



City of Highland

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Nicole McCance, Commissioner

Jarrod Miller, Commissioner

Brent Merideth, Commissioner

Planning Commission Regular Meeting Agenda

April 21, 2026 at 6:00 PM

City Hall Donahue Council Chambers
27215 Base Line, Highland CA 92346

Staff

Lawrence A. Mainez, Community Development Director

Kim Stater, Assistant Community Development Director

Angela Tafolla, Senior Planner

Travis Trejo, Assistant Planner

Tiffany Martinez, Assistant Planner

Camille Duarte, Administrative Assistant III

Octavio Duran, Public Works Director/City Engineer

Brian Wolfe, Assistant Public Works Director

Matt Wirz, Building Official

Scott Rice, City Landscape Architect

Mission Statement

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

In compliance with the Brown Act, any writings or documents provided to a majority of the legislative body regarding any item on this agenda, that are not exempt from disclosure under the California Public Records Act, will be made available for public inspection at City Hall, 27215 Base Line Highland, CA 92346, during normal business hours. Such documents will also be made available on the City's website at www.highlandca.gov.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance, please contact the City Clerk's office at (909) 864-6861, ext. 226, at least 72 hours prior to the meeting for any requests for reasonable accommodations, including interpreters.

Levine Act: Pursuant to Government Code Section 84308, any party to a City proceeding must disclose on the record any campaign contributions made to a member of the City Council (or commission) in excess of \$500 in the past 12 months. This disclosure requirement includes contributions by the party's agent and aggregated contributions from persons or entities related to the party. Please make the disclosure as soon as possible, but no later than the beginning of the proceeding.

Call to Order

Pledge of Allegiance

Public Comment

To address the Planning Commission, please complete a speaker form located at the entrance and give it to the Administrative Assistant prior to the beginning of the meeting. Your name will be called when it is your turn to speak. Individual speakers are limited to 3 minutes each. For those wishing to make public comments by email, please submit your comments by 5:00 p.m. on April 21, 2026, to publiccomment@highlandca.gov. If you are submitting a public comment pertaining to an item on the agenda, please identify the agenda item number. Members of the public may submit comments on public hearing items at any time before the meeting, as well as during the meeting up until the close of the public hearing for the respective item.

Planning Commission Consent Calendar

1. March 3, 2026 - Planning Commission Regular Meeting Minutes
Approve Minutes as submitted.
2. April 7, 2026 - Planning Commission Regular Meeting Minutes
Approve as submitted.

Planning Commission Public Hearing

3. Conditional Use Permit Application (CUP 25-008) by Verizon Wireless for a new telecommunications facility including a 60' faux Mono Eucalyptus located behind an existing church building on approximately 1.07 acres at 28909 Base Line, the southeast corner of Base Line and Church Street (Assessor's Parcel Number 1210-011-38).

Adopt Resolution No. 26 - ____, Denying Conditional Use Permit Application (CUP 25-008) for a new telecommunications facility and 60' faux Mono Eucalyptus tree cell tower subject to the Findings of Fact.

Announcements

Adjourn

Certification

I, Camille Duarte, Administrative Assistant III, or my designee, hereby certify that the foregoing agenda was posted on our website at www.highlandca.gov and in the following designated areas: Highland Branch Library (7863 Central Avenue), Fire Station No. 1 (26974 Base Line), and City Hall (27215 Base Line) at least seventy-two (72) hours prior to the meeting per Government Code Section 54954.2.



Staff Report

to the Planning Commission

Agenda
Item
No.
1.

Date: April 21, 2026
From: Lawrence Mainez, Community Development Director
Reviewed By: Lawrence Mainez, Community Development Director
Prepared By: Camille Duarte, Administrative Assistant III
Subject: March 3, 2026 - Planning Commission Regular Meeting Minutes

Recommendation:
Approve Minutes as submitted.

Fiscal Impact:
None.

Agenda Posting:
The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

Project Detail:
None.

Attachments:
1. Planning Commission Minutes 03-03-2026

**PLANNING COMMISSION REGULAR MEETING MINUTES
March 3, 2026 – 6:00 P.M.**

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:00 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Randall Hamerly
	Vice Chair	Chandra Thomas
	Commissioner	Nicole McCance
	Commissioner	Brent Merideth
	Commissioner	Jarrold Miller

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Brian Wolfe, Assistant Public Works Director
Matt Wirz, Building Official
Travis Trejo, Assistant Planner
Tiffany Martinez, Assistant Planner
Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from February 17, 2026 Regular Meeting.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to approve the minutes as submitted. Motion 5-0.

PUBLIC HEARINGS

2. A Request for a two-year Extension of Time (EXT 25-007) for Design Review Application (DRA 22-022) for the development of a 284,917 square foot warehouse and related Tentative Parcel Map No. 20680 (TPM 22-011) to merge fourteen (14) existing parcels into one (1), located at the northwest corner of Palm Avenue and Meines Street.

Assistant Planner Maritnez gave an overview of the staff report.

Chair Hamerly opened the public hearing.

Commissioner Miller asked the Applicant if two years would be enough time for the extension of time?

Applicant Corey James stated yes, the economy's been tough, however in the next few years we hope to see significant improvement to the economy. Currently, it is financially infeasible.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Merideth to adopt Resolution No. 26 –003, approving Extension of Time application (EXT 25-007) for a two (2) year extension of Design Review Application (DRA 22-022), and Tentative Parcel Map No. 20680 (TPM 22-011), subject to the Conditions of Approval and Findings of Fact. Motion carried, 5-0.

3. Conditional Use Permit Application (CUP 25-008) for a new telecommunications facility including a 60' faux Mono Eucalyptus located behind an existing church building on approximately 6.9 acres at the southeast corner of Base Line and Church Street, 28909 Base Line, Highland (APN 1210-011-38).

Assistant Planner Trejo gave an overview of the staff report.

Commissioner Merideth asked about the proposed height for the project.

Assistant Planner Trejo stated the cell towers tend to exceed most of our height requirements within our city. The height requirement is necessary in order to receive coverage.

Chair Hamerly stated in the past, Applicants have submitted their coverage profiles based on different heights to demonstrate the benefits of 10-foot interval in height. It gives them a certain amount of increased coverage.

Applicant's Representative Veronica Arbizu stated I am representing Verizon to discuss our proposed wireless facility. I'd like to thank staff for their thorough presentation and the community for their active participation. I've reviewed all 29 public comments submitted regarding this project, and I appreciate the transparency and process that goes into reviewing this project. We recognize that the primary concerns raised by residents involves aesthetics, property values, health, and the environment. Verizon takes its role in the community seriously and is committed to addressing these items directly. The facility is designed to operate strictly within the safety limits established by the Federal Communications Commission. These standards are based on the IEEE standard, which provides a rigorous framework for protecting the public from all established first health effects of electromagnetic fields. Again, Verizon takes public safety obligations seriously, which is why the tower operates well within the limits of standards, which includes a significant safety margin designed to protect all members of the public, including children and pregnant individuals. For the environmental protection of Bledsoe Gulch, we have conducted extensive environmental reviews to ensure this project has zero impact on the local ecosystem. This project is not located with any wetlands or riparian corridor associated with Bledsoe Gulch and sits outside the floodplain, preserving the integrity of this natural area. Given the limited footprint, I am confident that the environment will not be negatively affected. For the aesthetics

and modern property values, to preserve the neighborhood's character, we have selected a location with an established grove of trees using a 60-foot mono eucalyptus tower designed to blend into the existing landscape. We chose this location for those mature trees so that it can blend in. Recent research shows that high quality digital infrastructure and 5G connectivity are viewed as critical factors that can enhance property desirability and value for modern home buyers. So, the benefit to the community, the primary goal of this project is to eliminate dead zones and provide critical safety infrastructure to the community. Emergency response. With over 80% of emergency calls now originating for mobile devices, reliable coverage is a vital tool for researching or for reaching first responders during medical emergencies or wildfires. In conclusion, Verizon has reviewed and approved all conditions for this project. We believe this facility is a necessary step in ensuring the safety, economic stability, and connectivity of the residents while protecting the natural beauty of Bledsoe Gulch. I am available for any questions and especially ask for your approval of this project.

Commissioner Merideth asked what kind of battery will be on this site?

Applicant's Representative Veronica Arbizu stated there is one battery backup cabinet and it is either nickel or lithium.

Commissioner Merideth stated please consider the lead acid instead or the nickel based instead of the lithium ion.

Applicant's Representative Veronica Arbizu stated I will make that note.

Commissioner Merideth asked if Verizon adds additional trees in the location?

Assistant Community Development Director Stater stated yes, in the past have added trees as needed and can add it to a Condition of Approval.

Commissioner Merideth stated I would like to recommend a change in the Conditions of Approval to add some distance that will prevent any interaction between any of the eucalyptus trees and the building itself.

Chair Hamerly stated the elevations aren't completely clear based on the different sides that are shown. The tower is described as being a maximum of 60 feet tall and the section views at the east and west elevation show there's a fairly pronounced slope that could be 3-4 feet. The way the diagram is drawn shows it from the basically the base of the tower where it attaches to the foundation to the apex of the top of the tree as being 60 feet. The maximum heights for purposes of exposure is always taken from low grade adjacent to the tower. We might want to modify the request if Verizon is wanting a net of 60 feet above the lowest adjacent grade to eliminate the shadowing.

Applicant's Representative Veronica Arbizu stated true, we could kind of play with the foliage on top since we do have 3-4 feet of foliage that goes above the antennas.

Chair Hamerly stated regarding the screening the equipment enclosures I would like to see shrubs because vines tend to have a difficult time when it gets hot or something goes wrong with the irrigation and then they dry up and blow away.

Chair Hamerly stated in the CTIA reference report I had a hard time with statements that stated it's settled scientific fact and/or scientists agree. They typically don't agree on much, but the reports referenced from 2018, and that's a lifetime in technology. So, you may want to reference this since majority of the negative comments were concerned, such as your typical property values, electromagnetic fields, and radio frequency. The health issues were a primary concern and should update the reports at least within the last year or two at the most. I spent quite a bit of time at the National Institute of Health website, looking through their medical library. There's some really good double-blind studies that they've done recently, specifically geared towards adjacent to cell phone towers and how EMF and RF frequencies affect people. Those studies are pretty conclusive and I think the World Health Organization even cited some of those.

Public Speaker Fred Yauger spoke in favor of the new telecommunications facility.

Public Speaker Gary Underwood spoke in favor of the new telecommunications facility.

Public Speaker Patrick Sandford spoke in favor of the new telecommunications facility.

Public Speaker Mark Falcone spoke in opposition to the new telecommunications facility.

Public Speaker Ali Jaffer spoke it in opposition to the new telecommunications facility.

Assistant Planner Trejo stated that this property is zoned in Planned Development, not Residential.

Chair Hamerly asked on page 363, it stated the fire department review of all projects is required and then that next paragraph down shall comply with the California Fire Code. That should reference the current code edition as opposed to just generically referencing the fire code. So, the 2025 reference standard should be inserted in there if in lack of or in lieu of the specific code conditions for the types of facilities being considered.

Building Official Wirz stated we will make sure that is appropriately addressed.

Chair Hamerly stated the modifications are Planning Conditions of Approval (COA) No. 21, No. 22, 23, 24.

Assistant Community Development Director Stater stated yes, COA No. 21 stated mature trees removed as a result of the project shall be replaced at a 2 to 1 ratio. The species and location shall be determined in conjunction with the city's landscape architect and East Highlands Ranch arborist. Replacement trees shall consider combustibility. The COA No. 22 would state the Nickel or lead based battery in lieu of the lithium ion. The COA No. 23 would state that it is shrub screening along Church Street. COA No. 24 stated the faux bark to be installed on the tower to a point no less than 15 feet from grade. Use of appropriate paint color to camouflage the towers framework will be required.

Chair Hamerly stated ok and lastly Building and Safety COA No. 5 references to the current code within fire and planning conditions.

A MOTION was made by Commissioner Merideth and seconded by Chair Hamerly to approve the project; The vote was 2-3, with Commissioner McCance, Miller and Thomas voting no.

Community Development Director Mainez stated there is not enough in the record to support the denial. If we can spend a few minutes discussing some of the issues that we could prepare a revised resolution and bring it back to the Commission.

Commissioner McCance stated the reason I am denying this project is because the project requires multiple deviations from the Highland Municipal Code. This includes the setbacks, tower separation, and height of the tower. I am not convinced that it justifies these reductions and I can't support the project as proposed. I would like to see some alternate sites explored, changing the height of the tower or going back to the northern SBA tower and exploring that one again. I also take concerns from citizens and residents very seriously. I read all of them and I think when there is that much opposition, it's important that we balance the service need with the neighborhood impact.

Vice Chair Thomas stated I agree with everything my counterpart just discussed, also the overwhelming feedback from residents' concerns and with the deviations for the height and the distance. For that reason, I vote no.

Commissioner Miller stated same thing for me, the deviations from Highland Municipal Code (HMC) and given the impacts, I really would have liked to have seen an alternative condition analysis. That's pretty typical for projects that have potential impacts, is to consider alternatives and to reduce impacts as much as possible and mitigate what you can't. I think we're all seeing eye to eye on our reasons for it being a no.

