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF YERMO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A ROUTE TWELVE (12.00) FEET IN WIDTH LYING SIX (6.00) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

COMMENCING AT A FOUND IRON PIPE TAGGED "L.S. 3939" ON THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 28, THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE, SOUTH 89°50'13" EAST A DISTANCE OF 465.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GHOST TOWN ROAD, THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°05'22" EAST A DISTANCE OF 22.93 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE ROUTE DESCRIPTION;

THENCE NORTH 89°50'37" WEST, A DISTANCE OF 536.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 12.81 FEET; THENCE NORTHWESTERLY 2.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°28'34"; THENCE NORTH 77°22'03" WEST, A DISTANCE OF 51.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 24.81 FEET; THENCE NORTHWESTERLY 5.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°28'34"; THENCE NORTH 89°50'37" WEST, A DISTANCE OF 38.09 FEET TO A POINT REFERRED TO HEREINAFTER AS **POINT "A"**, ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID TWELVE (12.00) FEET WIDE ACCESS ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE 12 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE ON SHEET LS-1.

5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION:

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

A PORTION OF THE SOUTH 400.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 1 EAST SAN BERNARDINO AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN ON THAT MAP FILED IN THAT RECORD OF SURVEY IN BOOK 40 IN PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF YERMO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A ROUTE FIVE (5.00) FEET IN WIDTH LYING TWO AND A HALF (2.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID **POINT "A"**, BEING THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 4.96 FEET; THE RADIAL LINE TO SAID POINT BEARS SOUTH 00°09'24" WEST; THENCE NORTHWESTERLY 7.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°30'44"; THENCE NORTH 00°09'24" EAST, A DISTANCE OF 19.92 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PROPOSED TOWERCOM LEASE SPACE, REFERRED TO HEREINAFTER AS **POINT "B"**, ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID FIVE (5.00) FEET WIDE ACCESS ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

PROPOSED TOWERCOM LEASE SPACE DESCRIPTION:

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

A PORTION OF THE SOUTH 400.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 1 EAST SAN BERNARDINO AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN ON THAT MAP FILED IN THAT RECORD OF SURVEY IN BOOK 40 IN PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

A STRIP OF LAND FOR TOWERCOM LEASE SPACE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF YERMO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT SAID **POINT "B"**; THENCE SOUTH 89°39'04" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 00°20'56" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°39'04" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°20'56" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°39'04" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THIS PROPOSED TOWERCOM LEASE SPACE DESCRIPTION.

CONTAINING 2500 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #1):

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

A PORTION OF THE SOUTH 400.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 1 EAST SAN BERNARDINO AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN ON THAT MAP FILED IN THAT RECORD OF SURVEY IN BOOK 40 IN PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF YERMO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR FIBER AND POWER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

COMMENCING AT A FOUND IRON PIPE TAGGED "L.S. 3939" ON THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 28, THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE, SOUTH 89°50'13" EAST A DISTANCE OF 460.06 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;

THENCE NORTH 00°02'34" EAST A DISTANCE OF 27.52 FEET TO A POINT REFERRED TO HEREINAFTER AS **POINT "C"**, ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY EASEMENT (STRIP #1) ON SHEETS LS-1.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #2):

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

A PORTION OF THE SOUTH 400.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 1 EAST SAN BERNARDINO AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN ON THAT MAP FILED IN THAT RECORD OF SURVEY IN BOOK 40 IN PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF YERMO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR FIBER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID **POINT "C"**; THENCE NORTH 00°02'31" EAST, A DISTANCE OF 2.62 FEET; THENCE NORTH 89°50'33" WEST, A DISTANCE OF 5.04 FEET TO A POINT REFERRED TO HEREINAFTER AS **POINT "D"**, ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY EASEMENT (STRIP #2) ON SHEETS LS-1.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #3):

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

A PORTION OF THE SOUTH 400.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 1 EAST SAN BERNARDINO AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN ON THAT MAP FILED IN THAT RECORD OF SURVEY IN BOOK 40 IN PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF YERMO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR POWER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID **POINT "C"**; THENCE SOUTH 89°57'31" WEST, A DISTANCE OF 2.16 FEET; THENCE NORTH 47°32'27" WEST, A DISTANCE OF 3.90 FEET TO A POINT REFERRED TO HEREINAFTER AS **POINT "D"**, ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY EASEMENT (STRIP #3) ON SHEETS LS-1.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #4):

