



LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

HEARING DATE: August 14, 2025

Project Description

AGENDA ITEM # 2

Vicinity Map

APN: 0324-031-74-0000

Applicant: TowerCo

Representative: Kevin Moe

Community: Oak Glen

Location: Northwest portion of Oak Glen Community near Potato Canyon Road and Oak Glen Road.

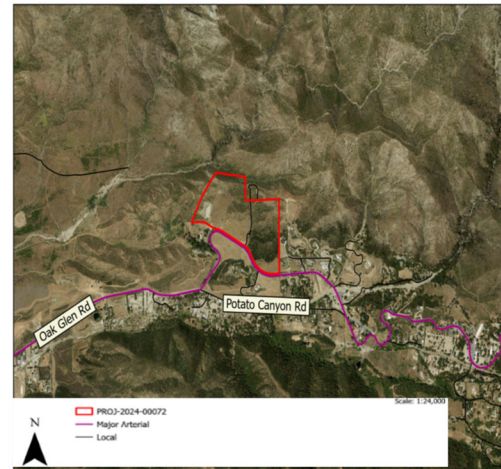
Project No.: PROJ-2024-00072

Staff: Danny Campos, Assistant Planner

Proposal: Birch Creek Telecommunications Facility – Minor Use Permit to construct a 60-foot stealth multicarrier wireless communications facility including a 5-foot crown (Top of Branches), 50-foot by 50-foot ground equipment enclosure on a concrete pad to house 3 Verizon cabinets and a 30-kilowatt emergency generator.

43 hearing Notices Sent On: August 4th, 2025

Report Prepared By: Danny Campos, Assistant Planner



SITE INFORMATION

Parcel Size: 63-acre parcel

Terrain: Sloped

Vegetation: Native grass, shrubs, trees

SURROUNDING LAND DESCRIPTION:

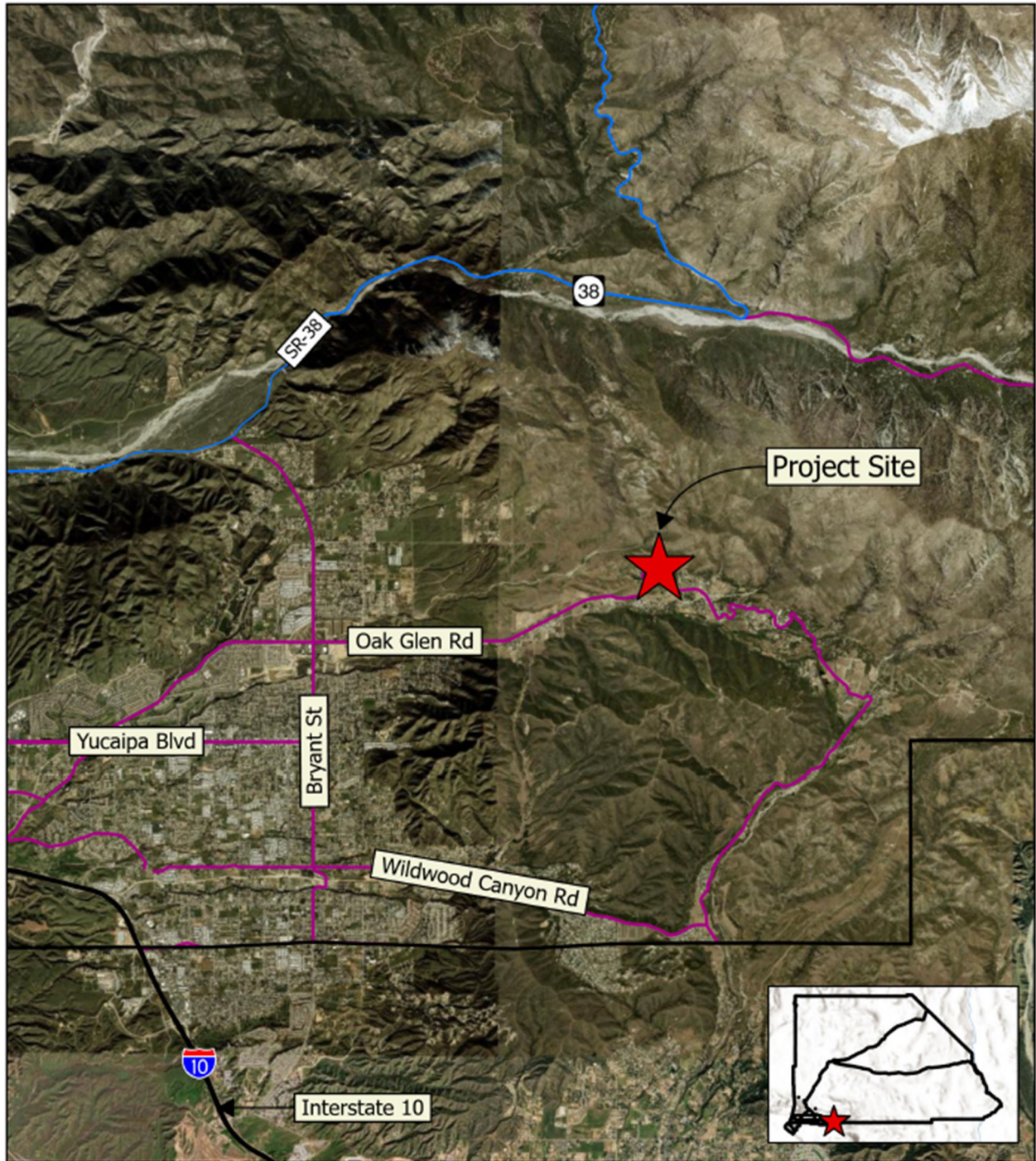
AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
Site	Vacant	Rural Living (RL)	Oak Glen/Rural Living-5-Acre Minimum (OG/RL-5)
North	Vacant	Open Space (OS)	Oak Glen/Resource Conservation
South	Vacant	Rural Living (RL)	Oak Glen/Rural Living-5-Acre Minimum (OG/RL-5)
East	Vacant	Rural Living (RL)	Oak Glen/Rural Living-5-Acre Minimum (OG/RL-5)
West	Vacant	Rural Living (RL)	Oak Glen/Rural Living-5-Acre Minimum (OG/RL-5)