Community Development Director Mainez stated just for clarification there was a term used tonight, the word was variance. I just want to clarify that the way the code is written where it allows the Planning Commission to make adjustments to the standards that are set in the HMC. We do not need to make variance findings, but I hear you loud and clear that what was presented tonight didn't really justify enough the height and location, sensitivity to the neighbors, aesthetics, and impacts. So, I just want to make that clear that there is no variance. The Conditional Use Permit (CUP) allows you to create the standard for that cell tower. That's the relief we give to the telecommunications in California under the Telecommunications Act. We allow that flexibility without a variance; variance would be a hardship. I want to make that clear, Mr. Chair, not a variance, the CUP is the mechanism to allow that flexibility.

Community Development Director Mainez stated we will bring back a denial resolution for adoption and after the Applicant can appeal to City Council.

Chair Hamerly closed the public hearing.

PLANNING COMMISSION LEGISLATIVE

- 4. Review of the City's 2025 General Plan Implementation and Housing Element Annual Reports in accordance with Government Code Sections 65400 and 65588.

Assistant Community Development Director Stater gave a brief overview of the staff report.

The Planning Commission received and filed the 2025 General Plan and Housing Element Annual Reports.

ANNOUNCEMENTS

The next Planning Commission Regular Meeting will be held March 17, 2026.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 8:02 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair



Staff Report

to the Planning Commission

Agenda
Item
No.
2.

Date: April 21, 2026
From: Lawrence Mainez, Community Development Director
Reviewed By: Lawrence Mainez, Community Development Director
Prepared By: Camille Duarte, Administrative Assistant III
Subject: April 7, 2026 - Planning Commission Regular Meeting Minutes

Recommendation:
Approve as submitted.

Fiscal Impact:
None.

Agenda Posting:
The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

Project Detail:
None.

Attachments:
1. Planning Commission Minutes 04-07-2026

PLANNING COMMISSION REGULAR MEETING MINUTES
April 7 2026 – 6:00 P.M.

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:00 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Randall Hamerly
	Vice Chair	Chandra Thomas
	Commissioner	Nicole McCance
	Commissioner	Brent Merideth
	Commissioner	Jarrold Miller

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Camille Duarte, Administrative Assistant III
Scott Rice, City's Landscape Architect

Chair Hamerly led the Pledge of Allegiance.

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

Public Speaker Rosario Ouiroz spoke in opposition to building warehouses in the City of Highland.

Public Speaker Janet Seaton spoke in opposition to building warehouses in the City of Highland.

Public Speaker Daniel Habchi spoke in opposition to building warehouses in the City of Highland.

Public Speaker Howard Davis spoke in opposition to building warehouses in the City of Highland.

Public Speaker Jose Solorzano spoke in opposition to building warehouses in the City of Highland.

Public Speaker Alberto Hernandez spoke in opposition to building warehouses in the City of Highland.

Public Speaker Minerva Navarro spoke in opposition to building warehouses in the City of Highland.

Public Speaker Pascual Garcia spoke in opposition to building warehouses in the City of Highland.

Public Speaker Maby Acosta spoke in opposition to building warehouses in the City of Highland.

Public Speaker Ana Solorzano spoke that City of Highland does not have Spanish interpreters on standby for public meetings.

CONSENT CALENDAR

1. Minutes from March 17, 2026 Regular Meeting.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to approve the minutes as amended. Motion 4-1, with Commissioner McCance abstaining.

PLANNING COMMISSION LEGISLATIVE

1. Review of a Conceptual Landscape and Community Trail Plan by Diversified Pacific Improvements along the Greenspot Road frontage of Tentative Tract No. 20721 between Alta Vista and the Plunge Creek Flood Control Channel.

Assistant Community Development Director Stater gave a brief overview of the staff report.

A MOTION was made by Commissioner Merideth and seconded by Vice Chair Thomas to approve the "Greenspot Trail Concept" Plan dated September 30, 2025, including the Commissions' directives associated with the Design Review Application. (DRA 24-009). Motion carried, 5-0.

ANNOUNCEMENTS

The next Planning Commission Regular Meeting will be held April 21, 2026.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 7:16 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair



Staff Report

to the Planning Commission

Agenda
Item
No. 3.

Date: April 21, 2026
From: Lawrence Mainez, Community Development Director
Reviewed By: Kim Stater, Assistant Community Development Director
Prepared By: Travis Trejo, Assistant Planner
Subject: Conditional Use Permit Application (CUP 25-008) by Verizon Wireless for a new telecommunications facility including a 60' faux Mono Eucalyptus located behind an existing church building on approximately 1.07 acres at 28909 Base Line, the southeast corner of Base Line and Church Street (Assessor's Parcel Number 1210-011-38).

(SB 1439 Campaign Contributions and Conflicts of Interest - Government Code Section 84308 is applicable)

Recommendation:

Adopt Resolution No. 26 - _____, Denying Conditional Use Permit Application (CUP 25-008) for a new telecommunications facility and 60' faux Mono Eucalyptus tree cell tower subject to the Findings of Fact.

Fiscal Impact:

The Applicant submitted the required deposit for processing a Conditional Use Permit Application. Staff time spent working on the application is charged to this deposit.

Agenda Posting:

The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

Project Detail:

Previous Action:

On March 3, 2026, the Planning Commission held a public hearing on this item. There was discussion among Commissioners, staff and the applicant regarding the tower elevations, screening, landscaping, and distance requirements. Testimony was taken from the public with three in favor and two in opposition to the project (Attachment 1 - Draft Minutes) .

Commissioner Meredith made a motion to approve the project as amended and was seconded by Chair Hamerly. The vote was 2 in favor, 3 in opposition. With the opposition in the majority, Staff was directed to bring forth a resolution of denial for the project.

The Commission cited the following reasons for denial:

1. Concerns over separation of the facility and nearby residential uses;
2. Lack of analysis regarding co-location feasibility at the northeast corner of Church Street and Base Line;
3. Lack of analysis regarding alternative sites in the area;
4. Lack of analysis regarding a reduced tower height at the proposed location at the southeast corner of Church Street and Base Line; and
5. Required deviations of the Municipal Code's development standards in the Planned Development District in East Highlands Ranch. The proposed facility does not meet a number of setbacks and separation requirements and is instead relying on Planning Commission approval to alter those requirements, as is permitted through Highland Municipal Code Section 16.45.100.

Public Notice Posting and Mailing:

On April 7, 2026, a Public Hearing Notice for this meeting was posted on the City's website, published in the San Bernardino Sun, mailed to property owners within 300 feet of the project site and emailed to those requesting notice.

Conclusion:

Staff prepared a Resolution to deny the project, reflective of the Findings of Fact enumerated during the March 3, 2026, Public Hearing, listed above 1-5 (see Attachment 2 - Resolution).

Attachments:

1. Draft Planning Commission Minutes from March 3, 2026
2. Resolution No. 2026-____ for Conditional Use Permit (CUP 25-008)

Attachment 1:

Draft Planning Commission Minutes from March 3, 2026

PLANNING COMMISSION REGULAR MEETING MINUTES
March 3, 2026 – 6:00 P.M.

CALL TO ORDER

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Travis Trejo, Assistant Planner
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Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from February 17, 2026 Regular Meeting.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to approve the minutes as submitted. Motion 5-0.

PUBLIC HEARINGS

2. A Request for a two-year Extension of Time (EXT 25-007) for Design Review Application (DRA 22-022) for the development of a 284,917 square foot warehouse and related Tentative Parcel Map No. 20680 (TPM 22-011) to merge fourteen (14) existing parcels into one (1), located at the northwest corner of Palm Avenue and Meines Street.

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Applicant Corey James stated yes, the economy's been tough, however in the next few years we hope to see significant improvement to the economy. Currently, it is financially infeasible.

Chair Hamerly closed the public hearing.

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and modern property values, to preserve the neighborhood's character, we have selected a location with an established grove of trees using a 60-foot mono eucalyptus tower designed to blend into the existing landscape. We chose this location for those mature trees so that it can blend in. Recent research shows that high quality digital infrastructure and 5G connectivity are viewed as critical factors that can enhance property desirability and value for modern home buyers. So, the benefit to the community, the primary goal of this project is to eliminate dead zones and provide critical safety infrastructure to the community. Emergency response. With over 80% of emergency calls now originating for mobile devices, reliable coverage is a vital tool for researching or for reaching first responders during medical emergencies or wildfires. In conclusion, Verizon has reviewed and approved all conditions for this project. We believe this facility is a necessary step in ensuring the safety, economic stability, and connectivity of the residents while protecting the natural beauty of Bledsoe Gulch. I am available for any questions and especially ask for your approval of this project.

Commissioner Merideth asked what kind of battery will be on this site?

Applicant's Representative Veronica Arbizu stated there is one battery backup cabinet and it is either nickel or lithium.

Commissioner Merideth stated please consider the lead acid instead or the nickel based instead of the lithium ion.

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Assistant Community Development Director Stater stated yes, COA No. 21 stated mature trees removed as a result of the project shall be replaced at a 2 to 1 ratio. The species and location shall be determined in conjunction with the city's landscape architect and East Highlands Ranch arborist. Replacement trees shall consider combustibility. The COA No. 22 would state the Nickel or lead based battery in lieu of the lithium ion. The COA No. 23 would state that it is shrub screening along Church Street. COA No. 24 stated the faux bark to be installed on the tower to a point no less than 15 feet from grade. Use of appropriate paint color to camouflage the towers framework will be required.

Chair Hamerly stated ok and lastly Building and Safety COA No. 5 references to the current code within fire and planning conditions.

A MOTION was made by Commissioner Merideth and seconded by Chair Hamerly to approve the project; The vote was 2-3, with Commissioner McCance, Miller and Thomas voting no.

Community Development Director Mainez stated there is not enough in the record to support the denial. If we can spend a few minutes discussing some of the issues that we could prepare a revised resolution and bring it back to the Commission.

Commissioner McCance stated the reason I am denying this project is because the project requires multiple deviations from the Highland Municipal Code. This includes the setbacks, tower separation, and height of the tower. I am not convinced that it justifies these reductions and I can't support the project as proposed. I would like to see some alternate sites explored, changing the height of the tower or going back to the northern SBA tower and exploring that one again. I also take concerns from citizens and residents very seriously. I read all of them and I think when there is that much opposition, it's important that we balance the service need with the neighborhood impact.

Vice Chair Thomas stated I agree with everything my counterpart just discussed, also the overwhelming feedback from residents' concerns and with the deviations for the height and the distance. For that reason, I vote no.

Commissioner Miller stated same thing for me, the deviations from Highland Municipal Code (HMC) and given the impacts, I really would have liked to have seen an alternative condition analysis. That's pretty typical for projects that have potential impacts, is to consider alternatives and to reduce impacts as much as possible and mitigate what you can't. I think we're all seeing eye to eye on our reasons for it being a no.

Community Development Director Mainez stated just for clarification there was a term used tonight, the word was variance. I just want to clarify that the way the code is written where it allows the Planning Commission to make adjustments to the standards that are set in the HMC. We do not need to make variance findings, but I hear you loud and clear that what was presented tonight didn't really justify enough the height and location, sensitivity to the neighbors, aesthetics, and impacts. So, I just want to make that clear that there is no variance. The Conditional Use Permit (CUP) allows you to create the standard for that cell tower. That's the relief we give to the telecommunications in California under the Telecommunications Act. We allow that flexibility without a variance; variance would be a hardship. I want to make that clear, Mr. Chair, not a variance, the CUP is the mechanism to allow that flexibility.

Community Development Director Mainez stated we will bring back a denial resolution for adoption and after the Applicant can appeal to City Council.

Chair Hamerly closed the public hearing.

PLANNING COMMISSION LEGISLATIVE

- 4. Review of the City's 2025 General Plan Implementation and Housing Element Annual Reports in accordance with Government Code Sections 65400 and 65588.

Assistant Community Development Director Stater gave a brief overview of the staff report.

The Planning Commission received and filed the 2025 General Plan and Housing Element Annual Reports.

ANNOUNCEMENTS

The next Planning Commission Regular Meeting will be held March 17, 2026.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 8:02 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair

Attachment 2:

**Resolution No 2026 - ____ for
Conditional Use Permit 25-008**

RESOLUTION NO. 2026-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, DENYING CONDITIONAL USE PERMIT APPLICATION (CUP-25-008) FOR A NEW TELECOMMUNICATIONS FACILITY INCLUDING A 60' FAUX MONO EUCALYPTUS TREE CELL TOWER AT 28909 BASE LINE, HIGHLAND (APN: 1210-011-38)

APPLICANT: VERIZON WIRELESS; SMARTLINK LLC.