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

A PORTION OF THE SOUTH 400.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 1 EAST SAN BERNARDINO AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN ON THAT MAP FILED IN THAT RECORD OF SURVEY IN BOOK 40 IN PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF YERMO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR FIBER AND POWER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID **POINT "D"**; THENCE NORTH 89°49'52" WEST, A DISTANCE OF 604.03 FEET TO A POINT REFERRED TO HEREINAFTER AS **POINT "E"**, ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY EASEMENT (STRIP #4) ON SHEETS LS-1.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #5):

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

A PORTION OF THE SOUTH 400.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 1 EAST SAN BERNARDINO AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN ON THAT MAP FILED IN THAT RECORD OF SURVEY IN BOOK 40 IN PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF YERMO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR FIBER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID **POINT "E"**, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2.00 FEET AND TO WHICH SAID BEGINNING A RADIAL LINE BEARS SOUTH 00°08'55" WEST; THENCE NORTHWESTERLY 3.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 00°08'47" EAST, A DISTANCE OF 27.46 FEET TO THE SOUTHERLY LINE OF THE PROPOSED TOWERCOM LEASE SPACE, ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

3 FEET WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION (STRIP #6):

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

A PORTION OF THE SOUTH 400.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 1 EAST SAN BERNARDINO AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN ON THAT MAP FILED IN THAT RECORD OF SURVEY IN BOOK 40 IN PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

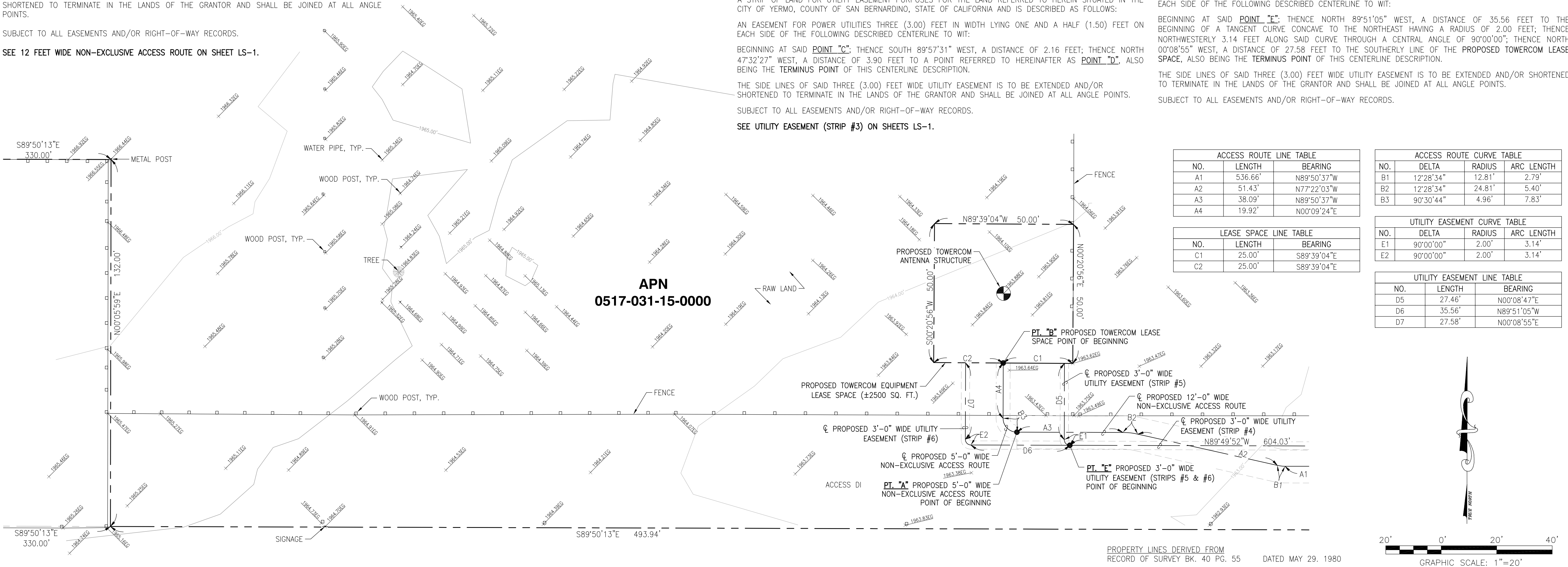
A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF YERMO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR POWER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID **POINT "E"**; THENCE NORTH 89°51'05" WEST, A DISTANCE OF 35.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2.00 FEET; THENCE NORTHWESTERLY 3.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 00°08'55" WEST, A DISTANCE OF 27.58 FEET TO THE SOUTHERLY LINE OF THE PROPOSED TOWERCOM LEASE SPACE, ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY EASEMENT IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.