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

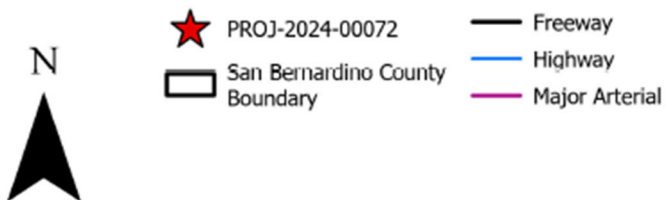
STAFF RECOMMENDATION: That the Zoning Administrator **ADOPT** the Findings for approval of the Minor Use Permit as contained in the Staff Report; **APPROVE** a Minor Use Permit for a wireless telecommunications facility (Verizon Wireless) to allow the construction and operation of a 60-foot-high monopine and all related equipment to be enclosed within an 8-foot-high CMU wall on a 2,500-square-foot lease area of a 63-acre parcel subject to the attached Conditions of Approval;; and **DIRECT** Land Use Services Department staff to file a Notice of Exemption. **APPEAL:** In accordance with Section 86.08.010 of the San Bernardino County Development Code, this action may be appealed to the Planning Commission.

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REGIONAL LOCATION MAP



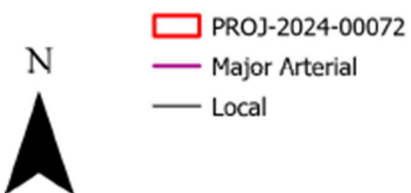
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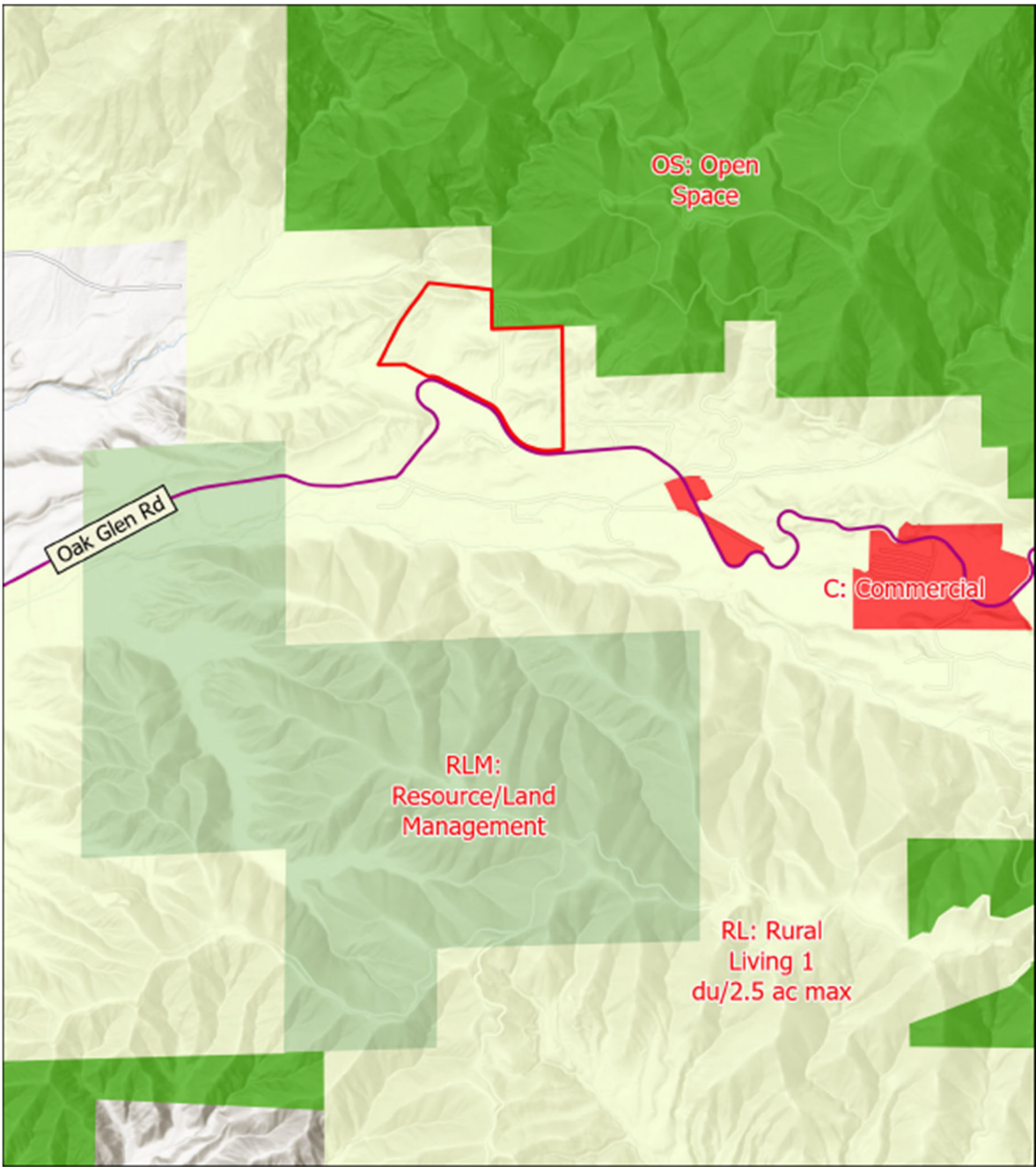
VICINITY MAP