A. RECITALS

1. On November 23, 2025, the Applicant submitted Conditional Use Permit Application (CUP 25-008) requesting a new telecommunications facility including and 60' faux Mono Eucalyptus tree cell tower and 300 square foot equipment lease area behind an existing church building located at 28909 Base Line., Highland (APN No.: 1210-011-38)
2. The site is zoned Planned Development and is within the East Highland Ranch Planned Unit Development which further designates this site as Neighborhood Commercial.
3. On March 3, 2026, the Planning Commission of the City of Highland, conducted a Public Hearing on the subject application and concluded the hearing on that date. The Planning Commission denied a motion to approve the subject application and requested staff bring forth a resolution of denial.
4. As required by City Council Resolution, a Notice of the Public Hearing was posted at the City's three designated posting locations within the City and on April 10, 2026, a legal ad was run in the San Bernardino Sun. In addition, the notice was posted on the City's website, and interested agencies, commentors, and property owners within a 300-foot radius of the site were notified by mail and electronic mail (e-mail). No further notice is required for the public hearing.
5. On April 21, 2026, the Planning Commission of the City of Highland conducted a Public Hearing and concluded the hearing on that date. The Commission adopted Resolution No 2026 - ___ to deny the project.
6. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Highland as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this resolution, are true and correct.

2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff reports to the Planning Commission dated March 3, 2026, and April 21 2026, and which are incorporated herein by this reference, does find and determine the following facts:
 - a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with state law and the Municipal Code of the City of Highland.
3. Conditional Use Permit Findings of Fact (CUP-25-008), Highland Municipal Code Section 16.08.050.E:
 - a. The proposed use is permitted within the subject district pursuant to the provisions of this section and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland General Plan, and the applicable development policies and standards of the city.

Response: The project site is designated Planned Development (PD) in the Highland General Plan. The General Plan Land Use Element notes that this site is within the East Highlands Ranch Planned Unit Development (EHR PUD) and that the PUD document provides detailed land use guidance, development standards and conditions of approval to guide the development of East Highlands Ranch. The PUD further designates the site's land use as Neighborhood Commercial (NC). The purpose of NC is to "provide appropriately located areas for daily shopping and commercial service needs of area residents and workers" including "supporting uses" (Highland General Plan, Commercial Designations). In Table 16.20.020.A of the Highland Municipal Code, wireless communications facilities are permitted within Planned Development (PD) district and all Commercial districts including NC.

Highland General Plan's Public Services and Facilities Element, Goal 4.6 states the City's initiative to "coordinate with private utilities to provide Highland residents, schools and businesses with an efficient telecommunications infrastructure, including telephone, cable and high-speed services, such as high-speed Internet." The proposed use is in keeping with this initiative to ensure Highland residents can access adequate provisions.

The effect of the tower on the surrounding community was reviewed. Land Use Element, Goal 2.2 is to "*Preserve and enhance the quality and character of existing residential neighborhoods.*" The project took into consideration the adjacent residential uses to the east and west and located the tower

within an existing landscaped area, stealthed the tower to blend with the adjacent eucalyptus trees, stuccoed the equipment enclosure to blend with the existing church building, and sited the facility to be buffered by Church Street to the west and Bledsoe Gulch to the east.

Highland Municipal Code Section 16.45.100 lists setback, separation and height requirements. This project as proposed exceeds a number of these maximum standards and is seeking Planning Commission approval to alter these requirements as part of their review. The Commission determined that these inconsistencies are unwarranted and in part, a reason to deny the project. An alternative site and/or design should be considered.

- b. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

Response: The proposed Site is located within a Planned Development Zoning District and on the site of an existing church. The proposed 60-foot (60') tall faux Eucalyptus wireless communication tower and walled equipment shelter is at the rear of an existing building and largely out of view of the public. No significant impacts to the existing visual character, or quality of the site and its surroundings would occur because of the proposed project. However, the project does not meet the district's development standards. An alternative site or design could yield a superior design and infringe less on the neighboring residential community. A similarly located telecommunications tower located north of the subject site may be a better alternative that should have been studied.

- c. The site is suitable for the type and intensity of use or development which is proposed.

Response: The site is non-residential in nature. Historically it has been used as a real estate office, educational facility, and most recently a religious institution. It is at a prominent intersection at a gateway entrance to East Highlands Ranch. As such it is heavily landscaped and includes a sizeable entry monument sign. The proposed tower is located towards the rear of the site and will blend within the existing mature landscape. It will not negatively affect the structure, landscape area or parking. The use is ancillary to the building and use of the site.

The facility will improve telecommunications in the area and is suited for future co-location by other service providers. The proposed use is permitted within the Planned Development Zoning District and EHR PUD / Neighborhood Commercial Zone.

The site is located within a Planned Unit Development Zone surrounded by residential uses. The proposed use is required to meet several setback and

separation requirements. As proposed, the project is not meeting all of these requirements and is thereby not suited for this location.

- d. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

Response: The site is currently served by local electrical, gas, water and sewer providers. There were no concerns voiced by these agencies upon receipt of the project's public notification. Additionally, there were no concerns raised by the City's Public Works, Public Safety or Fire Departments. Standard Conditions of Approval are applied to the project.

- e. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

Response: Federal Communications Commission (FCC) rules require transmitting facilities to comply with Radio Frequency (RF) Exposure Guidelines. The limits established in the guidelines are designed to protect the public health with a very large margin of safety. The proximity of the wireless tower, though close to adjacent properties, is constructed to appropriate safeguard standards of the Highland Municipal Code. The proposed project will be constructed in compliance with building codes and conditioned so that it will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

- f. The proposed use would not result in a significant effect on the environment.

Response: This proposed project is Categorically Exempt from environmental proceedings pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines, since:

(a) the project consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

(b) The project falls under a water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

- 5. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission denies this Conditional Use Permit (CUP-25-008) to a 60-foot (60') tall faux Eucalyptus wireless communication tower with the accessory ground-mounted equipment.

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

Exhibit 1 includes the Project Plans

PASSED, APPROVED AND ADOPTED this 21st day of April 2026.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit 1:
Project Plans



CHURCH

PROJECT ID: 17417587
 28909 BASE LINE STREET
 HIGHLAND, CALIFORNIA 92346

OVERALL HEIGHT 60'-0"

PROJECT TEAM

SITE ACQUISITION /PLANNING:

SMARTLINK LLC
 10 CHURCH CIRCLE
 ANNAPOLIS, MD 21401
 CONTACT: VERONICA ARVIZU
 PHONE: (858)602-6380

CIVIL ENGINEER:

NEXTEGE NETWORKS
 4850 WEST OQUENDO ROAD
 LAS VEGAS, NEVADA 89118
 CONTACT: GARRETT HAWTHORNE
 PHONE: (702) 367-7705
 FAX: (702) 367-8733

ELECTRICAL ENGINEER:

DGS CONSULTING ENGINEERING SERVICES LLC
 9811 W. CHARLESTON BOULEVARD, SUITE 2539
 LAS VEGAS, NEVADA 89117
 CONTACT: DEREK G. STEFUREAC
 PHONE: (702) 885-1552

SURVEYOR:

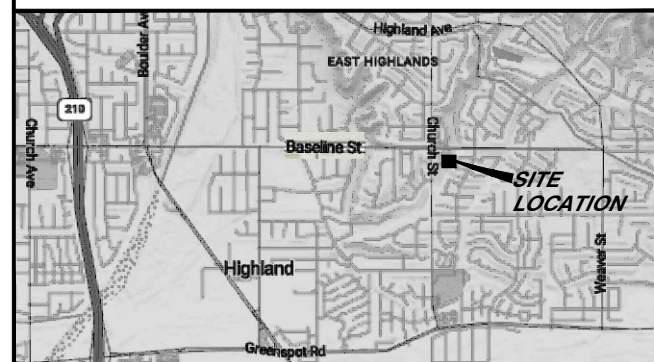
CELLSITE CONCEPTS
 16885 VIA DEL CAMPO CT., SUITE
 318, SAN DIEGO, CA 92127
 CONTACT: SEV FRANCISCO
 OFFICE PHONES: 858.432-4112 /
 858.432-4257 EX. 103

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- INSTALLATION OF A 400 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
- INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS AT A 5' CENTERLINE MOUNTED ON A NEW 60' ANTENNA STRUCTURE
- INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS
- INSTALLATION OF (12) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs)
- INSTALLATION OF (3) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES
- INSTALLATION OF (3) VERIZON WIRELESS MACROCELL EQUIPMENT CABINETS ON A CONCRETE PAD
- INSTALLATION OF A VERIZON WIRELESS GPS ANTENNA
- INSTALLATION OF A VERIZON WIRELESS 8' BLOCK WALL
- INSTALLATION OF A VERIZON WIRELESS 8' WROUGHT IRON FENCE
- INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE
- INSTALLATION OF A VERIZON WIRELESS 30KW GENERATOR WITH A 168 GALLON DIESEL TANK ON A CONCRETE PAD
- HYBRIFLEX CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW FIBER CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

VICINITY MAP



DRIVING DIRECTIONS

FROM: VERIZON OFFICE TO: SITE ADDRESS

FROM 15505 SAND CANYON AVENUE, IRVINE, CALIFORNIA 92618: DEPART AND HEAD (NORTHEAST) 56 FT; TURN RIGHT, THEN IMMEDIATELY TURN RIGHT ONTO SAND CANYON AVE 0.4 MI; TURN LEFT ONTO BARRANCA PKWY 1.0 MI; TURN RIGHT ONTO PACIFICA 0.1 MI; TAKE THE RAMP ON THE RIGHT AND FOLLOW SIGNS FOR CA-133 NORTH 3.9 MI; AT EXIT 14B, HEAD LEFT ON THE RAMP FOR CA-241 NORTH TOWARD RIVERSIDE 12.2 MI; AT EXIT 39A, HEAD RIGHT ON THE RAMP FOR CA-91 EAST TOWARD RIVERSIDE 6.4 MI; AT EXIT 47, HEAD RIGHT ON THE RAMP FOR SERFAS CLUB DR TOWARD AUTO CENTER DR 2.8 MI; AT EXIT 50, HEAD ON THE RAMP RIGHT AND FOLLOW SIGNS FOR MAIN ST 0.3 MI; TAKE THE RAMP ON THE RIGHT FOR CA-91 E 0.2 MI; KEEP LEFT TO GET ONTO CA-91 E 15.3 MI; KEEP STRAIGHT TO GET ONTO I-215 N 5.4 MI; AT EXIT 40A, HEAD RIGHT ON THE RAMP FOR I-10 EAST TOWARD REDLANDS 5.4 MI; AT EXIT 77B, HEAD RIGHT ON THE RAMP FOR CA-330 / CA-210 TOWARD BIG BEAR / HIGHLAND 3.9 MI; AT EXIT 82, HEAD RIGHT ON THE RAMP FOR BASELINE ST TOWARD BASE LINE RD 0.3 MI; TURN RIGHT ONTO BASELINE ST 1.5 MI; ARRIVE AT BASELINE ST. THE LAST INTERSECTION BEFORE YOUR DESTINATION IS CHURCH ST, SITE WILL BE ON SE CORNER OF INTERSECTION.

PROJECT SUMMARY

APPLICANT/LESSEE



VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 BUILDING C
 IRVINE, CALIFORNIA 92618
 OFFICE: (949) 286-7000

ASSESSOR'S PARCEL NUMBER

APN: 1210-011-38-0-000

PROPERTY OWNER:

OWNER: E HIGHLANDS RANCH MASTER HOMEOWNERS
 ADDRESS: 7136 CLUB VIEW DRIVE
 HIGHLAND, CALIFORNIA 92346
 CONTACT: SPENCER MATHEY
 TELEPHONE: (909) 425-3972 x6271

PROPERTY INFORMATION:

SITE NAME: CHURCH
 SITE ADDRESS: 28909 BASE LINE STREET
 HIGHLAND, CALIFORNIA 92346
 JURISDICTION: CITY OF HIGHLAND

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION: 17'-4" X 17'-4" (~300 SF) & 10'-0" X 10'-0" (100 SF) & 411 SF
 OCCUPANCY TYPE: U
 TYPE OF CONSTRUCTION: V-B
 CURRENT ZONING: PLANNED DEVELOPMENT (PD)
 ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	2
LS-1	TOPOGRAPHIC SURVEY	2
LS-2	TOPOGRAPHIC SURVEY	2
LS-3	NOTES & TITLE REPORT EXCEPTIONS	2
A1	SITE PLAN	2
A2	ENLARGED SITE PLAN	2
A3	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	2
A4	SITE DETAIL WITH DIMENSIONS	2
A5	NORTH AND WEST ELEVATIONS	2
A6	SOUTH AND EAST ELEVATIONS	2

ZONING DRAWINGS



Know what's below.
 Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
 TOLL FREE: 1-800-227-2600 OR
 WWW.DIGALERT.ORG

CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.



