Planning Commission Memorandum

Community & Economic Development Department **Planning Division**
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | **RiversideCA.gov**

PLANNING COMMISSION HEARING DATE: OCTOBER 8, 2015

AGENDA ITEM NO.: 9

PROPOSED PROJECT

Case Numbers	**P15-0157** (Conditional Use Permit)	
Request	To consider a Conditional Use Permit to construct a 47-foot high wireless telecommunications facility camouflaged as a monopine, on an approximately 0.37 acre site that is currently developed with industrial businesses.	
Applicant	Andrea Urbas, of Cortel, on behalf of Verizon Wireless	
Project Location	1151 Spruce Avenue	
APN	249-140-026	
Project area	7.5 acre site	
Ward	1	
Neighborhood	None	
Specific Plan	Hunter Business Park	
General Plan Designation	B/OP – Business/ Office Park	
Zoning Designation	BMP—Business Manufacturing Park Zone	
Staff Planner	Gaby Adame, Assistant Planner 951-826-5933; gadame@riversideca.gov	

RECOMMENDATIONS

Pursuant to Chapters 2.40 and 19.050.030 of the Riverside Municipal Code, the Planning Commission is asked to review the proposed project subject to its consistency with the Zoning Code (Title 19), which includes the Minor Conditional Use Permit. Specifically, Staff Recommends that the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend that the City Council adopt a Negative Declaration;
2. **RECOMMEND APPROVAL** of Planning Case Number P15-0157 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and
3. **RECOMMEND ADOPTION** of attached exhibits 6 as approved project plans, subject to recommended conditions of approval.

SITE BACKGROUND

As shown on the attached exhibits, the approximately 7.5 acre site is located northwesterly of the Spruce Street and Rustin Street intersection. Access to the site can be granted from Spruce Street and Rustin Avenue. Attached exhibits 3-5 demonstrate the project site's specific location as well as the subject and surrounding General Plan and Zoning designations.

PROPOSAL

The following applications have been submitted:

- Conditional Use Permit

To allow for the construction of a 47 foot high wireless telecommunications facility camouflaged as a pine tree and a related 784 square foot equipment enclosure on the subject property. The proposed lease area is generally situated towards the northwesterly portion of the property approximately 581 feet from Spruce Street and 595 feet from Rustin Avenue.

The monopine tree will consist of a single antenna array installed at a centerline height of approximately 36 feet above ground level. The antenna array will consist of twelve (12) antennas attached to three (3) separate sectors. In addition, twelve (12) RRU's will be added to the back side of the antenna, painted to match the pine tree and camouflaged by the proposed branches and pine needles. The pole of the monopine tree will consist of a faux bark finish to resemble the texture and color of a pine tree trunk. Faux branches and pine needles are proposed to extend out beyond the antenna arrays for camouflage purposes. Furthermore, all mounted equipment will be painted to match the proposed pine tree.

The proposal also includes the installation of an approximately 784 square foot equipment enclosure, with an 8 foot high block wall. The equipment enclosure is proposed to accommodate new radio equipment cabinets as well as supporting cables and utilities. A corrugated metal gate is proposed along the southerly side of the enclosure for access to the support equipment.

PROJECT ANALYSIS

Authorization and Compliance Summary			
	Consistent	**Inconsistent**	**N/A**
General Plan 2025 The project site is designated as B/OP—Business/Office Park pursuant to the Land Use Element of the General Plan, and is conditionally permitted at the subject site pursuant to the Zoning Code.	☑	☐	☐
Specific Plan The subject site is located within the Hunter Park Specific Plan area. The proposed project meets all development standards.	☑	☐	☐
Zoning Code Land Use Consistency (Title 19) The underlying BMP—Business Manufacturing Park Zone conditionally permits wireless telecommunications facilities subject to the standards set forth in Section 19.530 (Wireless Telecommunication Facilities) of the Zoning Code.	☑	☐	☐
Compliance with Citywide Design & Sign Guidelines The proposed project substantially meets the objectives of the City's design guidance document, subject to the recommended conditions of approval detailed below.	☑	☐	☐
Compliance with Wireless Telecommunications Facilities Development Standards The underlying base zone (BMP—Business Manufacturing Park Zones) allows for wireless telecommunications facilities pursuant to the approval of a Conditional Use Permit. As discussed below, the project is consistent with all applicable development standards.	☑	☐	☐

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Compliance with Design Guidelines

o *Materials shall be used that match in color, size, proportion, style, and quality with the exterior design and architectural character of the building or structure where the stealth wireless telecommunication facility is proposed. Added architectural elements that are out of character with the existing structure or otherwise direct unnecessary attention to the structure are not permitted.*

The proposed project conditionally complies with this standard. The proposed 47 foot high monopine and enclosure area are generally situated towards the northwesterly portion of the property. Photosimulations, provided by the applicant, demonstrate the visibility of the proposed 47 foot telecomunications facility in the context of the surrounding area (Exhibit 3).