ACCESS ROUTE LINE TABLE		
NO.	LENGTH	BEARING
A1	536.66'	N89°50'37"W
A2	51.43'	N77°22'03"W
A3	38.09'	N89°50'37"W
A4	19.92'	N00°09'24"E

LEASE SPACE LINE TABLE		
NO.	LENGTH	BEARING
C1	25.00'	S89°39'04"E
C2	25.00'	S89°39'04"E

ACCESS ROUTE CURVE TABLE			
NO.	DELTA	RADIUS	ARC LENGTH
B1	12°28'34"	12.81'	2.79'
B2	12°28'34"	24.81'	5.40'
B3	90°30'44"	4.96'	7.83'

UTILITY EASEMENT CURVE TABLE			
NO.	DELTA	RADIUS	ARC LENGTH
E1	90°00'00"	2.00'	3.14'
E2	90°00'00"	2.00'	3.14'

UTILITY EASEMENT LINE TABLE		
NO.	LENGTH	BEARING
D5	27.46'	N00°08'47"E
D6	35.56'	N89°51'05"W
D7	27.58'	N00°08'55"E

PROPERTY LINES DERIVED FROM
RECORD OF SURVEY BK. 40 PG. 55
DATED MAY 29, 1980



verizon

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

SPECTRUM

4405 EAST AIRPORT DRIVE, SUITE 100
ONTARIO, CA 91761

esite
concepts

16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
2	01/22/2024	FINAL SURVEY
1	12/19/2023	PRELIMINARY SURVEY

ISSUED DATE:

JANUARY 22, 2024

ISSUED FOR:

FINAL SURVEY

LICENSURE:



PROJECT INFORMATION:

GHOST TOWN ROAD

36910 GHOST TOWN ROAD,
YERMO, CA 92398

DRAWN BY:

AJA

CHECKED BY:

RH

SHEET TITLE:

TOPOGRAPHIC
SURVEY

SHEET NUMBER:

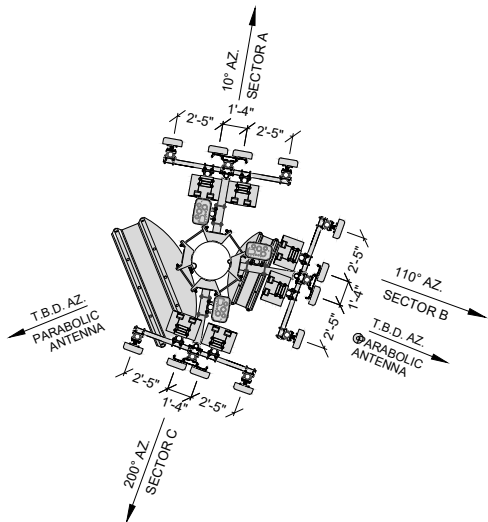
LS-2

ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RRUS	CENTERLINE	CABLE LENGTH	CABLE TYPE	COLOR CODE	HYBRID JUMPER	JUMPER	COMMENTS
SECTOR A	10°	4	4	116'	160'	(3) 12X24 HYBRID CABLES	.	5'	15'	..
SECTOR B	110°	4	4				.	5'	15'	..
SECTOR C	200°	4	4				.	5'	15'	..
PARABOLIC ANTENNA	T.B.D.	2	.	TBD	.	.	.	.	.	..
GPS	N/A	1	.	.	.	1/2" COAX	.	.	.	..