NEXTEGE NETWORKS
 4850 WEST OQUENDO ROAD
 LAS VEGAS, NEVADA 89118
 PHONE: (702) 367-7705
 FAX: (702) 367-8733

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



15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
RE VENDOR:		
A&E VENDOR:		
A&E COORDINATOR:		
UTILITY VENDOR:		
RF:		
RE:		
CE:		
EE:		
TRANSPORT:		

CHURCH
 PROJECT ID: 2085218
 28909 BASE LINE STREET
 HIGHLAND, CALIFORNIA 92346

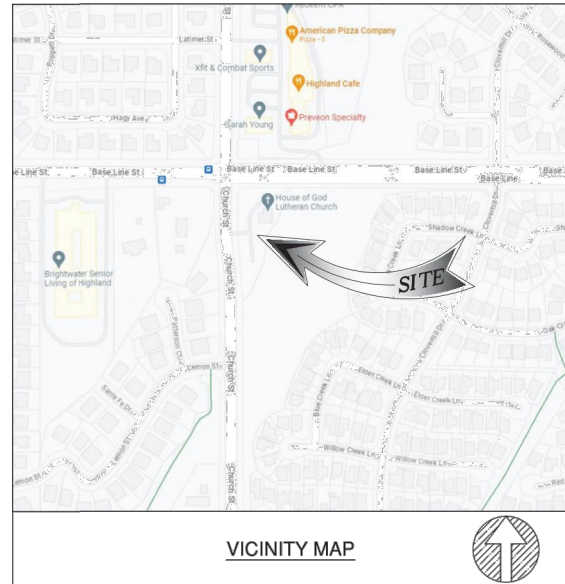
SHEET TITLE:

TITLE SHEET

T1

REVISION:

2



VICINITY MAP

APN
1210-011-38-0-000
SITE ADDRESS
28909 BASE LINE STREET, HIGHLAND, CA 92346

TITLE REPORT
TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH GUARANTEE NUMBER 932402318 DATED AUGUST 16, 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.

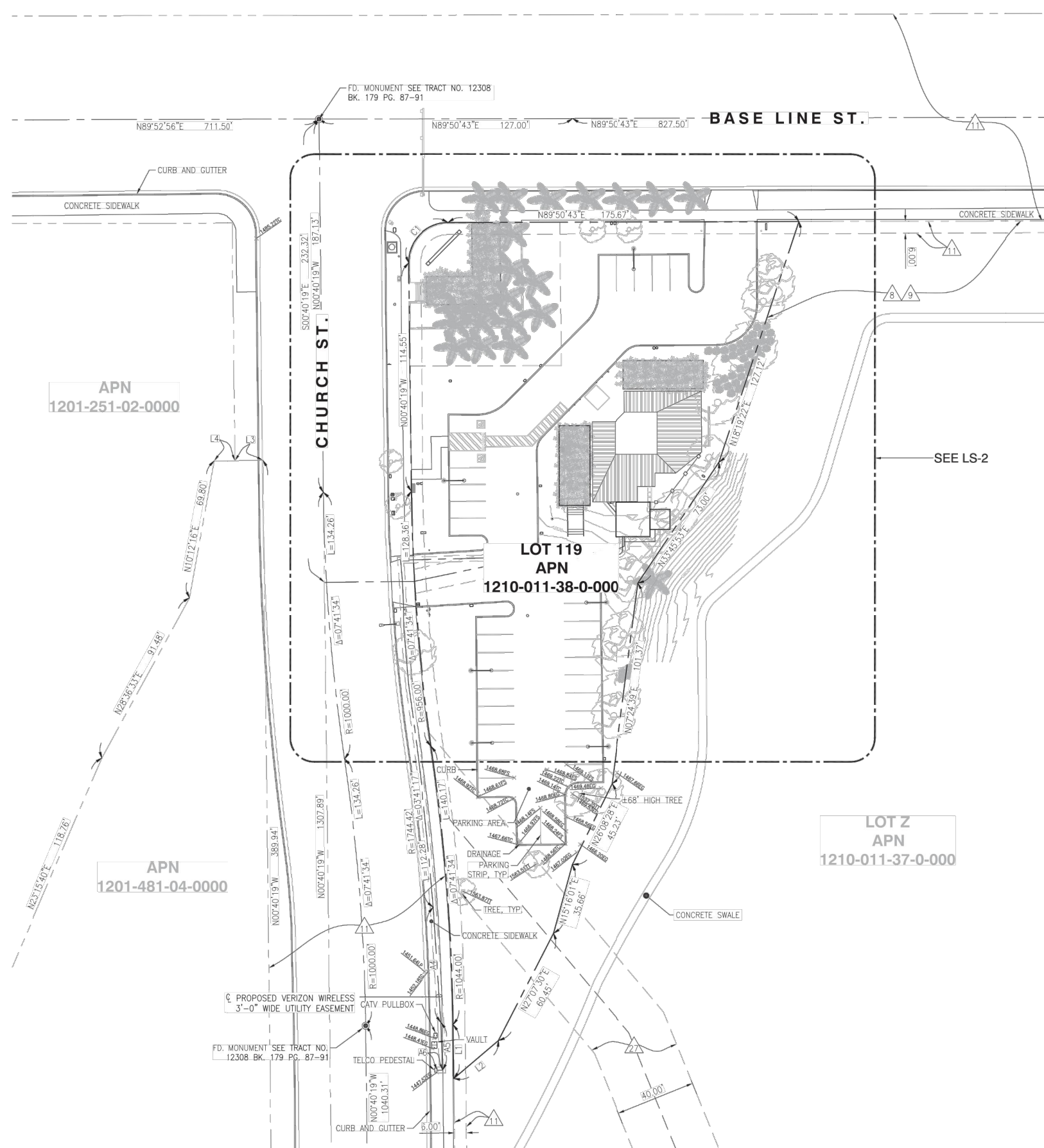
FLOODZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06071C8706H EFFECTIVE DATE 08/28/2008.

- 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 MAY 31, 2023.

- LEGENDS**
- CENTER LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - EG EXISTING GRADE
 - FS FINISH SURFACE
 - LP LIP OF GUTTER
 - TC TOP OF CURB
 - TT TOP OF TREE
 - CATCH BASIN

- MONUMENT**
- FD. MONUMENT

PROPERTY LINES DERIVED FROM
TRACT NO. 12308 BK. 179 PG. 87-91 DATED MAY 17, 1985
TRACT NO. 17263 BK. 326 PG. 74-79 DATED MARCH 07, 2007



LINE TABLE		
NO.	LENGTH	BEARING
L1	27.00'	N00°40'19"W
L2	29.36'	N49°31'31"E
L3	13.96'	N89°19'41"E
L4	10.66'	N89°19'41"E

CURVE TABLE			
NO.	DELTA	RADIUS	ARC LENGTH
C1	90°31'02"	20.00'	31.60'

UTILITY EASEMENT LINE TABLE		
NO.	LENGTH	BEARING
A4	57.91'	S03°47'55"E
A5	23.97'	S02°03'19"E
A6	2.76'	N90°00'00"W

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

4405 EAST AIRPORT DRIVE, SUITE 100
ONTARIO, CA 91761

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

REV	DATE	DESCRIPTION
2	10/25/2024	FINAL SURVEY
1	06/08/2023	PRELIMINARY SURVEY

ISSUED DATE:
OCTOBER 25, 2024

ISSUED FOR:
FINAL SURVEY

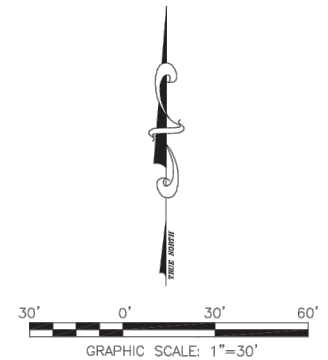
LICENSURE:

PROJECT INFORMATION:
CHURCH
28909 BASE LINE ST.,
HIGHLAND, CA 92346

DRAWN BY: RNF
CHECKED BY: RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1



LEGENDS

- CENTER LINE
- PROPERTY LINE
- - - EASEMENT LINE
- - - WROUGHT IRON FENCE
- ▬ CMU WALL
- EG EXISTING GRADE
- FS FINISH SURFACE
- TT TOP OF TREE
- LP UP OF GUTTER
- TC TOP OF CURB
- TL TOP OF LIGHT POLE
- RR ROOF RIDGE
- TW TOP OF WROUGHT IRON FENCE
- TR TOP OF TRELLIS
- FL FLOW LINE
- TV TOP OF VINES
- TF TOP OF FLAGPOLE
- TB TOP OF BUILDING
- EXISTING LIGHT POLE
- EXISTING SIGNAGE
- CATCH BASIN
- PALM TREE
- TREE
- BUSH

COORDINATES

PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA

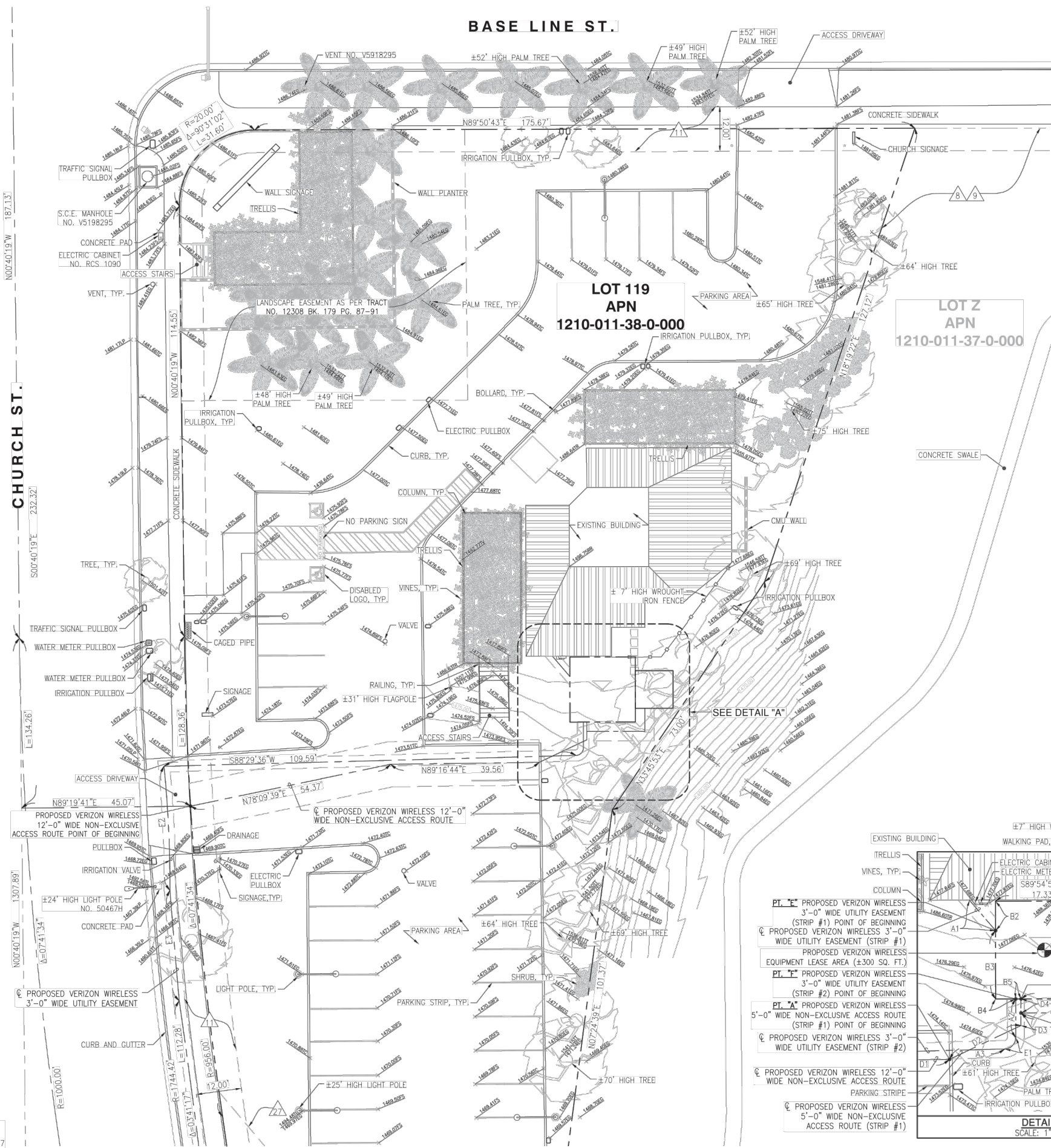
LATITUDE: 34°07'14.11"N (34.120586)
 LONGITUDE: 117°10'23.97"W (-117.173325)

PROPOSED VERIZON WIRELESS TOWER LEASE AREA

LATITUDE: 34°07'14.11"N (34.120586)
 LONGITUDE: 117°10'23.81"W (-117.173281)



PROPERTY LINES DERIVED FROM
 TRACT NO. 12308 BK. 179 PG. 87-91 DATED MAY 17, 1985
 TRACT NO. 17263 BK. 326 PG. 74-79 DATED MARCH 07, 2007