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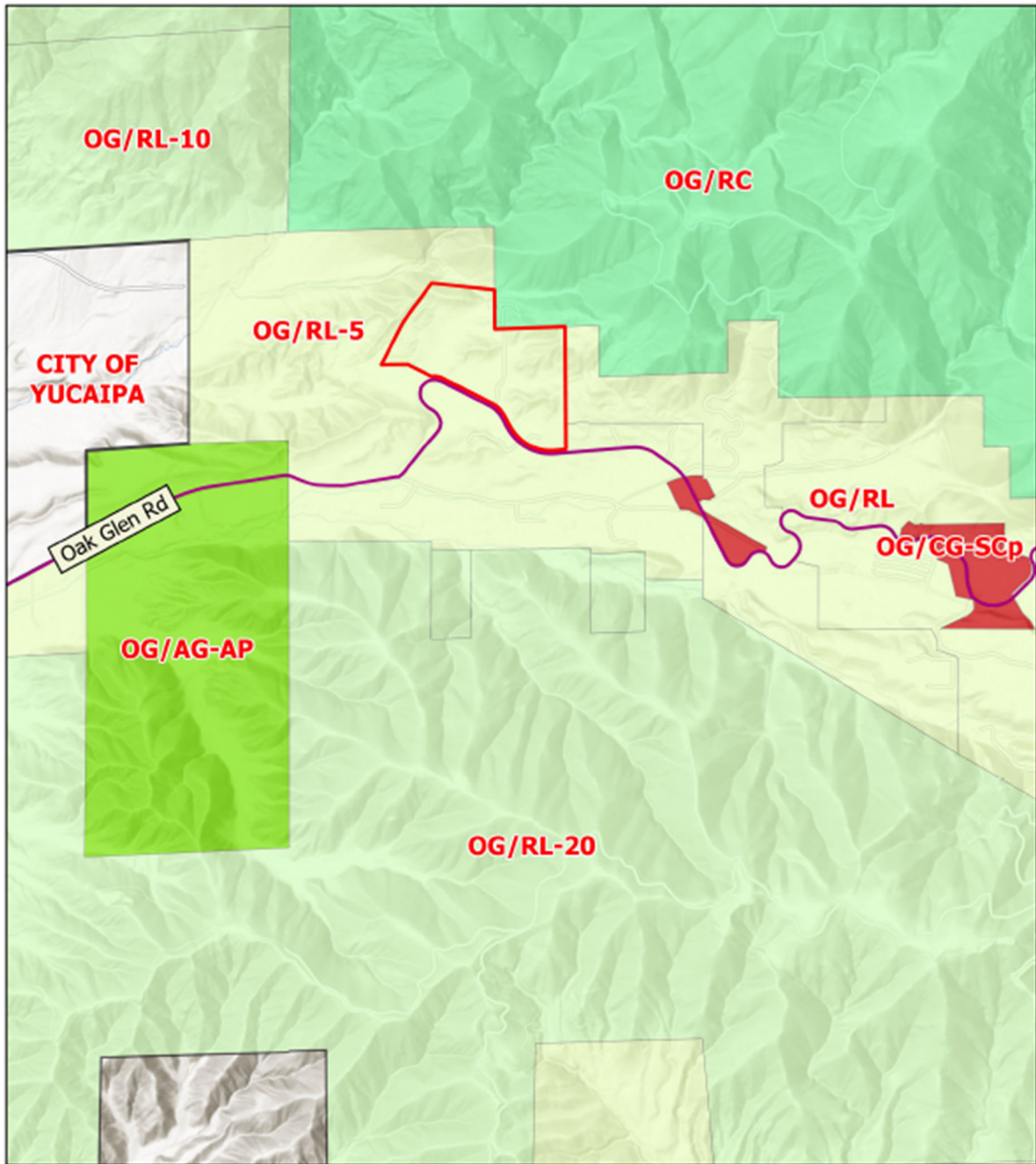
LAND USE CATEGORY MAP



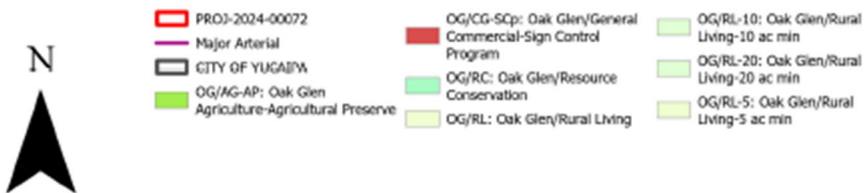
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ZONING DISTRICT MAP



Scale: 1:24,000



SITE PHOTOS and PHOTO SIMULATIONS
View 1: Looking Northeast from Oak Glen Road

Proposed



Existing



View 2: Looking Northwest from Oak Glen Road

Proposed



Existing



View 3: Looking East from Oak Glen Road

Proposed



Existing



View 4 Looking North from Property Entrance:

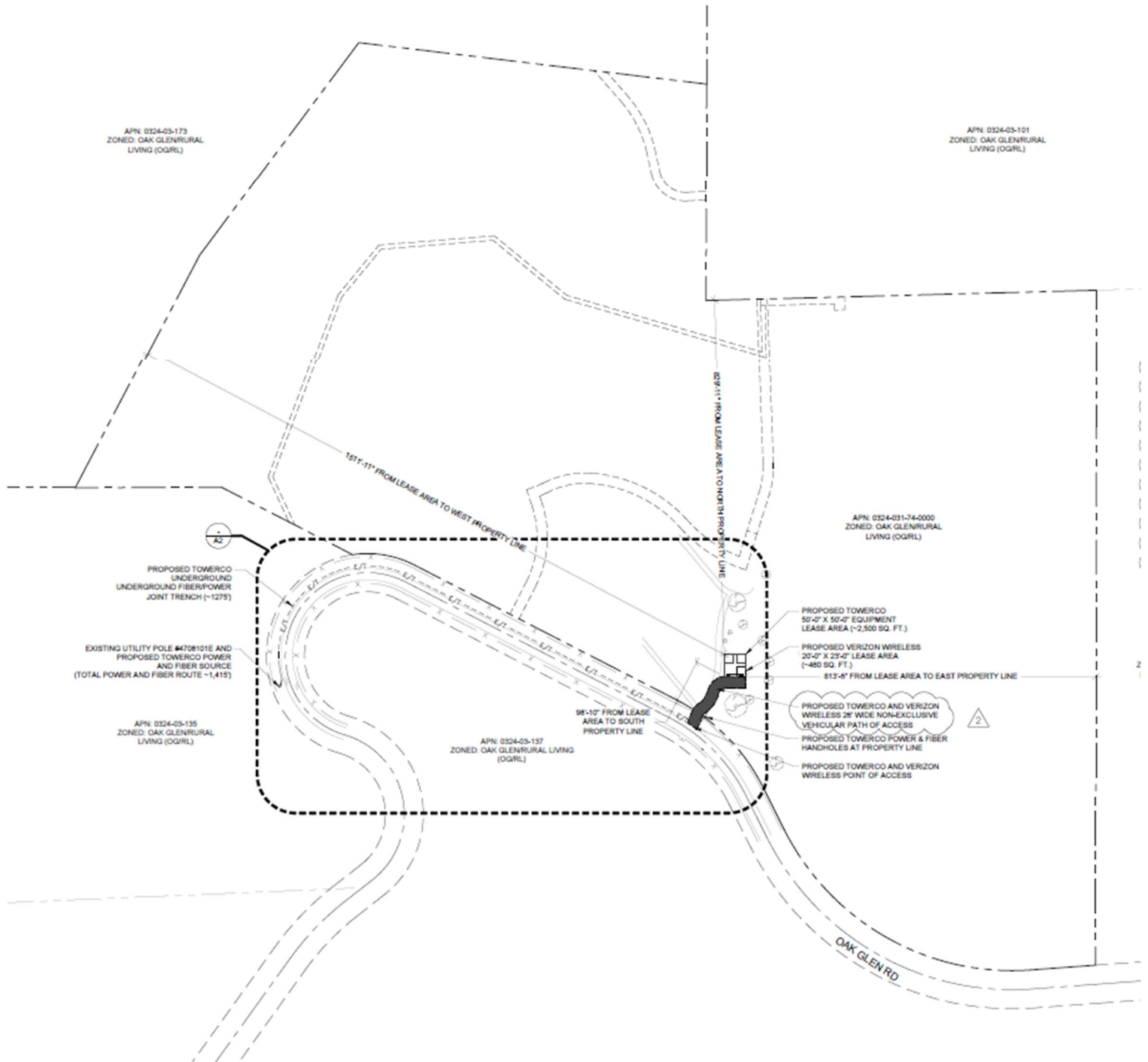
Proposed



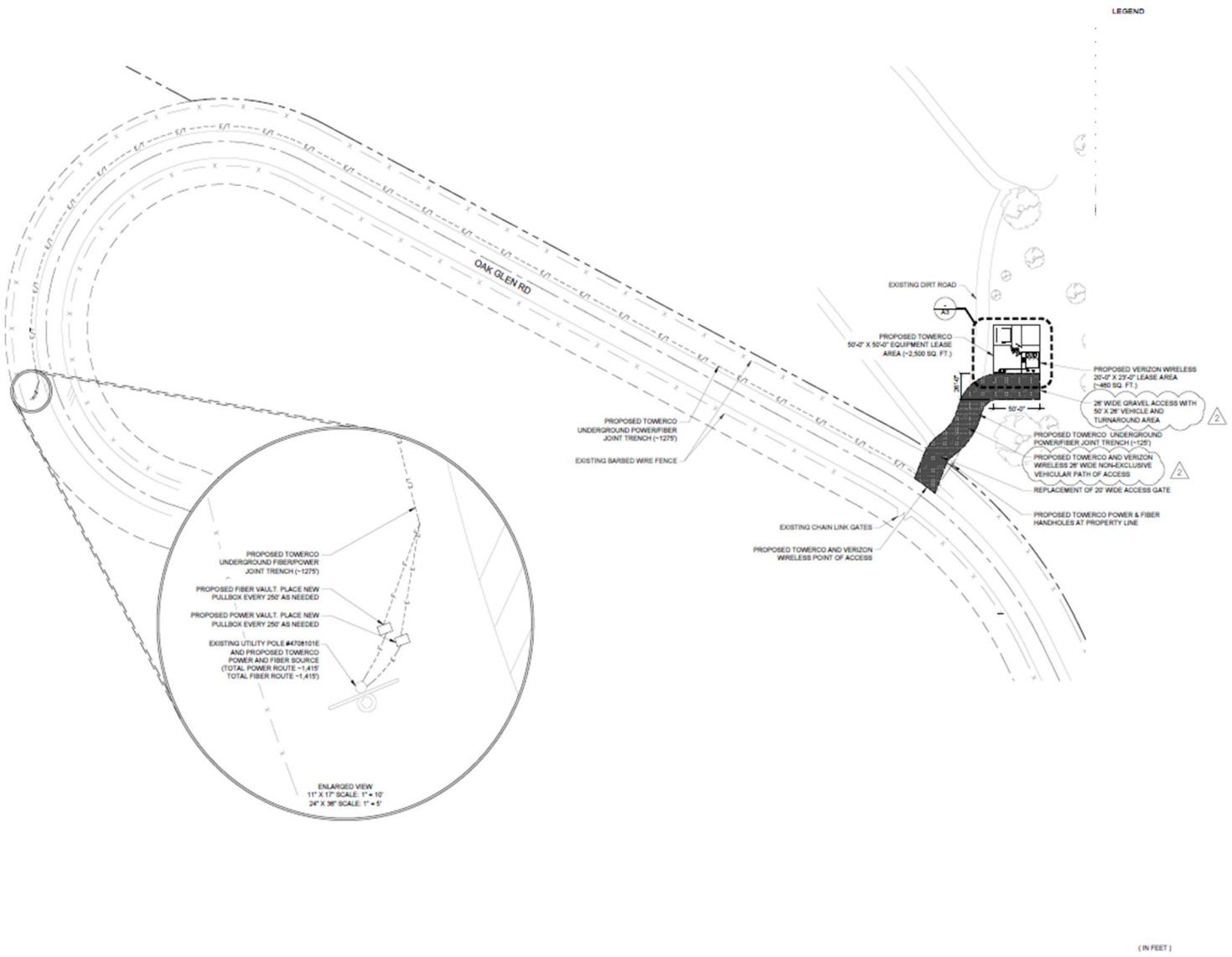
Existing



SITE PLAN



ENLARGED SITE PLAN



PROPOSED TOWERCO 80'-0" ANTENNA STRUCTURE

(1) PROPOSED VERIZON WIRELESS PANEL ANTENNAS AT A 31'-0" CENTERLINE

(2) PROPOSED VERIZON WIRELESS PA RADIOS

(3) PROPOSED VERIZON WIRELESS GPS ANTENNA MOUNTED TO EQUIPMENT CABINET

(4) PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS ON NEW CONCRETE PAD

(5) PROPOSED VERIZON WIRELESS 30kW GENERATOR WITH A 150 GALLON DIESEL TANK ON A NEW CONCRETE PAD

(6) PROPOSED TOWERCO 8' CHAIN LINK FENCE (BEYOND)

(7) PROPOSED TOWERCO 8' CHAIN LINK FENCE

(8) PROPOSED VERIZON WIRELESS 20A INTEGRATED LOAD CENTER, WORKLIGHT WITH A TIMER, FIBER CABINET AND 3A-400-C FIRE EXTINGUISHER MOUNTED ON H-FRAME