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

ANTENNA AND CABLE SCHEDULE

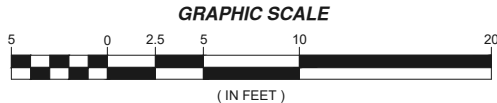
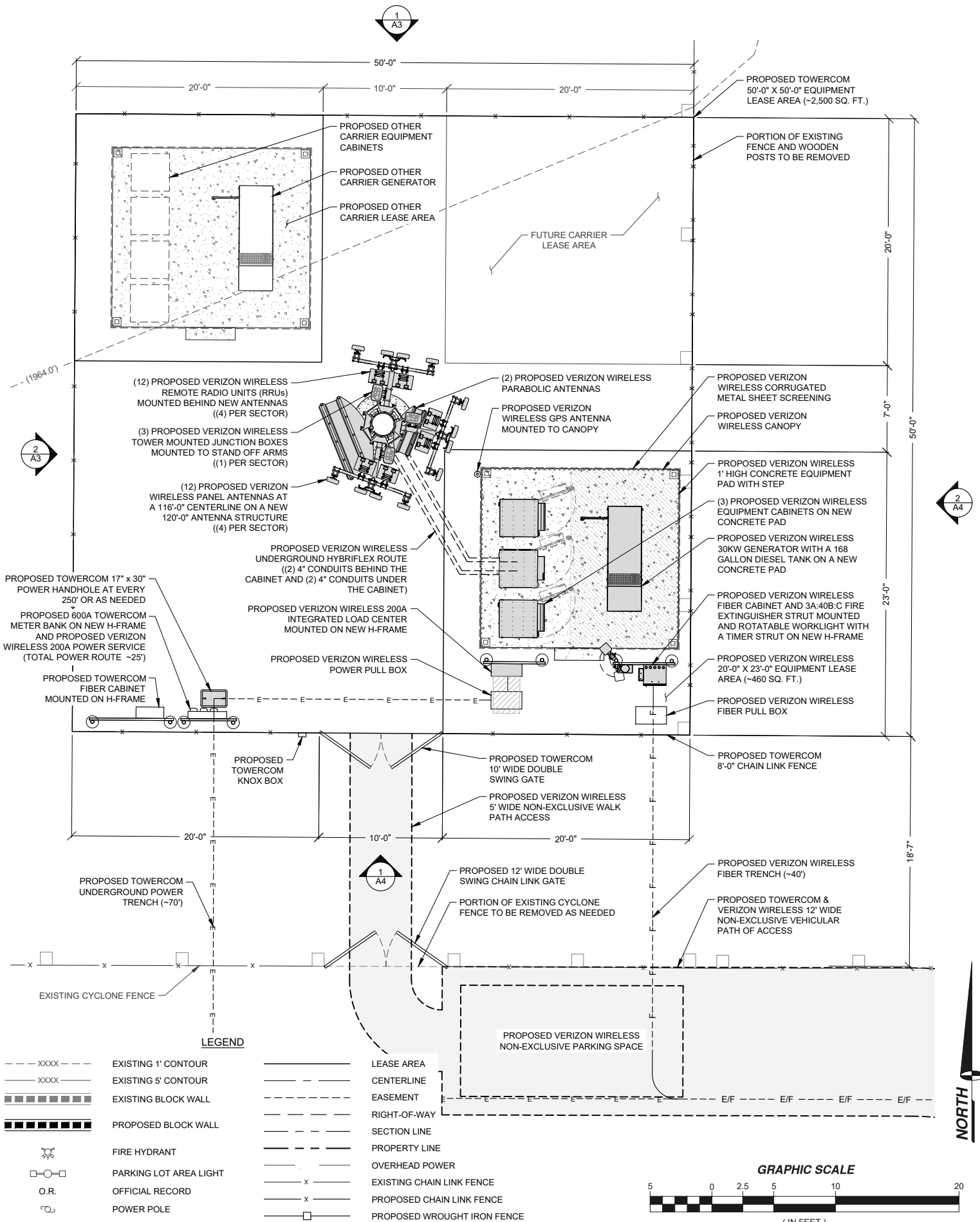
SCALE: NONE 3



ANTENNA LAYOUT

11" X 17" SCALE 24" X 36" SCALE
1" = 10' 1" = 5'

SITE DETAIL



11" X 17" SCALE 24" X 36" SCALE
1" = 10' 1" = 5'

NORTH

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/27/23	90% ZONING	R.S.
1	01/23/24	100% ZONING	R.S.

TowerCom.
We Connect Carriers.

TOWERCOM XI-B, LLC
241 ATLANTIC BLVD SUITE 201
NEPTUNE BEACH, FLORIDA 32266
PHONE: (678) 642-5352

verizon

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

SPECTRUM
A Nextedge Company

SPECTRUM SERVICES, LLC
4850 W. OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705