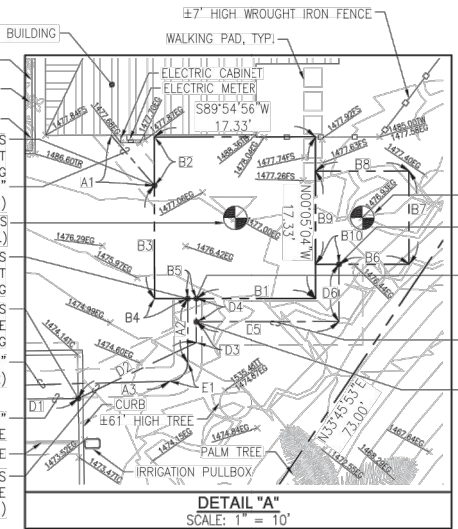


UTILITY EASEMENT LINE TABLE		
NO.	LENGTH	BEARING
A1	7.08'	N40°33'03"W
A2	6.88'	S00°01'29"W
A3	109.59'	S88°29'36"W

LEASE AREA LINE TABLE		
NO.	LENGTH	BEARING
B1	12.86'	N89°54'56"E
B2	5.20'	S00°05'04"E
B3	12.14'	S00°05'04"E
B4	3.54'	N89°54'56"E
B5	0.93'	N89°54'56"E
B6	7.50'	N89°54'56"E
B7	10.00'	N00°05'04"W
B8	10.00'	S89°54'56"W
B9	10.00'	S00°05'04"E
B10	2.50'	N89°54'56"E

ACCESS ROUTE LINE TABLE			
NO.	LENGTH	BEARING	
D1	39.56'	N89°16'44"E	
D2	13.99'	N64°35'32"E	
D3	2.22'	N00°00'00"E	
D4	2.50'	N00°00'00"E	
D5	15.36'	N89°54'56"E	
D6	6.15'	N00°05'04"W	

UTILITY EASEMENT CURVE TABLE			
NO.	DELTA	RADIUS	ARC LENGTH
E1	88°31'04"	2.00'	3.09'
E2	06°03'59"	312.63'	33.10'
E3	00°33'48"	2999.11'	29.49'



- PT. "E" PROPOSED VERIZON WIRELESS 3'-0" WIDE UTILITY EASEMENT (STRIP #1) POINT OF BEGINNING
- Q PROPOSED VERIZON WIRELESS 3'-0" WIDE UTILITY EASEMENT (STRIP #1)
- PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA (±300 SQ. FT.)
- PT. "F" PROPOSED VERIZON WIRELESS 3'-0" WIDE UTILITY EASEMENT (STRIP #2) POINT OF BEGINNING
- PT. "A" PROPOSED VERIZON WIRELESS 5'-0" WIDE NON-EXCLUSIVE ACCESS ROUTE (STRIP #1) POINT OF BEGINNING
- Q PROPOSED VERIZON WIRELESS 3'-0" WIDE UTILITY EASEMENT (STRIP #2)
- Q PROPOSED VERIZON WIRELESS 12'-0" WIDE NON-EXCLUSIVE ACCESS ROUTE (STRIP #1)
- Q PROPOSED VERIZON WIRELESS 5'-0" WIDE NON-EXCLUSIVE ACCESS ROUTE (STRIP #1)
- PT. "B" PROPOSED VERIZON WIRELESS 5'-0" WIDE NON-EXCLUSIVE ACCESS ROUTE (STRIP #2) POINT OF BEGINNING

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

4405 EAST AIRPORT DRIVE, SUITE 100
ONTARIO, CA 91761

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

REV	DATE	DESCRIPTION
2	10/25/2024	FINAL SURVEY
1	06/08/2023	PRELIMINARY SURVEY

ISSUED DATE: **OCTOBER 25, 2024**

ISSUED FOR: **FINAL SURVEY**

LICENSURE:

PROJECT INFORMATION: **CHURCH**
28909 BASE LINE ST.,
HIGHLAND, CA 92346

DRAWN BY: **RNFR**
CHECKED BY: **RH**

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-2**

LEGAL DESCRIPTION

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

PARCEL 1:
LOT "Z" OF TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED OF MAPS, IN BOOK 179, PAGES 87 THROUGH 91, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM, ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL UNDERGROUND WATER IN OR UNDER OR WHICH MAY BE PRODUCED FROM SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING SAID MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER FROM SAID LAND BY MEANS OF MINES, WELLS, DERRICKS OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE-DESCRIBED LAND, IT BEING UNDERSTOOD THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF THE ABOVE-DESCRIBED LAND NOR TO USE ANY OF THE SAID LAND OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN DEED RECORDED OCTOBER 6, 1986, AS INSTRUMENT NO. 86-291264, OFFICIAL RECORDS.

PARCEL 2:
LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 179, PAGE(S) 87 TO 91, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDS OF SAID COUNTY.

APNS: 1210-011-37-0-000 & 1210-011-38-0-000

SCHEDULE B (EXCEPTIONS)

- ITEMS 1, 5 & 6 ARE TAX RELATED
- ITEMS 2, 3 & 36 ARE LIEN RELATED
- ITEMS 4, 10 & 29 ARE RIGHTS RELATED
- ITEMS 12 & 30 ARE COVENANT RELATED
- ITEM 13 IS MEMORANDUM RELATED
- ITEMS 17, 31 & 32 ARE AGREEMENT RELATED
- ITEMS 33 & 34 ARE ORDINANCE RELATED
- ITEM 35 IS REDEVELOPMENT RELATED
- ITEM 37 IS ADVISORY RELATED
- ITEM 38 IS COMPANY RIGHTS RELATED

EASEMENTS:

ITEMS 23 & 28 ARE NOT PLOTTED. THE EXACT LOCATION AND EXTENT OF SAID EASEMENTS ARE NOT DISCLOSED OF RECORD.

ITEMS 7, 14, 15, 16, 18, 19, 20, 21, 22, 24, 25 & 26 ARE NOT PLOTTED. THE LOCATION OF SAID EASEMENTS ARE TOO FAR FROM THE SUBJECT LOT.

8 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
PURPOSE: DRAINAGE EASEMENT
AFFECTS: AS SHOWN ON SAID TRACK MAP
RECORDING NO.: BOOK 179, PAGE 87 THROUGH 91 INCLUSIVE OF MAPS
AFFECTS: LOT "Z"

9 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
PURPOSE: OPEN SPACE EASEMENT
AFFECTS: AS SHOWN ON SAID TRACK MAP
RECORDING NO.: BOOK 179, PAGE 87 THROUGH 91 INCLUSIVE OF MAPS

11 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 17, 1985
RECORDING NO.: 85-118316 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

27 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AND PACIFIC BELL, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 14, 1984
RECORDING NO.: 84-193046 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

12 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION:

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, 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 THE NORTHWEST CORNER OF SECTION 2 TOWNSHIP 1 SOUTH, RANGE 3 WEST, ALSO BEING THE CENTERLINE INTERSECTION OF BASE LINE STREET AND CHURCH STREET, ON A FOUND MONUMENT, AS SHOWN ON THAT TRACT NO. 12308 AS PER MAP FILED IN BOOK 179 ON PAGES 87 THROUGH 91 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID SECTION 2, SOUTH 00°40'19" EAST, A DISTANCE OF 232.32 FEET; THENCE NORTHEASTERLY LEAVING SAID WEST LINE OF SAID SECTION 2, NORTH 89°19'41" EAST, A DISTANCE OF 45.07 FEET TO THE WESTERLY LINE OF SAID LOT 119, ALSO BEING THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;

THENCE NORTH 78°09'39" EAST, A DISTANCE OF 54.37 FEET; THENCE NORTH 89°16'44" EAST, A DISTANCE OF 39.56 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-2.

5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION (STRIP #1):

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, 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"; THENCE NORTH 64°35'52" EAST, A DISTANCE OF 13.99 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2.22 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "B"; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2.50 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA, REFERRED TO HEREINAFTER AS POINT "C", 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.

SEE 5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE (STRIP #1) ON SHEET LS-2.

5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION (STRIP #2):

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, 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 "B"; THENCE NORTH 89°54'56" EAST, A DISTANCE OF 15.36 FEET; THENCE NORTH 00°05'04" WEST, A DISTANCE OF 6.5 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PROPOSED VERIZON WIRELESS TOWER LEASE AREA, REFERRED TO HEREINAFTER AS POINT "D", 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.

SEE 5 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE (STRIP #2) ON SHEET LS-2.

PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA DESCRIPTION:

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

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

BEGINNING AT SAID POINT "C"; THENCE NORTH 89°54'56" EAST, A DISTANCE OF 12.86 FEET; THENCE NORTH 00°05'04" WEST, A DISTANCE OF 17.33 FEET; THENCE SOUTH 89°54'56" WEST, A DISTANCE OF 17.33 FEET; THENCE SOUTH 00°05'04" EAST, A DISTANCE OF 5.20 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "E"; THENCE SOUTH 00°05'04" EAST, A DISTANCE OF 12.14 FEET; THENCE NORTH 89°54'56" EAST, A DISTANCE OF 3.54 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "F"; THENCE NORTH 89°54'56" EAST, A DISTANCE OF 0.93 FEET TO THE POINT OF BEGINNING OF THIS PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA DESCRIPTION.

CONTAINS 300 SQUARE FEET MORE OR LESS.

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

SEE PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA ON SHEET LS-2.

PROPOSED VERIZON WIRELESS TOWER LEASE AREA DESCRIPTION:

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

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

BEGINNING AT SAID POINT "D"; THENCE NORTH 89°54'56" EAST, A DISTANCE OF 7.50 FEET; THENCE NORTH 00°05'04" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°54'56" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°05'04" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°54'56" EAST, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING OF THIS PROPOSED VERIZON WIRELESS TOWER LEASE AREA DESCRIPTION.

CONTAINS 100 SQUARE FEET MORE OR LESS.

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

SEE PROPOSED VERIZON WIRELESS TOWER LEASE AREA ON SHEET LS-2.

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

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, 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 40°33'03" WEST, A DISTANCE OF 7.08 FEET TO 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 SHEET LS-2.

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

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

LOT 119, TRACT NO. 12308, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT RECORDED IN BOOK 179 OF MAPS, PAGE(S) 87 TO 91, INCLUSIVE, RECORDER OF SAID COUNTY.

A STRIP OF LAND FOR UTILITY EASEMENT PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HIGHLAND, 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 "F"; THENCE SOUTH 00°01'29" EAST, A DISTANCE OF 6.88 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2.00 FEET; THENCE SOUTHWESTERLY, 3.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°31'04"; THENCE SOUTH 88°29'36" WEST, A DISTANCE OF 109.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 312.63 FEET AND TO WHICH SAID BEGINNING A RADIAL LINE BEARS NORTH 84°14'42" EAST; THENCE SOUTHEASTERLY, 33.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°03'59" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2999.11 FEET AND TO WHICH SAID BEGINNING A RADIAL LINE BEARS SOUTH 85°29'54" WEST; THENCE SOUTHEASTERLY, 29.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'48" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1744.42 FEET AND TO WHICH SAID BEGINNING A RADIAL LINE BEARS NORTH 81°43'42" EAST; THENCE SOUTHEASTERLY, 112.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°41'17"; THENCE SOUTH 03°47'55" EAST, A DISTANCE OF 57.91 FEET; THENCE SOUTH 02°03'19" EAST, A DISTANCE OF 23.97 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 2.76 FEET TO 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.

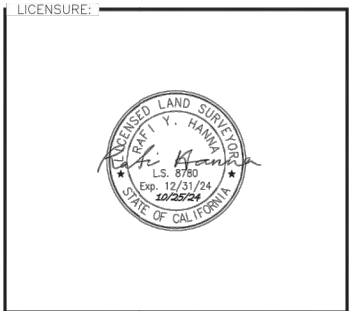
SEE UTILITY EASEMENT (STRIP #2) ON SHEETS LS-1 & LS-2.