(9) PROPOSED VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES MOUNTED TO STAND OFF ARMS (1) PER SECTOR

(10) PROPOSED VERIZON WIRELESS REMOTE RADIO UNITS (RRUs) MOUNTED BEHIND NEW ANTENNAS (4) PER SECTOR

PROPOSED VERIZON WIRELESS ANTENNA SECTOR A

PROPOSED VERIZON WIRELESS ANTENNA SECTOR B

PROPOSED 80 TOWERCO ANTENNA STRUCTURE

PROPOSED VERIZON WIRELESS UNDERGROUND HYBRID ROUTE

(2) 4" CONDUITS BEHIND THE CABINET AND (2) 4" CONDUITS UNDER THE CABINET

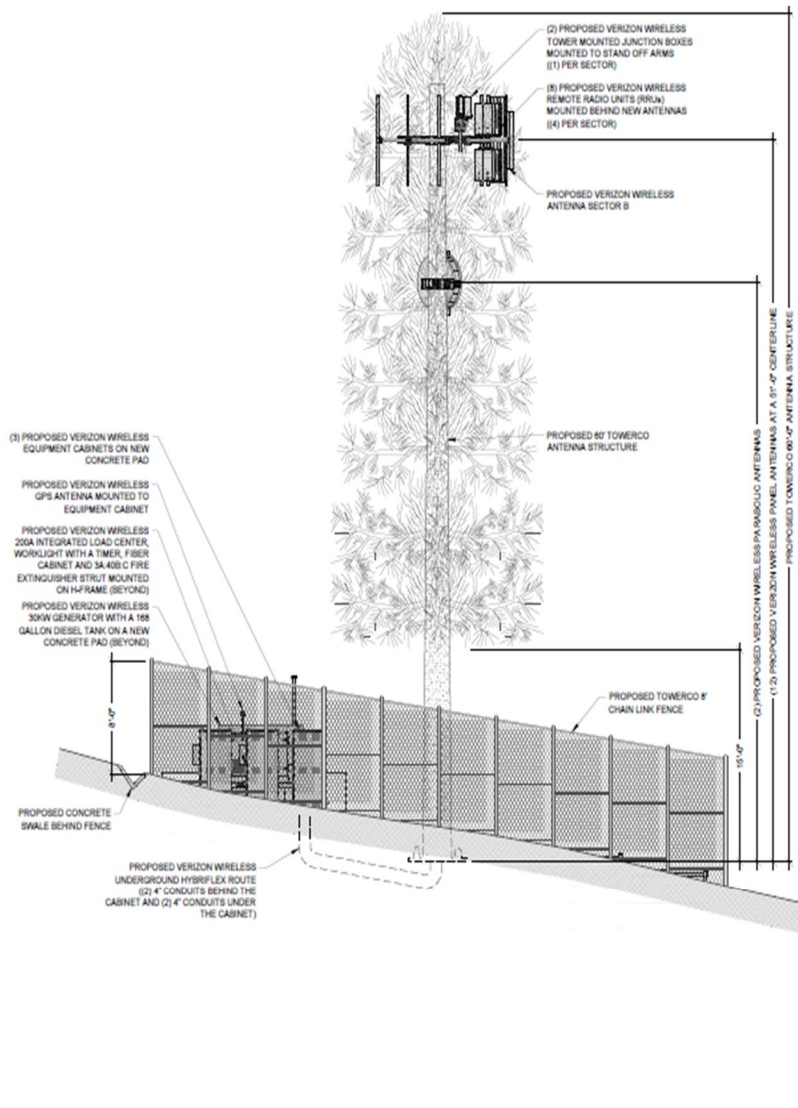
PROPOSED VERIZON WIRELESS RAISED CONCRETE EQUIPMENT PAD WITH STEP

PROPOSED CONCRETE SWALE BEHIND FENCE

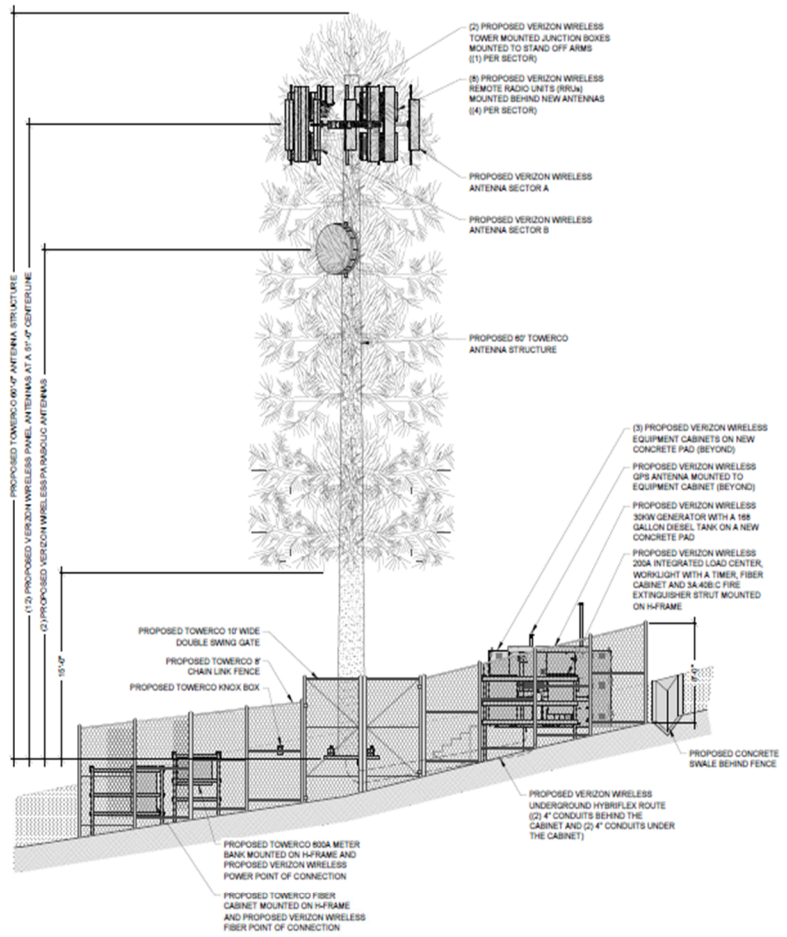
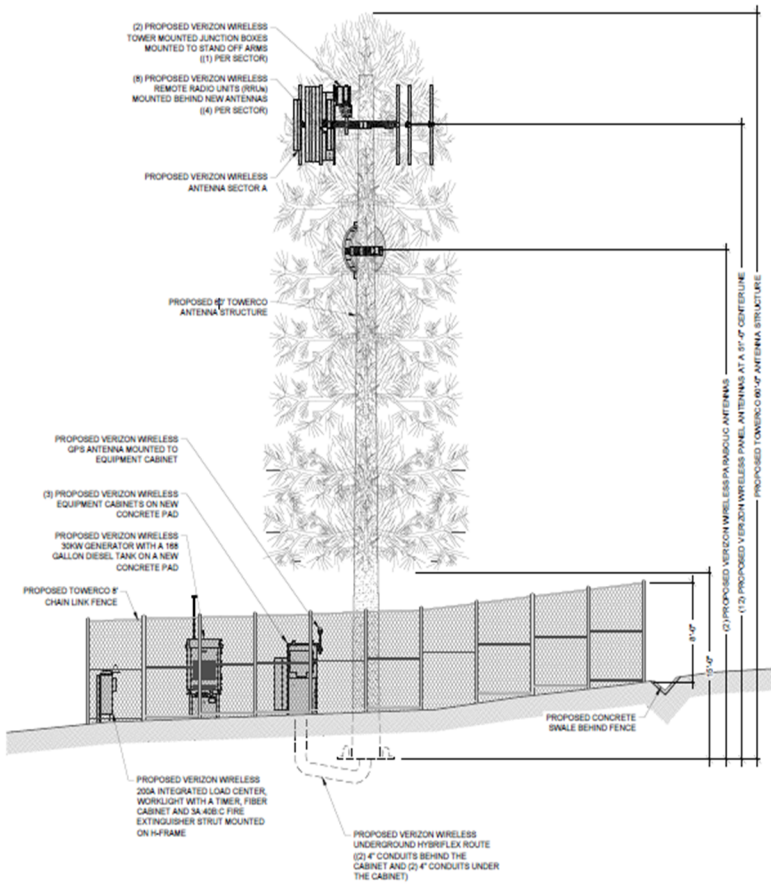
15'-0"

8'-0"