- *Facility components, including all antenna panels and support equipment, shall be mounted inside a building or structure (i.e., railings, cross, clockface, etc.) and not on the exterior face of the building or structure.*

  The proposed project complies with this standard. The wireless telecommunications tower will not be mounted on a structure, but camouflaged to blend in with the surrounding built and landscaped environment. The faux branches have also been conditioned to exceed, at minimum, eighteen (18) inches beyond the antenna arrays.

- *Wireless telecommunication facilities shall be located a minimum of 75-feet from any residential structure.*

  The proposed project complies with this standard. The nearest residential structures are located approximately 685 feet from the proposed facility, to the south. Moreover, the monopine will be constructed in accordance with all applicable building codes and will operate in compliance with Federal Communications Commission (FCC) regulations regarding the emission and transmission of electromagnetic radiation and radio frequency emissions that may result from the project. Conditions of approval are recommended to ensure that the proposed monopine facility will not be detrimental to the surrounding area.

- *Underground vaults may be allowed in the public right-of-way where appropriate as determined by the Approving Authority and subject to the granting of an encroachment permit by the Public Works Department.*

  The proposed project does not request the installation of an underground vault, therefore the project complies with this standard.

Compliance with Development Standards

- *Wireless telecommunication facilities shall comply with the provisions (i.e., height, setbacks, etc.) of the underlying zone where the facility is located. Wireless telecommunications facilities within the public right-of-way shall be subject to the same height standards of the zone of property (not public right-of-way) nearest to and adjacent to the facility.*

  The proposed project complies with this standard. The applicant is proposing to install a monopine wireless telecommunications facility with an ultimate height of 47 feet on the subject property. The applicant is proposing a 27 foot facility with a concurrent one-time modification to include a height increase of 20 feet as allowed within Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, which enables carriers the right to utilize a one-time modification to include a height increase of 20 feet. The proposal, at 47 feet in height, meets the development standards of the CR Zone.

ENVIRONMENTAL IMPACTS

A Negative Declaration has been prepared as part of the environmental review of this project under the California Environmental Quality Act (CEQA), based on the findings set forth in the case record, the project will not have a significant effect on the environment.

NEIGHBORHOOD COMPATIBILITY

As described in detail in this analysis, the proposed use will be compatible with the specific site location, development, and operation standards related to wireless telecommunications facilities. The proposal will not prove detrimental to the surrounding neighborhood or the general public with fulfillment of the recommended conditions of approval. In addition, it is not anticipated that the proposal will interfere with local radio, television, or emergency reception, as the Federal Communications Commission (FCC) regulates transmission frequencies. Furthermore, the applicant will be required to operate the wireless telecommunications facility in compliance with the American National Standard Institute (ANSI) standards for professionally acceptable radio frequency (RF) emissions for all types of communication towers. Compliance with the above regulations will ensure that the facility poses no interference to surrounding land uses.

Pursuant to the Telecommunications Act of 1996, the City of Riverside is prohibited from using environmental effects of RF emissions as justification for approval or denial of a wireless telecommunication facility. However, all wireless telecommunication facilities are required to comply with FCC regulations regarding the emission and transmission of electromagnetic radiation and radio frequency emissions that may result from the project. A condition of approval has been incorporated to require that the facility be tested to insure compliance with FCC standards prior to operation.

Based on the above, it is recommended that the proposed stealth wireless telecommunications facility be tested annually to ensure compliance with ANSI and FCC standards. A copy of the report verifying compliance with ANSI and FCC standards will need to be submitted to the Planning Division for review.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received.

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Project Plans
7. Photo Simulations

Report and Recommendations Prepared by:	Gaby Adame, Assistant Planner
Report and Recommendations Reviewed by:	Kyle Smith, AICP, Senior Planner Jay Eastman, AICP, Interim City Planner
Report and Recommendations Approved by:	Jay Eastman for Emilio Ramirez, Interim Community & Economic Development Deputy Director

EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: **P15-0157** (Conditional Use Permit)

STAFF RECOMMENDED FINDINGS

Minor Conditional Use Permit Findings pursuant to Chapter 19.730:

a. The proposed project is consistent with the General Plan 2025 and the intent and purpose of the B/OP—Business/Office Park General Plan land use designation;

b. The proposed wireless telecommunications facility use, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area;

c. The proposed wireless telecommunications facility use is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;

d. The proposed wireless telecommunications facility use will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area;

e. The proposed wireless telecommunications facility use, as conditioned, will be consistent with the purposes of the Zoning Code;

f. The proposed development is compliance with the standards applicable to the proposed development.