REV	DATE	DESCRIPTION
2	10/25/2024	FINAL SURVEY
1	06/08/2023	PRELIMINARY SURVEY

ISSUED DATE: OCTOBER 25, 2024

ISSUED FOR: FINAL SURVEY

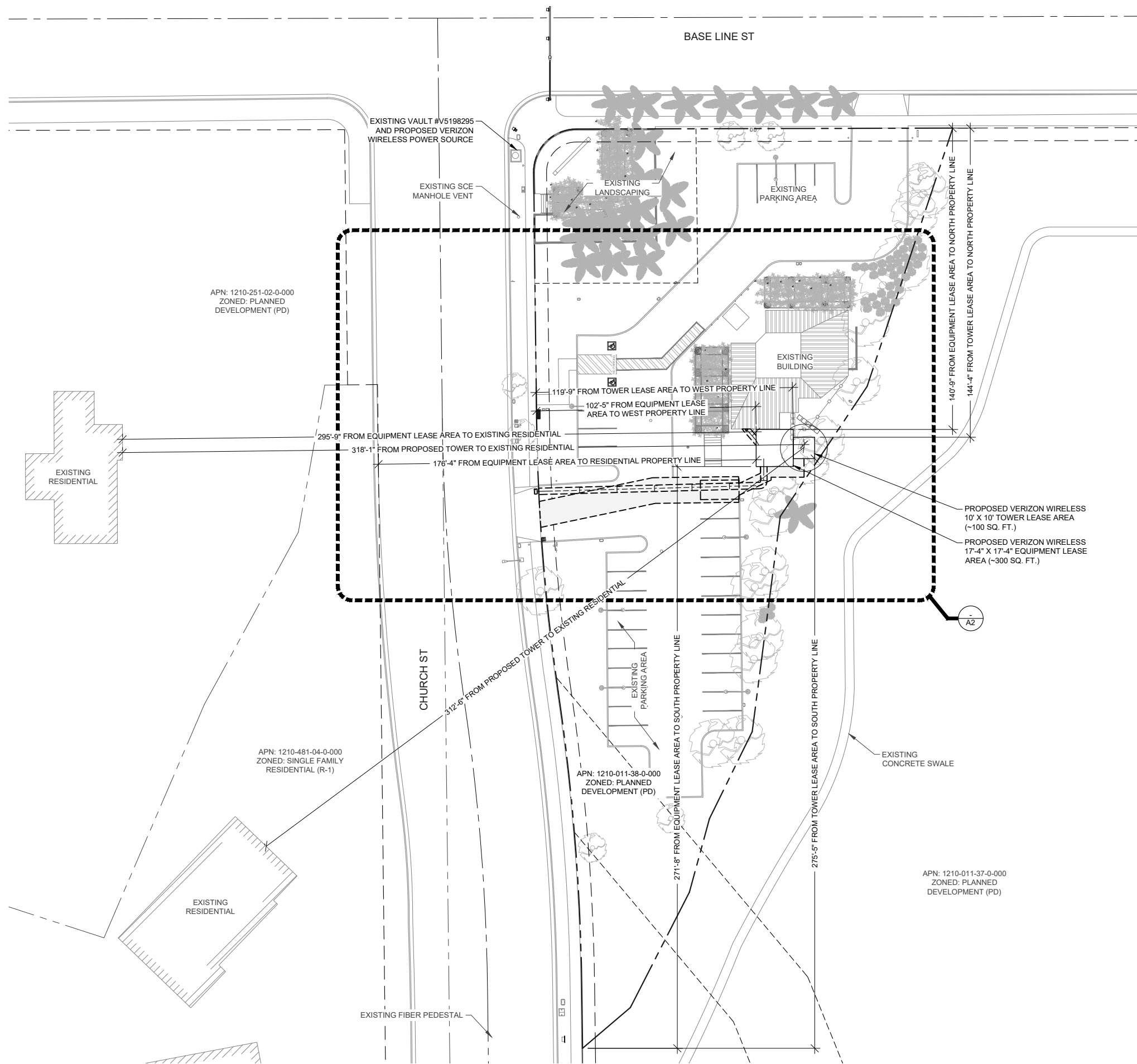


PROJECT INFORMATION: CHURCH
28909 BASE LINE ST., HIGHLAND, CA 92346

DRAWN BY: RNFR
CHECKED BY: RH

SHEET TITLE: TOPOGRAPHIC SURVEY

SHEET NUMBER: LS-3



APN: 1210-251-02-0-000
ZONED: PLANNED DEVELOPMENT (PD)

APN: 1210-481-04-0-000
ZONED: SINGLE FAMILY RESIDENTIAL (R-1)

APN: 1210-011-38-0-000
ZONED: PLANNED DEVELOPMENT (PD)

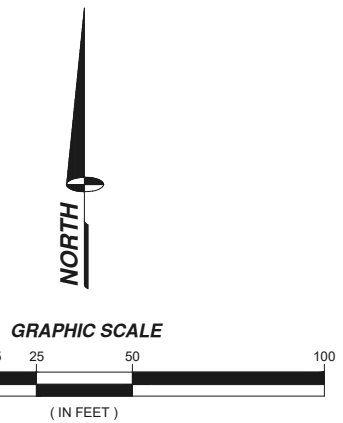
APN: 1210-011-37-0-000
ZONED: PLANNED DEVELOPMENT (PD)

LEGEND

- LEASE AREA
- - - CENTERLINE
- - - EASEMENT
- - - RIGHT-OF-WAY
- - - SECTION LINE
- - - PROPERTY LINE
- - - OVERHEAD POWER
- x - - - EXISTING CHAIN LINK FENCE
- x - - - PROPOSED CHAIN LINK FENCE
- - - - PROPOSED WROUGHT IRON FENCE
- - - XXXX - - - EXISTING 1' CONTOUR
- - - XXXX - - - EXISTING 5' CONTOUR
- ▬ - - - EXISTING BLOCK WALL
- ▬ - - - PROPOSED BLOCK WALL
- ⊕ - - - FIRE HYDRANT
- - - - PARKING LOT AREA LIGHT
- O.R. - - - OFFICIAL RECORD
- ⊕ - - - POWER POLE

LEASE AREA CALCULATION

EQUIPMENT LEASE AREA	300 SQ. FT.
TOWER LEASE AREA	100 SQ. FT.
AERIAL LEASE AREA FOR BRANCHES	411 SQ. FT.
TOTAL LEASE AREA	811 SQ. FT.



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.

NextEdge
NEXTEDGE NETWORKS
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

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

verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

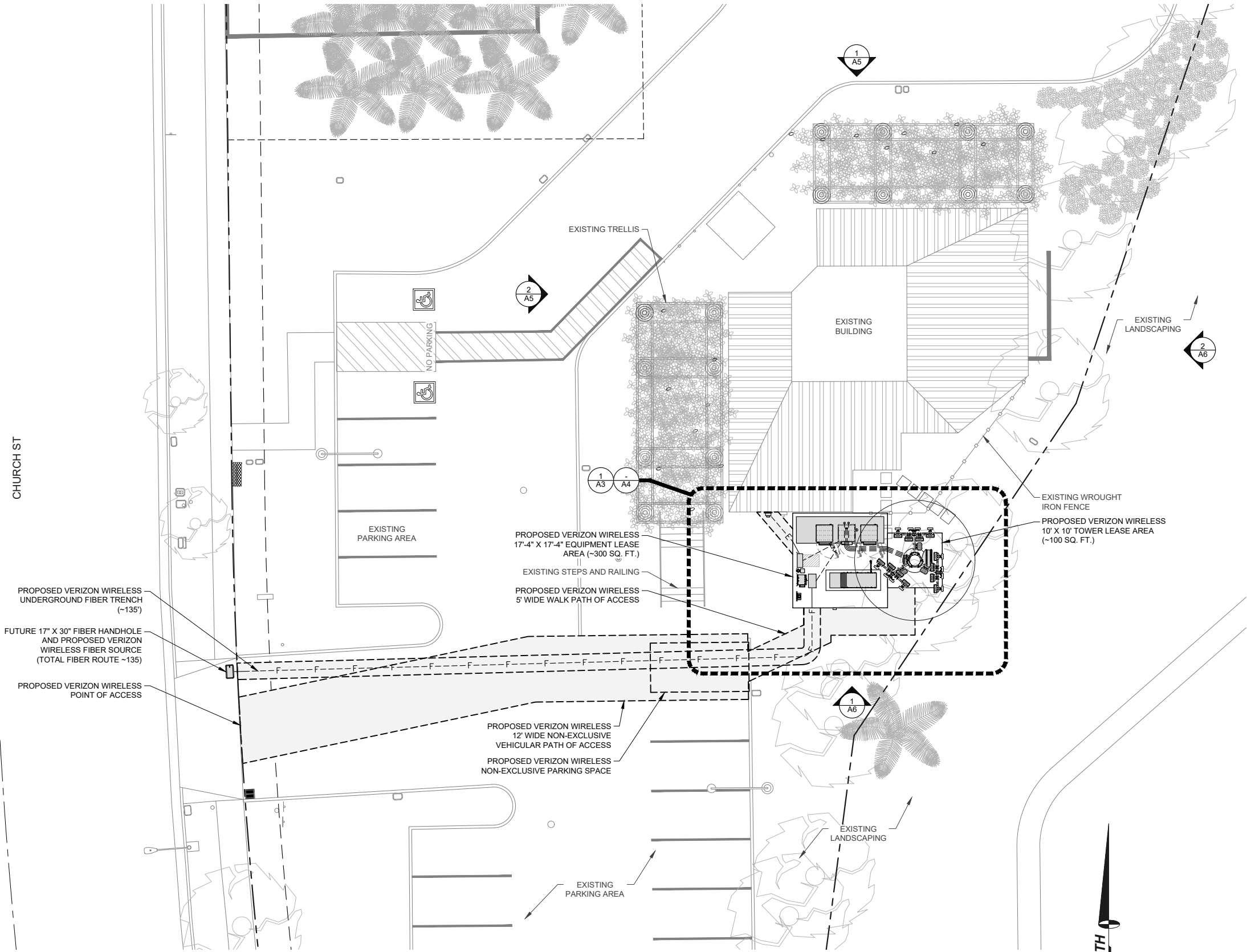
CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:
SITE PLAN

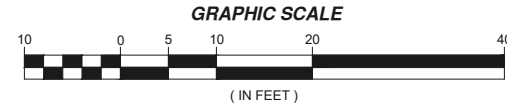
A1 REVISION: 2

LEGEND

- LEASE AREA
- CENTERLINE
- - - EASEMENT
- - - RIGHT-OF-WAY
- - - SECTION LINE
- - - PROPERTY LINE
- - - OVERHEAD POWER
- x - EXISTING CHAIN LINK FENCE
- x - PROPOSED CHAIN LINK FENCE
- □ - PROPOSED WROUGHT IRON FENCE
- xxxx - EXISTING 1' CONTOUR
- xxxx - EXISTING 5' CONTOUR
- ■■■■ - EXISTING BLOCK WALL
- ■■■■ - PROPOSED BLOCK WALL
- ⊕ FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- POWER POLE



LEASE AREA CALCULATION	
EQUIPMENT LEASE AREA	300 SQ. FT.
TOWER LEASE AREA	100 SQ. FT.
AERIAL LEASE AREA FOR BRANCHES	411 SQ. FT.
TOTAL LEASE AREA	811 SQ. FT.



ENLARGED SITE PLAN

11" X 17" SCALE 1" = 20'	24" X 36" SCALE 1" = 10'	1
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ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.



NextEdge
NEXTEDGE NETWORKS
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROPRIETARY INFORMATION
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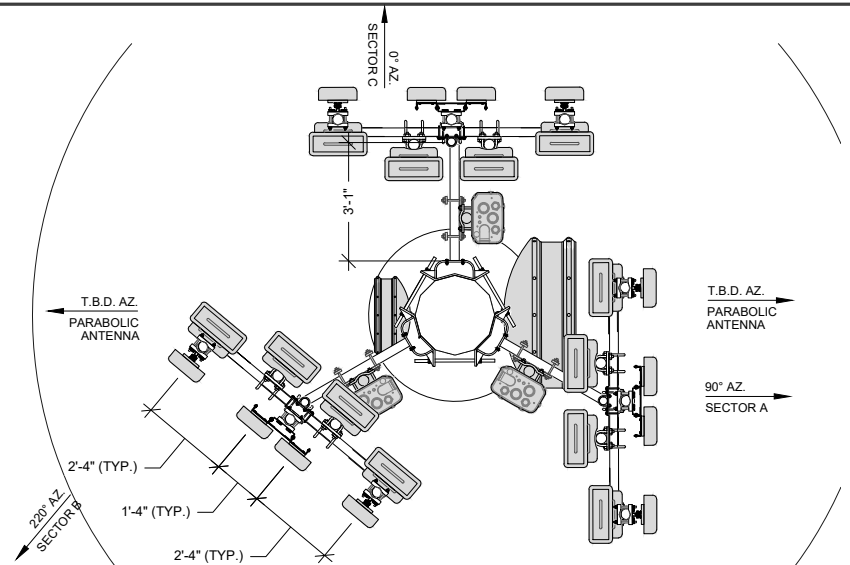
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:
ENLARGED SITE PLAN