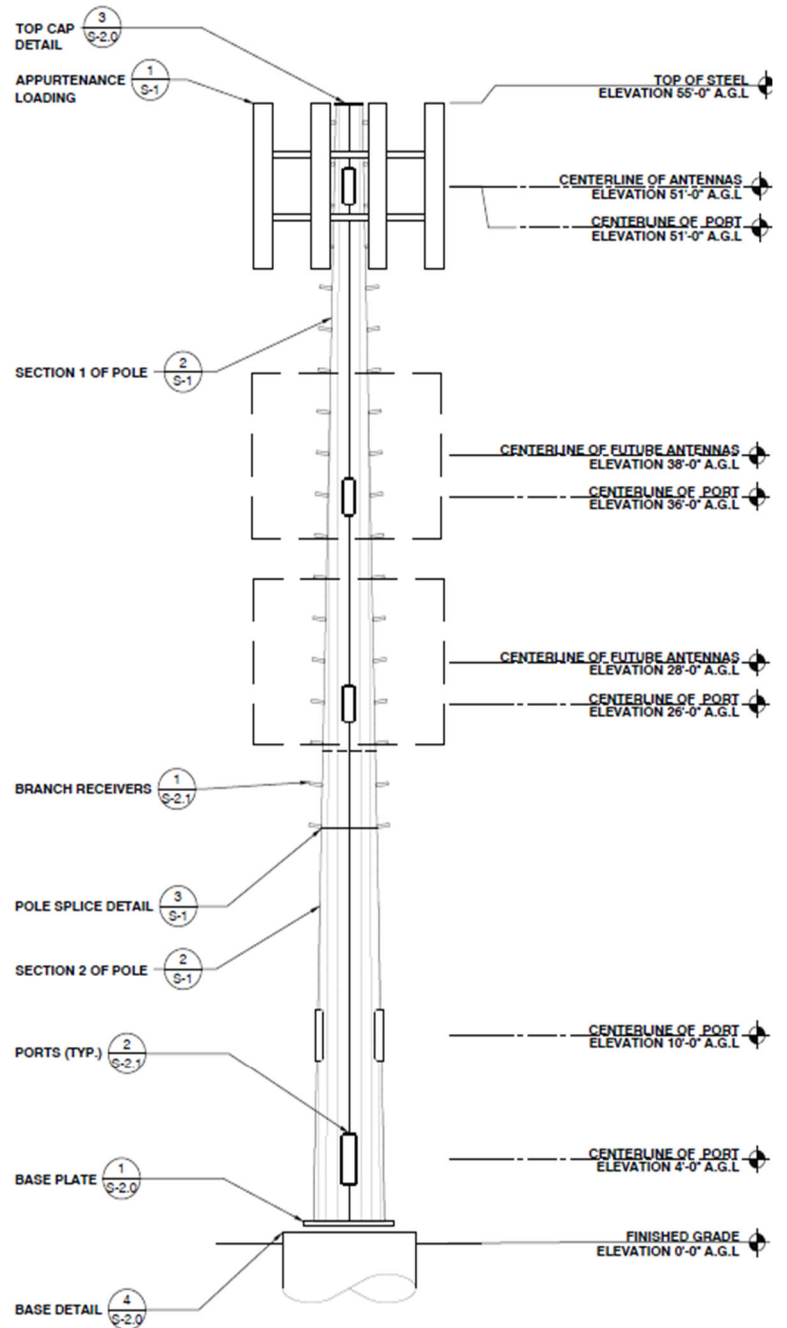
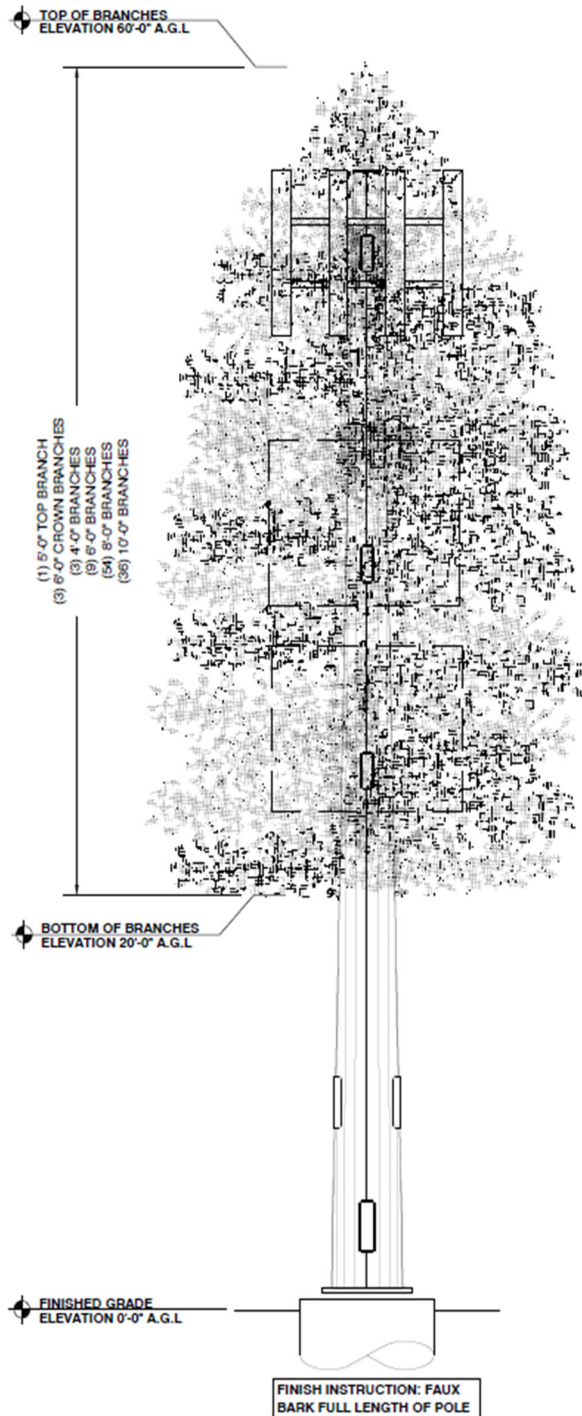
1'-0"



SOUTH AND EAST ELEVATIONS



Tower Design



PROJECT DESCRIPTION AND BACKGROUND

Birch Creek Telecommunications Facility for Verizon Wireless – This is a request for a Minor Use Permit to construct a 60-foot stealth, multicarrier wireless communication facility including 5-foot crown (top branches) for stealthing purposes, 50'x50' ground-lease equipment enclosure on a concrete pad to house 3 Verizon cabinets and a 30-kilowatt emergency generator. The project is located north of Oak Glen Road on a 63-acre parcel. The property is in the Rural Living (RL) Land Use Category, and Oak Glen/Rural Living (OG/RL) Zoning District. The proposed 60-foot-tall stealth monopine design will resemble a natural pine tree. The inclusion of a five-foot crown of top branches improves the visual compatibility with the surrounding rural landscape. The facility is designed to accommodate a total of three wireless carriers, supporting broader telecommunication infrastructure needs. The proposed facility is designed and intended to be sited in a manner that minimizes visual and environmental impacts, consistent with the County's development standards for telecommunication facilities in rural settings.