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Numbers: **P15-0157** (Conditional Use Permit)

CONDITIONS

Case Specific

The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the approval of the Community and Economic Development Department, Planning Division.

- **Planning**

1. The proposed stealth wireless telecommunications facility shall be approved at a height of 27-feet with a concurrent one time height modification taken under Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, for an ultimate height of 47-feet.

2. This project shall comply with the City's adopted Noise Code. All construction activity will be restricted to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.

3. The antenna shall be designed in accordance with the FCC standards for professionally acceptable radio frequency emissions for all types of communications towers.

4. The new wireless telecommunication facility shall be designed within the applicable American National Standards Institute (ANSI) standards.

5. Applicant must apply for building permits to begin construction.

Staff Required Plan Conditions: Plans submitted for Design Review, staff review and approval shall include the following:

6. The monopine facility shall not exceed 47 feet in height;

7. The 'bark' shall extend through the top of the antenna structure;

8. Branches shall exceed, at minimum, eighteen (18) inches beyond the antenna arrays;

9. The antenna array face shall be a maximum of six-feet six-inches (6'-6") in width;

10. Antennas shall be covered in 'socks';

11. All related equipment attached to the poles shall be painted to match the trunk or the pine needles of the monopine and shall be substantially screened with branches and leaves; and

12. All wires shall be enclosed within the trunk of the facility and antenna arms.

Staff Required Gate/Fence Plan Conditions: Gate and wall plans submitted for Staff review and approval shall include the following:

i. The equipment enclosure shall be constructed from a decorative masonry block;

ii. A decorative, overhanging cap shall be added to the top of the enclosure, as noted on the plans;

iii. All ground mounted equipment shall be surrounded by the masonry block enclosure and shall not be visible;

iv. No barbed or razor wire shall be permitted around the equipment enclosure; and

v. The southerly facing gate on the enclosure shall be constructed from corrugated metal and painted a neutral color.

Prior to Release of Utilities:

13. The applicant shall obtain approval of all State and local agencies having jurisdiction over this use including the FAA and the FCC as necessary.

14. The facility shall be tested to ensure compliance with FCC standards.

Operational Conditions:

15. All equipment shall be located within the equipment enclosure.

16. The stealth wireless telecommunications facility and related support equipment shall be designed to prevent unauthorized persons from accessing and/or climbing them.

17. The temporary power generator shall be located within a completely enclosed structure designed to comply with Title 7 (Noise Control) of the Riverside Municipal Code and will only be operated when electrical power is not available.

18. Any graffiti on the facility shall be removed within 24 hours of notification.

19. The subject property shall be developed substantially as shown on the plot plan on file with this case except for any specific modification that may be required by these conditions of approval.

20. The wireless telecommunication facility shall be installed and maintained in compliance with the requirements of the Uniform Building Code, National Electrical Code, noise standards, and other applicable codes, as well as other restrictions specified in this section. The facility operator and the property owner shall be responsible for maintaining the facility in good condition, which shall include but not be limited to regular cleaning, painting, and general upkeep and maintenance of the site.

21. The wireless telecommunication facilities shall not bear any signs or advertising devices other than certification, warning, or other legally required seals or legally required signage.

22. All wireless telecommunication facilities and related support equipment shall be removed within 90 days of the discontinuation of use and the site shall be restored to its original preconstruction condition. The operator's agreeing to such removal shall be a condition of approval of each permit issued. A performance bond, based on a reasonable cost of removal and subject to the approval

of the City Planner and City Attorney's Office as to manner and form, shall be required of the applicant and a copy kept on file by the Planning Division.

- **Fire Department**

CONTACT MARGARET ALBANESE AT 951-826-5455 FOR QUESTIONS REGARDING FIRE CONDITIONS OR CORRECTIONS.

THE FOLLOWING TO BE MET PRIOR TO CONSTRUCTION PERMIT ISSUANCE:

23. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.

24. Construction plans shall be submitted and permitted prior to construction.

25. Fire Department access is required to be maintained during all phases of construction.

- **Public Works**

26. No comments.

- **Public Utilities – Electric**

CONTACT SUMMER AYALA AT 951-826-2129 FOR QUESTIONS REGARDING PUBLIC UTILITIES (ELECTRIC) CONDITIONS/CORRECTIONS LISTED BELOW.