A2

REVISION:
2



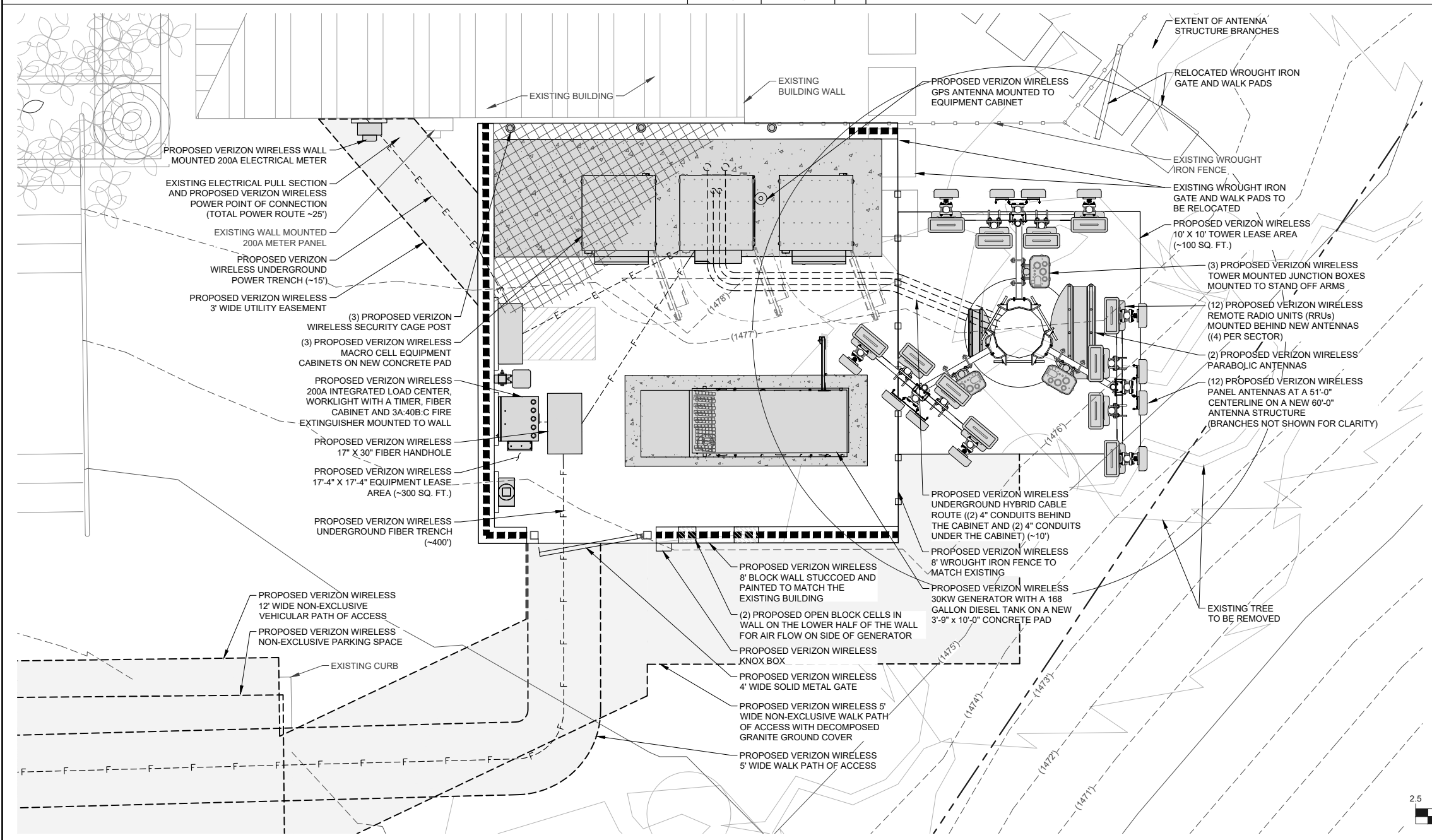
ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RRUS	CENTERLINE	CABLE LENGTH	CABLE TYPE	COLOR CODE	HYBRID JUMPER	JUMPER	COMMENTS
SECTOR A	90°	4	4	51'	170'	(3) 12X24 HYBRID CABLES	.	5'	15'	..
SECTOR B	220°	4	4					5'	15'	..
SECTOR C	0°	4	4					5'	15'	..
PARABOLIC ANTENNA	T.B.D.	2	.	T.B.D.	.	.	.	.	.	..
GPS	N/A	1	.	.	.	1/2" COAX	.	.	.	..

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

ANTENNA LAYOUT

4 ANTENNA AND CABLE SCHEDULE

SCALE: NONE 2

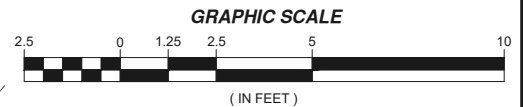


LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY LINE
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- POWER POLE

LEASE AREA CALCULATION	
EQUIPMENT LEASE AREA	300 SQ. FT.
TOWER LEASE AREA	100 SQ. FT.
AERIAL LEASE AREA FOR BRANCHES	411 SQ. FT.
TOTAL LEASE AREA	811 SQ. FT.

NOTE: EXISTING LANDSCAPING INSIDE PROPOSED LEASE AREA TO BE RELOCATED AS NEEDED



SITE DETAIL

11' X 17' SCALE 1" = 5'
24' X 36' SCALE 1" = 2'-6"

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.

NextEdge
 NEXTEGE NETWORKS
 4850 WEST OQUENDO ROAD
 LAS VEGAS, NEVADA 89118
 PHONE: (702) 367-7705
 FAX: (702) 367-8733

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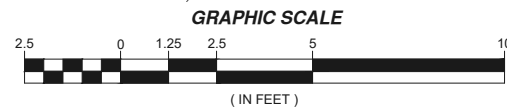
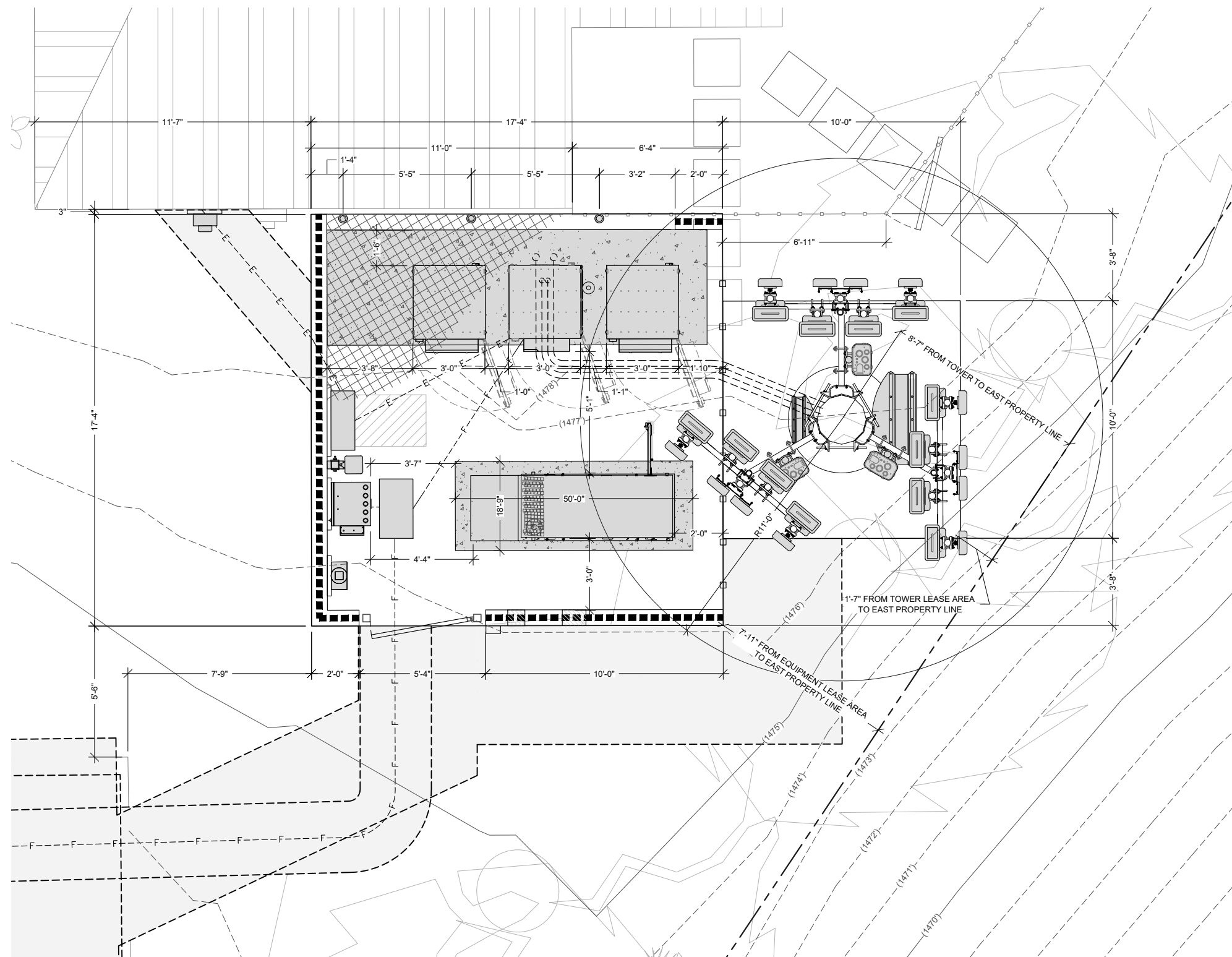
CHURCH
 PROJECT ID: 2085218
 28909 BASE LINE STREET
 HIGHLAND, CALIFORNIA 92346

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

A3 REVISION: **2**

LEGEND

- LEASE AREA
- - - - CENTERLINE
- - - - EASEMENT
- - - - RIGHT-OF-WAY
- - - - SECTION LINE
- - - - PROPERTY LINE
- - - - OVERHEAD POWER
- x - - EXISTING CHAIN LINK FENCE
- x - - PROPOSED CHAIN LINK FENCE
- □ - - PROPOSED WROUGHT IRON FENCE
- - - - XXXX - - EXISTING 1' CONTOUR
- - - - XXXX - - EXISTING 5' CONTOUR
- - - - [Pattern] - - EXISTING BLOCK WALL
- - - - [Pattern] - - PROPOSED BLOCK WALL
- ⊕ - - FIRE HYDRANT
- - ○ - - PARKING LOT AREA LIGHT
- O.R. - - OFFICIAL RECORD
- ⊕ - - POWER POLE



SITE DETAIL WITH DIMENSIONS

11" X 17" SCALE 24" X 36" SCALE
1" = 5' 1" = 2'-6" 1

ISSUE STATUS

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A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.



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CHURCH
PROJECT ID: 2085218
28909 BASE LINE STREET
HIGHLAND, CALIFORNIA 92346

SHEET TITLE:
SITE DETAIL WITH DIMENSIONS

A4

REVISION:
2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.



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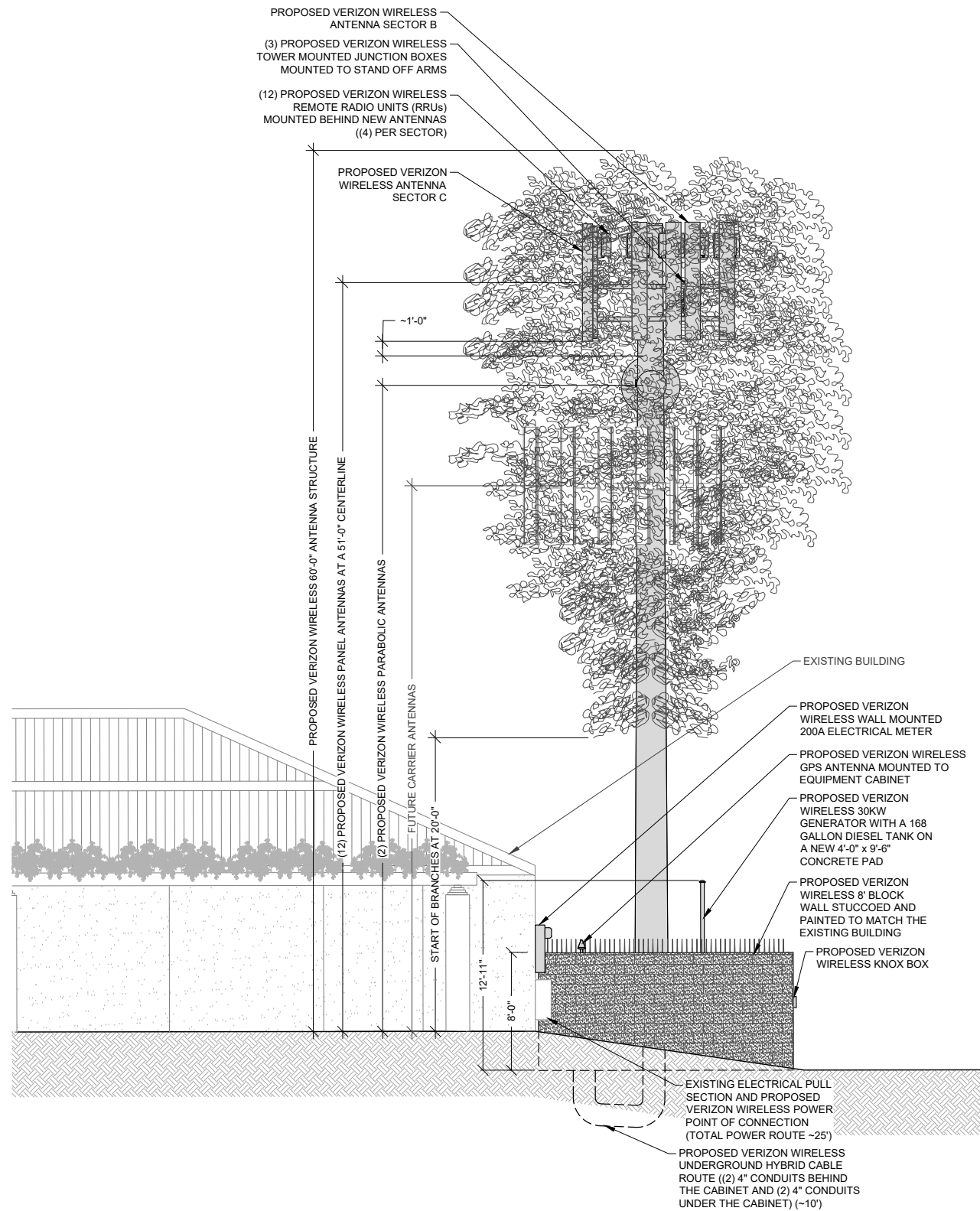
CHURCH
 PROJECT ID: 2085218
 28909 BASE LINE STREET
 HIGHLAND, CALIFORNIA 92346