PUBLIC PROJECT NOTICES

Planning Division staff mailed thirty-nine (39) Project Notices on March 14, 2025, to properties within 1,300 feet. Four comments were received by the public, and one comment was received by San Bernardino County Public Work Environmental Management Division. The comments related to 1) Fire safety for the 168-gallon diesel tank and preservation of the on-site watershed; 2) Radio Frequency (RF) waves; 3) Aesthetics of tree branches and siting of the tower; 4) Aesthetics of enclosure; 5) Requirement for additional permits from Public Works (Road Construction Permit, Excavation Permit, Encroachment Permit). Each comment was acknowledged and discussed by Planning Division Staff with the applicant. Ultimately, the project was evaluated by all appropriate county departments and determined to comply with all applicable codes and regulations.

PUBLIC HEARING NOTICES

A total of 43 Public Hearing Notices were mailed on August 4th, 2025, for this Zoning Administrator Hearing. No comments have been received to date.

PROJECT ANALYSIS:

Site Planning: The project is located in the Rural Living (RL) Land Use Category and Oak Glen/Rural Living-5-Acre Minimum (OG/RL-5) Land Use Zoning District. The property is vacant and surrounded by large open spaces and single-family homes on parcels approximately 2.5-acres and greater with the nearest home being 590-feet away. The proposed monopine is sited within a naturally occurring tree line in order to integrate into the surrounding area. The facility will close a significant coverage gap in the northwestern portion of the Oak Glen community, particularly along Oak Glen Road, and the surrounding communities, including Forest Falls and Yucaipa. The size of the parcel will also allow significant area for future development.

Table LU-1. Land Use Categories of the Countywide Plan, states that uses such as public and quasi-public facilities are permitted. A Wireless Telecommunications Facility is considered a compatible use when all development code standards can be met.

Section § 84.27.060 Review Procedures, (a) *Conditional Use Permit Required.* required All wireless telecommunications facility projects shall be subject to a Conditional Use Permit/Minor Use Permit in compliance Chapter 85.06 (Conditional Use Permit/Minor Use Permit), with controversial projects requiring a public hearing before the Commission. Projects shall not be considered controversial solely on the basis of radio frequency emissions. A Minor Use Permit is

required for Wireless Telecommunications facilities in the Rural Living-5-Acre Minimum (RL-5) Zoning District.

Development Code Compliance Summary: This project satisfies all applicable development standards of the Development Code in the Rural Living-5-Acre Minimum (RL-5) Zoning District, as described in the following table:

Table 1 Project Code Compliance

Project Component	Development Code Standard	Project Plans
Chapter 84.27 Wireless Telecommunication Facilities	Minor Use Permit	Minor Use Permit
Structure Height § 84.27.030	120 feet	60 feet
Separation from Residences § 84.27.040	300 feet	590 feet
Minimizing Impacts §84.27.050 <i>(b) Separation from Existing Facility</i>	2,000 feet from another visible telecommunications facility	No telecommunications facility within 2,000 feet
Project Notices § 84.27.070	Rural Areas - 1,000 feet	March 14 th , 2025 39 project notices 1,300 feet
Interjurisdictional Review § 84.27.110	Sphere of Influence of City	N/A

Separation from Residences § 84.27.040

Separation from Residence: Section 84.27.040, telecommunication towers and antennas shall not be located closer than 300 feet or a distance equal to 200 percent of the height of the tower, whichever is greater, from an off-site residence. The nearest residence is located approximately 590 feet south of the project site. The project meets this development standard.

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

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

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 not in an area of high visibility within sensitive viewsheds and therefore complies with this code requirement.

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 60-foot-high monopine. The faux-pine design is non-reflective and therefore complies with this code requirement.

Camouflaging: Section 84.27.050 (e), for facilities that are not stealthed, telecommunication facilities and antennas and ground equipment shall blend with the predominant viewing background to the maximum extent practical, except when the treatment does not comply with Federal Aviation Authority (FAA) requirements. The proposed project would be located within the naturally occurring tree line in the middle of a 63-acre parcel and within an 8-foot-high CMU block wall enclosure that will be a desert color to help blend appropriately with surroundings. The color of the block wall will be approved to the satisfaction of the Planning Division. The property owner reviewed and approved the proposed faux-pine design.

ENVIRONMENTAL REVIEW:

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

RECOMMENDATION: than the Zoning Administrator:

1. **ADOPT** the Findings and Conditions of Approval as included with the Staff Report; and
2. **APPROVE** a Minor Use Permit to construct a 60' stealth multicarrier wireless communication facility including 5' crown (top branches) for stealthing purposes, 50'x50' ground equipment enclosure on a concrete pad to house 3 Verizon cabinets and 30-kilowatt emergency generator. The project is located north of Oak Glen Road on 63-acres, in the Rural Living (RL) Land Use Category, and Oak Glen/Rural Living (OG/RL) Zoning District; 3rd Supervisorial District; APN: 0324-031-74; PROJ-2024-00072; and
3. **DIRECT** Land Use Services Department staff to file the Notice of Exemption in accordance with the California Environmental Quality Act.

ATTACHMENTS:

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