27. No comments.

- **Public Utilities – Water**

28. No comments.

- **Park and Recreation**

29. No comments.

<u>Standard Conditions</u>

- **Planning**

30. The Project must be completed per the Site Plan Review and Design Review approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Design Review Staff. Upon completion of the Project, a Design Review Staff inspection must be requested, and **UTILITIES** will not be released until it is confirmed that the approved plans and all conditions have been implemented.

31. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the

Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.

32. This approval is for design concept only, and does not confirm the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.

33. There is a two (2) year time limit on this approval. Should the applicant or designee not obtain necessary Building permits or initiate operation within two (2) years following the CUP approval date, the CUP shall become null and void.

34. This Project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.

35. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

36. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.

37. This permit is issued based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community and Economic Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.

38. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.

39. Failure to abide by all conditions of this permit shall be cause for revocation.

40. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.

41. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.

42. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

43. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.

44. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.

GENERAL INFORMATION NOTES

Appeal Information

a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision.

b. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

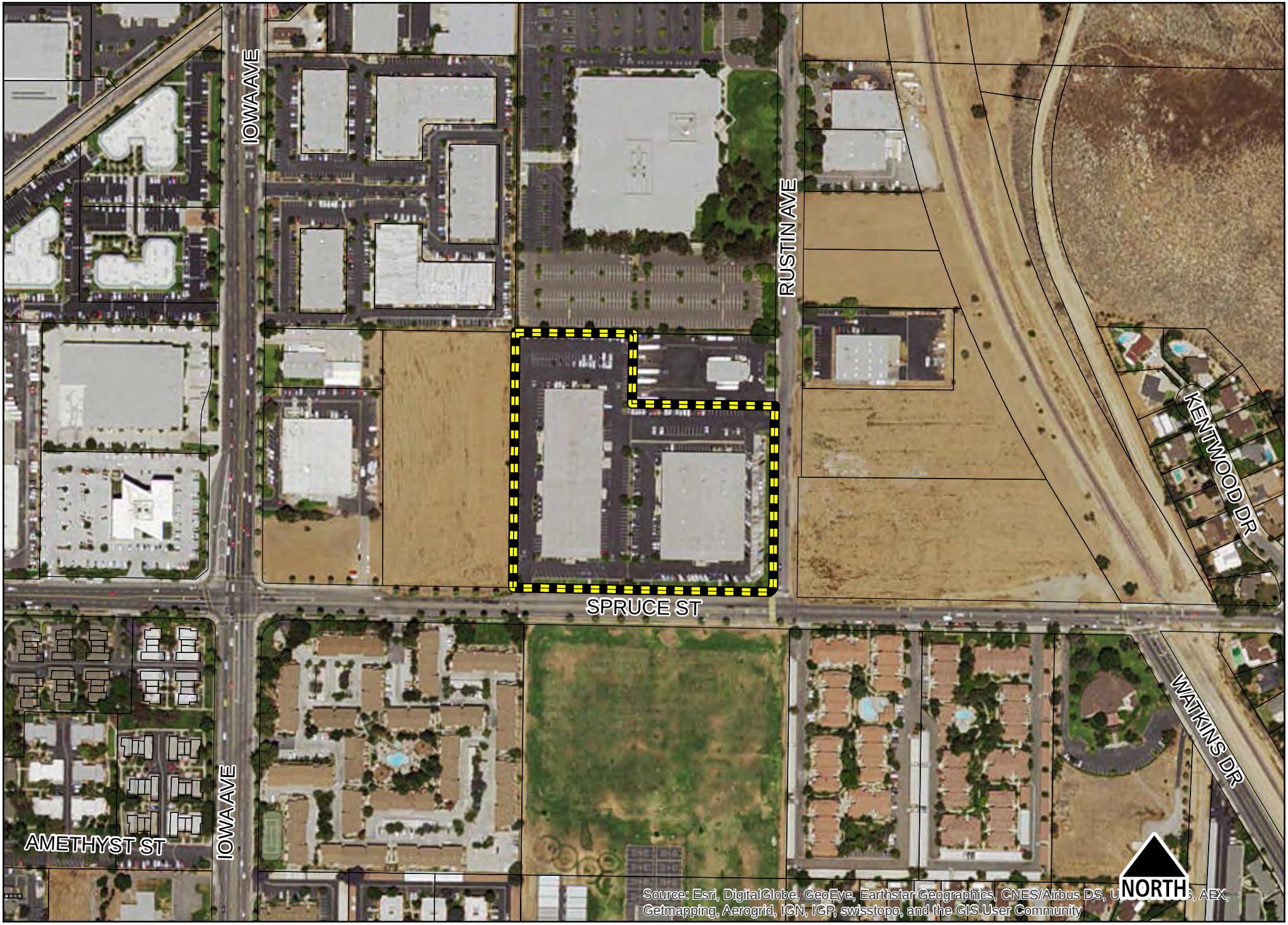

Exhibit 3 - P15-0157, Aerial Photograph

0 95 190 380 570 760 Feet

Exhibit 4 - P15-0157, General Plan Map

0 95 190 380 570 760 Feet

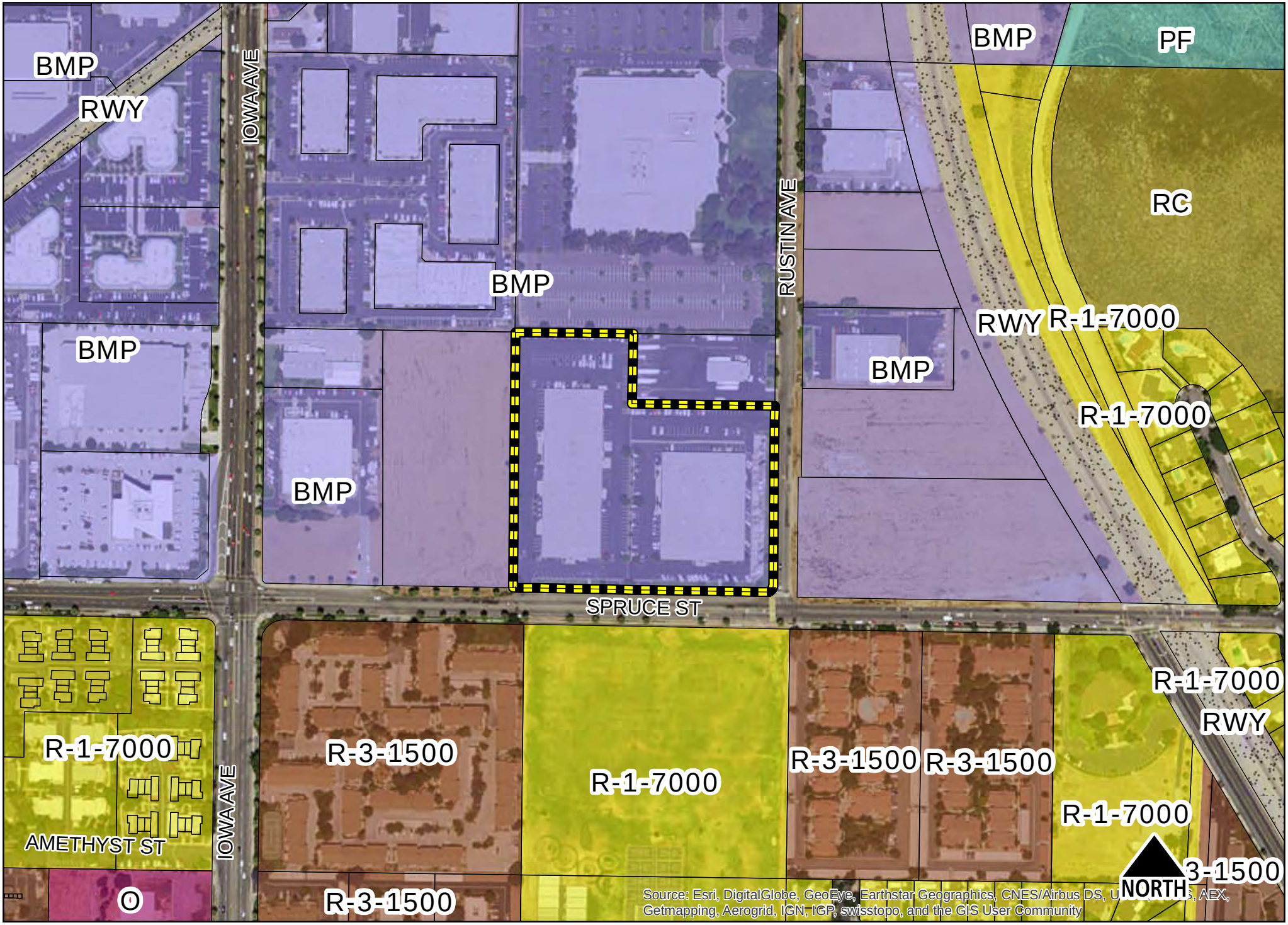

Exhibit 5 - P15-0157, Zoning Map

0 95 190 380 570 760 Feet

RUSTIN

1151 SPRUCE STREET
RIVERSIDE, CA 92507
RIVERSIDE COUNTY

verizon wireless

MONOPINE

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

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

ENGINEERING

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

- 2013 CALIFORNIA BUILDING CODE, TITLE 24 PART 2
- 2013 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24 PART 1
- 2013 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 3
- 2013 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 4
- 2013 CALIFORNIA PLUMBING CODE, TITLE 24 PART 5
- 2013 CALIFORNIA ENERGY CODE, TITLE 24 PART 6
- 2013 CALIFORNIA FIRE CODE, TITLE 24 PART 9
- ANSI/TIA-222-G
- 2009 NFPA 101, LIFE SAFETY CODE
- 2010 NFPA 72, NATIONAL FIRE ALARM CODE
- 2010 NFPA 13, SPRINKLER CODE
- CITY/ COUNTY ORDINANCES