ZONING DRAWINGS

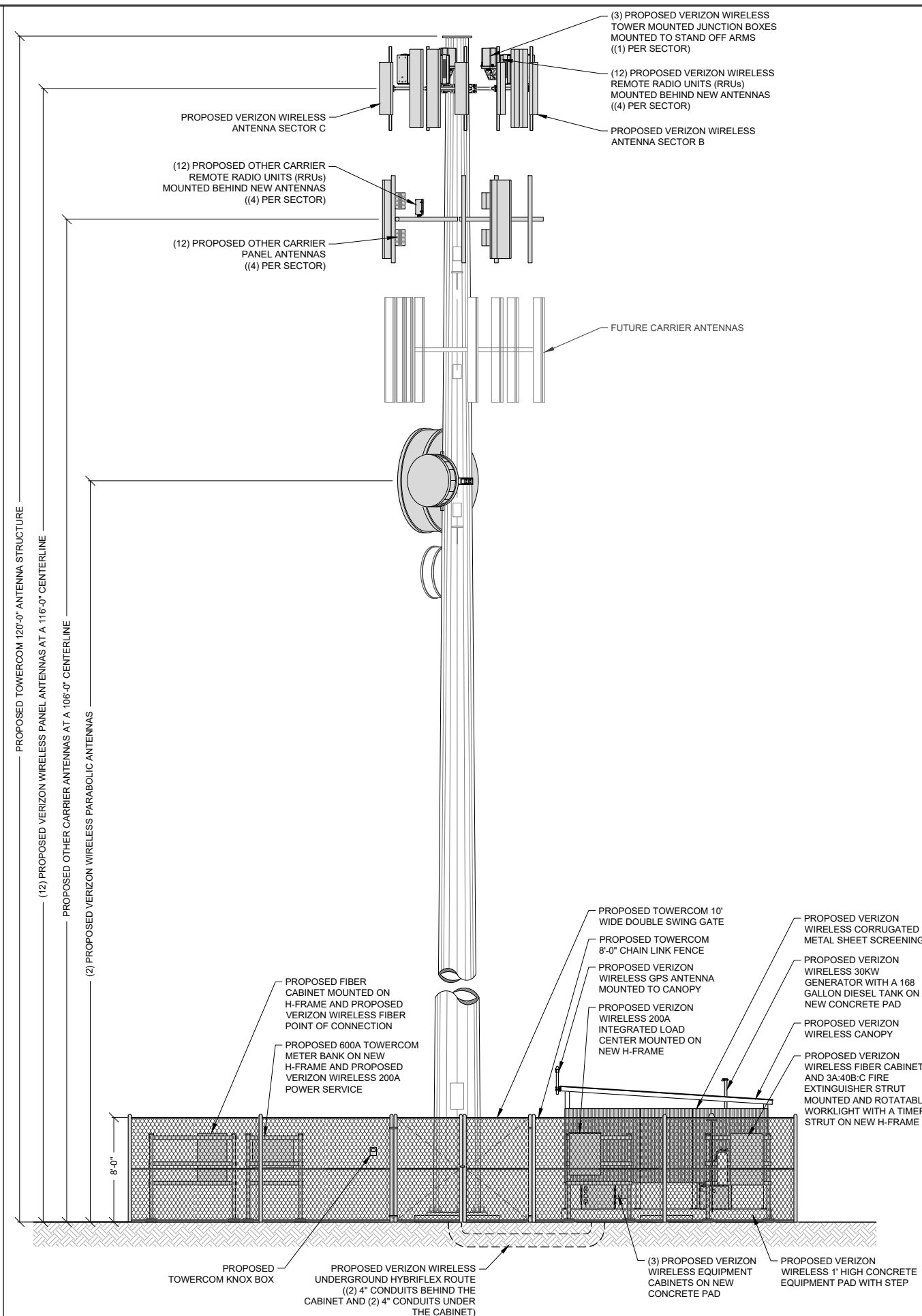
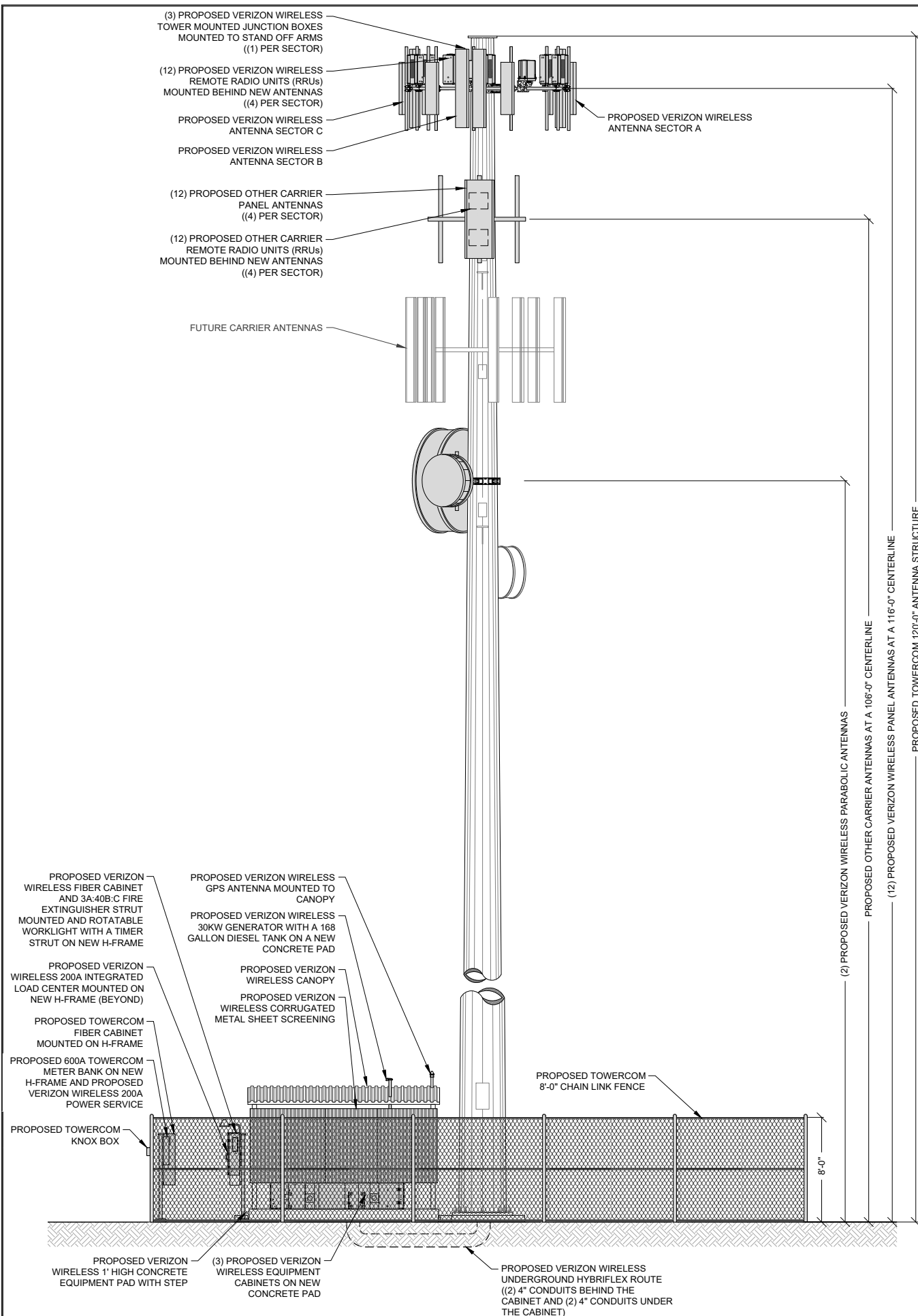
GHOST TOWN ROAD