SHEET TITLE:
NORTH AND WEST ELEVATIONS

A5

REVISION:
2

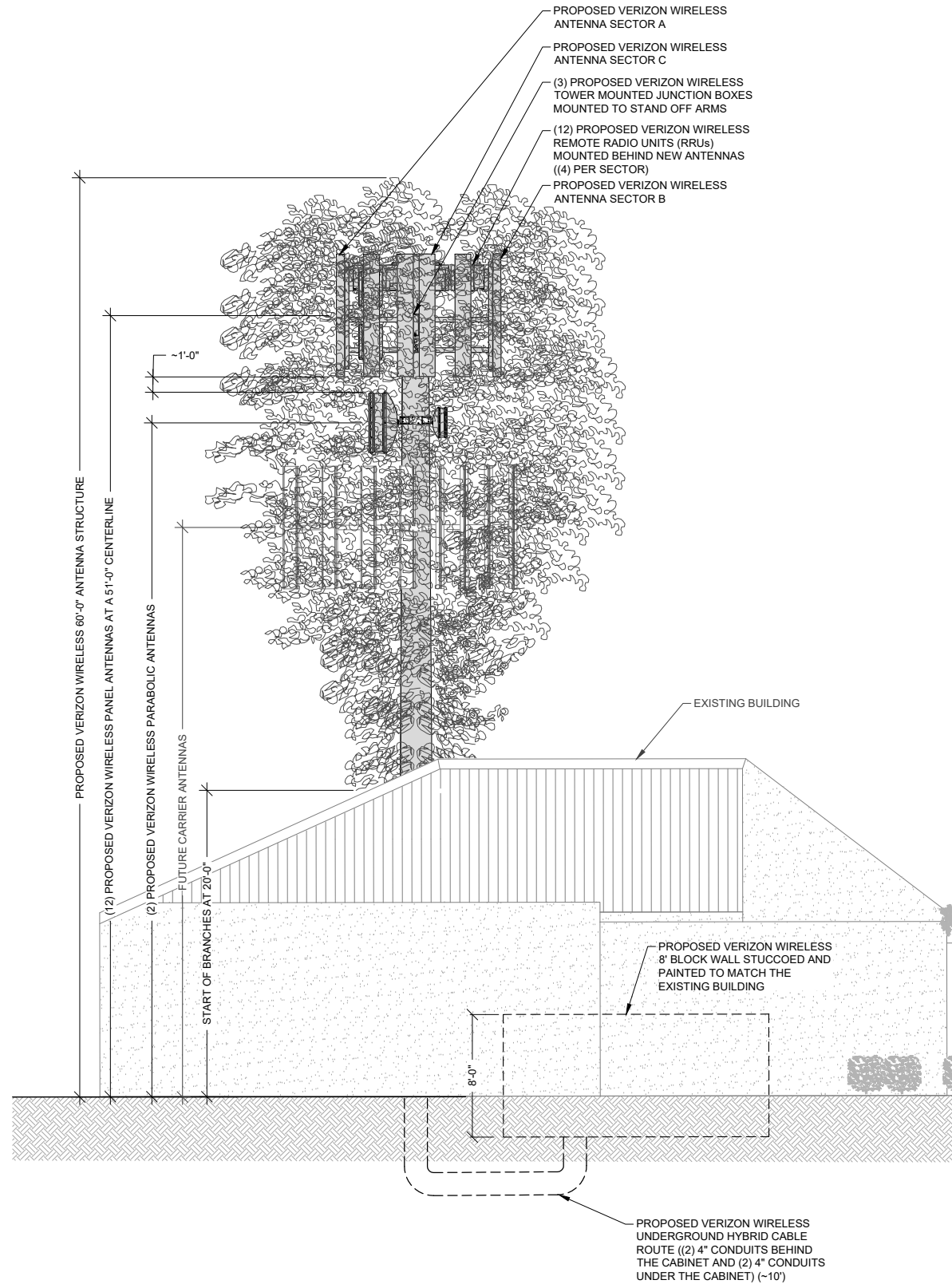
NOTE:
 1. POLE TO BE PAINTED TO MATCH EUCALYPTUS TRUNK COLOR.
 2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE APPLIED WITH 3M FILM WITH EUCALYPTUS LEAF COLOR DUE TO NEWER ANTENNAS THAT MAY NOT ACCEPT PAINT/SOCKS MATERIAL



WEST ELEVATION

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

2




NORTH ELEVATION

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

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/29/24	90% ZONING	R.S.
A	12/03/24	90% ZONING - DRM COMMENTS	R.S.
B	12/20/24	90% ZONING - DRM COMMENTS	R.C.
1	01/20/25	100% ZONING	D.C.
2	03/27/25	PLANNING REVISIONS	R.C.



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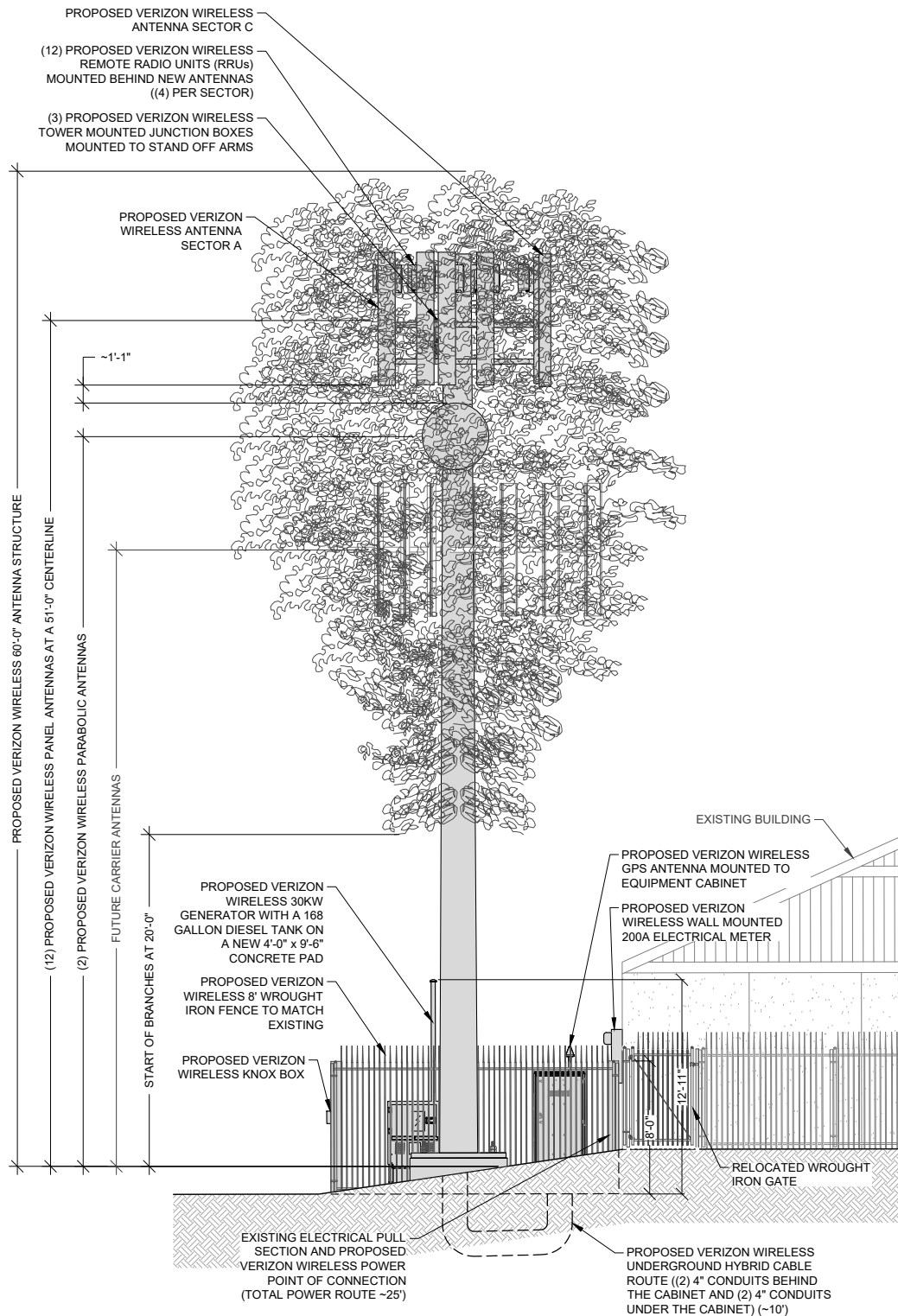
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CHURCH
 PROJECT ID: 2085218
 28909 BASE LINE STREET
 HIGHLAND, CALIFORNIA 92346

SHEET TITLE:
SOUTH AND EAST ELEVATIONS

A6 REVISION: **2**

NOTE:
 1. POLE TO BE PAINTED TO MATCH EUCALYPTUS TRUNK COLOR.
 2. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE APPLIED WITH 3M FILM WITH EUCALYPTUS LEAF COLOR DUE TO NEWER ANTENNAS THAT MAY NOT ACCEPT PAINT/SOCKS MATERIAL)

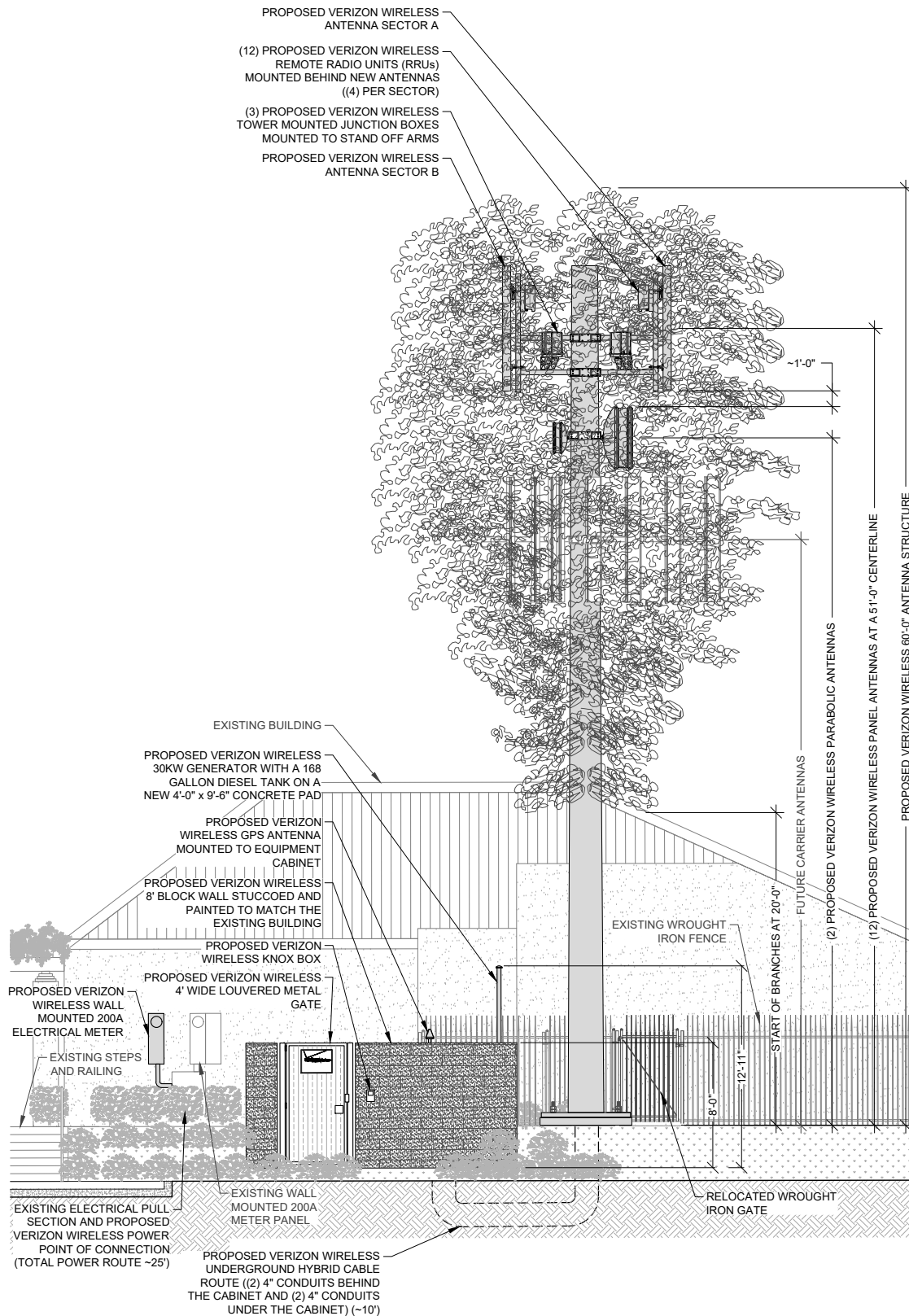


EAST ELEVATION

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

2

SOUTH ELEVATION



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

1