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.3

PROJECT CONSISTS OF:

- VERIZON WIRELESS WILL INSTALL A 8'-0" HIGH MASONRY WALL WITH WROUGHT IRON SECURITY LID
- PROPOSED LEASE AREA 28'x28': 784 SQ. FT.
- PROPOSED VERIZON WIRELESS 47'-0" HIGH MONOPINE
- (12) PANEL ANTENNAS
- (12) RRU's
- (12) A2 MODULE UNITS
- (4) RAYCAP BOXES (2 ON H-FRAME & 2 ON THE TOWER)
- (1) MICROWAVE DISH
- (5) EQUIPMENT CABINETS
- (1) STAND-BY GENERATOR
- (3) GPS ANTENNAS
- (1) PROPOSED 20' VERIZON WIRELESS ACCESS & UTILITY EASEMENT
- (1) PROPOSED 4' VERIZON WIRELESS UTILITY EASEMENT
- PROPOSED 200AMP VERIZON WIRELESS POWER SERVICE
- CONNECTION AS REQUIRED FOR POWER AND TELCO SERVICES
- DC & FIBER CABLES ROUTED ON INSIDE OF TOWER

SITE INFORMATION

PROPERTY OWNER:	BLUE MOUNTAIN TWO 1151 SPRUCE STREET RIVERSIDE, CA 92507 CONTACT: MIKE BURKE CONTACT NUMBER: (951) 790-3612
TOWER OWNER:	VERIZON WIRELESS 15505 SAND CANYON AVE. BLDG. 'D' 1st FL. IRVINE, CA 92880
SITE CONTACT:	VERIZON WIRELESS 15505 SAND CANYON AVE. BLDG. 'D' 1st FL. IRVINE, CA 92880 CONTACT: PROPERTY MANAGEMENT CONTACT NUMBER: (949) 286-7000
COUNTY:	RIVERSIDE COUNTY
GROUND ELEVATION:	981.52' A.M.S.L.
ZONING JURISDICTION:	CITY OF RIVERSIDE
ZONING DISTRICT:	BMP-SP
PARCEL #:	249-140-026
OCCUPANCY GROUP:	B/U
CONSTRUCTION TYPE:	V-N
POWER COMPANY:	T.B.D. CONTACT NUMBER: T.B.D.
SITE ACQUISITION MANAGER:	CORTEL, LLC 14621 ARROYO HONDO SAN DIEGO, CA 92127 CONTACT NAME: DAN DAVIS CONTACT NUMBER: (619) 255-5256
SITE ACQUISITION CONTACT:	CORTEL, LLC 14621 ARROYO HONDO SAN DIEGO, CA 92127 CONTACT NAME: CHRISTOPHER FORD CONTACT NUMBER: (619) 454-5234
SURVEYOR:	CALVADA SURVEYING, INC. CONTACT NUMBER: (951) 280-9960

CONTACT INFORMATION

SITE CONTACT:	CORTEL, LLC 14621 ARROYO HONDO SAN DIEGO, CA 92127
CONTACT:	ANDREA URBAS
PHONE:	(909) 528-6925

VICINITY MAP

LOCAL MAP

NO SCALE

DRIVING DIRECTIONS FROM VERIZON WIRELESS IRVINE OFFICE

DEPART: 15505 SAND CANYON AVE, IRVINE, CA 92618

GET ON CA-133 N FROM BARRANCA PKWY. TAKE CA-241 N AND CA-91 E TO SPRUCE ST IN RIVERSIDE. TAKE THE SPRUCE ST EXIT FROM CA-91 E. TURN RIGHT ONTO SPRUCE ST. (DESTINATION WILL BE ON THE LEFT)

ARRIVE AT: 1151 SPRUCE STREET
RIVERSIDE, CA 92507

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

DISCIPLINE:	SIGNATURE:	DATE:
LANDLORD:		
PROJECT MANAGER:		
CONSTRUCTION MANAGER:		
RF ENGINEER:		
SITE ACQUISITION:		
ZONING MANAGER:		
UTILITY COORDINATOR:		
NETWORK OPERATIONS:		

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET & PROJECT DATA
C-1	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE & ANTENNA PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS

STRUCTURAL REVIEW NOTE

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHOULD BE PERFORMED.