PROJECT ID: 16991711
APN: 0517-034-15
36910 GHOST TOWN ROAD
YERMO, CALIFORNIA 92398

SHEET TITLE:
SITE DETAIL, ANTENNA &
CABLE SCHEDULE AND
ANTENNA LAYOUT

A2

REVISION:
1

[illegible]

TowerCom.
We Connect Carriers.

TOWERCOM XI-B, LLC
241 ATLANTIC BLVD SUITE 201
NEPTUNE BEACH, FLORIDA 32266
PHONE: (678) 642-5352

verizon[✓]
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618



SPECTRUM
A Nextedge Company

SPECTRUM SERVICES, LLC
4850 W. OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705

ZONING DRAWINGS

GHOST TOWN ROAD

PROJECT ID: 16991711
APN: 0517-034-15
36910 GHOST TOWN ROAD
YERMO, CALIFORNIA 92398

SHEET TITLE:
**SOUTH AND EAST
ELEVATIONS**

A4	REVISION:
	1

Exhibit D: Notice of Exemption

Notice of Exemption**Appendix E**

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

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

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

Description of Nature, Purpose and Beneficiaries of Project:

TowerCom Ghost Town Telecommunications - Minor Use Permit to construct a new 120-foot multicarrier wireless telecommunications tower, including the installation of 12 panel antennas, two parabolic antennas, a 50'x50' ground equipment enclosure totaling 2,500 square feet, three Verizon cabinets, and a 30-kW emergency generator with a 10-foot-tall canopy covering the cabinets and generator. The project will be located on a 7.81-acre parcel at 36910 Ghost Town Road in Yermo, California. The parcel is zoned as Rural Living (RL) and is within the 3rd Supervisorial District; APN: 0517-031-15.

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

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

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____