811

NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

Know what's below.
Call before you dig.

W-T Communication Design Group's Commitment to Quality

Please take a few moments to fill out our online survey.

verizon wireless
15505 SAND CANYON AVE.
BUILDING 'D' 1st FL.
IRVINE, CA 92618

W-T
W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
8650 S. Eastern Ave. Suite 220
Las Vegas, NV 89123
PH: (702) 998-1000 FAX: (702) 998-1010
www.wtengineering.com

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Cortel, Inc
14621 ARROYO HONDO
SAN DIEGO, CA 92127

PROJECT NO:	T150065
DRAWN BY:	ATK
CHECKED BY:	BJB

REV	DATE	DESCRIPTION
B	05/22/15	100% ZONING DRAWINGS
A	02/03/15	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

RUSTIN
1151 SPRUCE STREET
RIVERSIDE, CA 92507
RIVERSIDE COUNTY

SHEET TITLE
TITLE SHEET & PROJECT DATA

SHEET NUMBER
T-1

Exhibit 6 - P15-0157, Project Plans

ABBREVIATIONS

A/C	AIR CONDITIONING	LBS	POUNDS
AGL	ABOVE GRADE LEVEL		
APPROX	APPROXIMATELY	MAX	MAXIMUM
		MECH	MECHANICAL
BLDG	BUILDING	MTL	METAL
BLK	BLOCKING	MFR	MANUFACTURER
		MGR	MANAGER
CLG	CEILING	MIN	MINIMUM
CLR	CLEAR	MISC	MISCELLANEOUS
CONC	CONCRETE		
CONST	CONSTRUCTION	NA	NOT APPLICABLE
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
DBL	DOUBLE		
DIA	DIAMETER	OC	ON CENTER
DIAG	DIAGONAL	OD	OUTSIDE DIAMETER
DN	DOWN	PLYWD	PLYWOOD
DET	DETAIL	PROJ	PROJECT
DWG	DRAWING	PROP	PROPERTY
		PT	PRESSURE TREATED
EA	EACH		
ELEV	ELEVATION	REQ	REQUIRED
ELEC	ELECTRICAL	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EQUIP	EQUIPMENT	RRH	RADIO REMOTE HEAD
EXT	EXTERIOR		
		SHT	SHEET
FIN	FINISH	SIM	SIMILAR
FLUOR	FLUORESCENT	SPEC	SPECIFICATION
FLR	FLOOR	SF	SQUARE FOOT
FT	FOOT	SS	STAINLESS STEEL
		STL	STEEL
GA	GAUGE	STRUCT	STRUCTURAL
GALV	GALVANIZED	STD	STUD
GC	GENERAL CONTRACTOR	SUSP	SUSPENDED
GRND	GROUND		
GYP BD	GYPSUM WALL BOARD	THRU	THROUGH
		TMA	TOWER MOUNT AMPLIFIER
HORZ	HORIZONTAL		
HR	HOUR	TNND	TINNED
HT	HEIGHT	TYP	TYPICAL
HVAC	HEATING VENTILATION AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE
		U/G	UNDERGROUND
ID	INSIDE DIAMETER		
IN	INCH	VERT	VERTICAL
INFO	INFORMATION	VIF	VERIFY IN FIELD
INSUL	INSULATION		
INT	INTERIOR	W/	WITH
IBC	INTERNATIONAL BUILDING CODE	W/O	WITHOUT
		WP	WATER PROOF

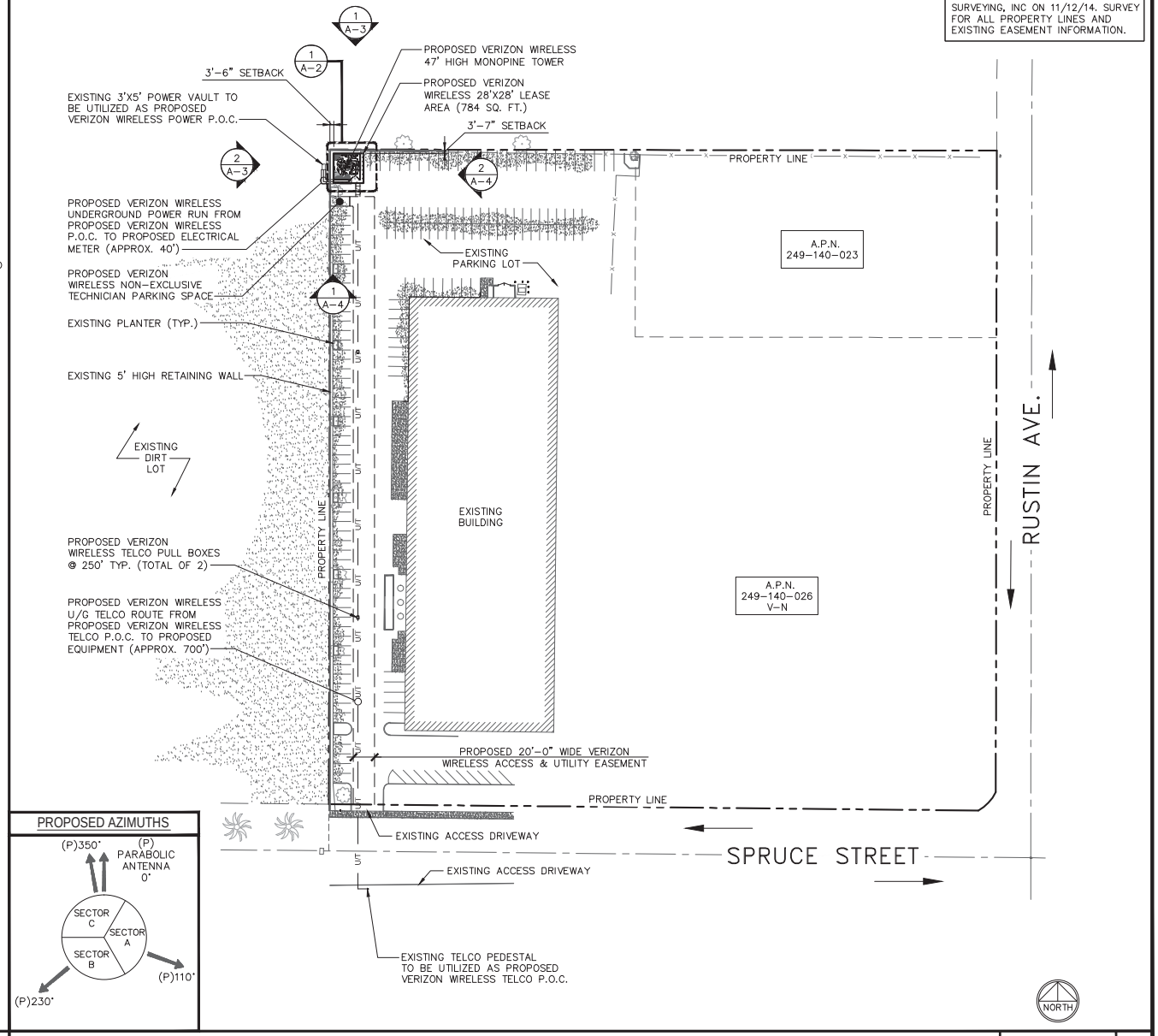
LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- OHP — OVERHEAD POWER LINE
- U/E — UNDERGROUND ELECTRICAL LINE
- U/T — UNDERGROUND TELCO LINE
- G — BURIED GAS LINE
- OHT — OVERHEAD TELEPHONE LINE
- T — BURIED TELEPHONE LINE
- W — BURIED WATER LINE
- SS — BURIED SANITARY SEWER
- SD — BURIED STORM DRAIN
- CHAIN LINK FENCE
- WOOD FENCE

- TRANSFORMER
- LIGHT STANDARD
- POWER VAULT
- UTILITY BOX
- UTILITY POLE
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II

ABBREVIATIONS & SYMBOLS | SCALE: 1"=20' | 2

NOTE:
REFERENCE SURVEY BY CALVADA SURVEYING, INC ON 11/12/14. SURVEY FOR ALL PROPERTY LINES AND EXISTING EASEMENT INFORMATION.



PROPOSED AZIMUTHS

OVERALL SITE PLAN | SCALE: 1"=50' | 1

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Cortel, Inc
14621 ARROYO HONDO
SAN DIEGO, CA 92127

PROJECT NO:	T150065
DRAWN BY:	ATK
CHECKED BY:	BJB

REV	DATE	DESCRIPTION
B	05/22/15	100% ZONING DRAWINGS
A	02/03/15	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

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RUSTIN
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RIVERSIDE, CA 92507
RIVERSIDE COUNTY

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

Exhibit 6 - P15-0157, Project Plans

NOTE:
1. ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO THE PROPOSED MONOPINE NOT SHOWN FOR CLARITY. SEE 3-A/2 FOR ANTENNA ARRAY DETAIL.
2. MONOPINE BRANCHES NOT SHOWN FOR CLARITY.

NOTE:
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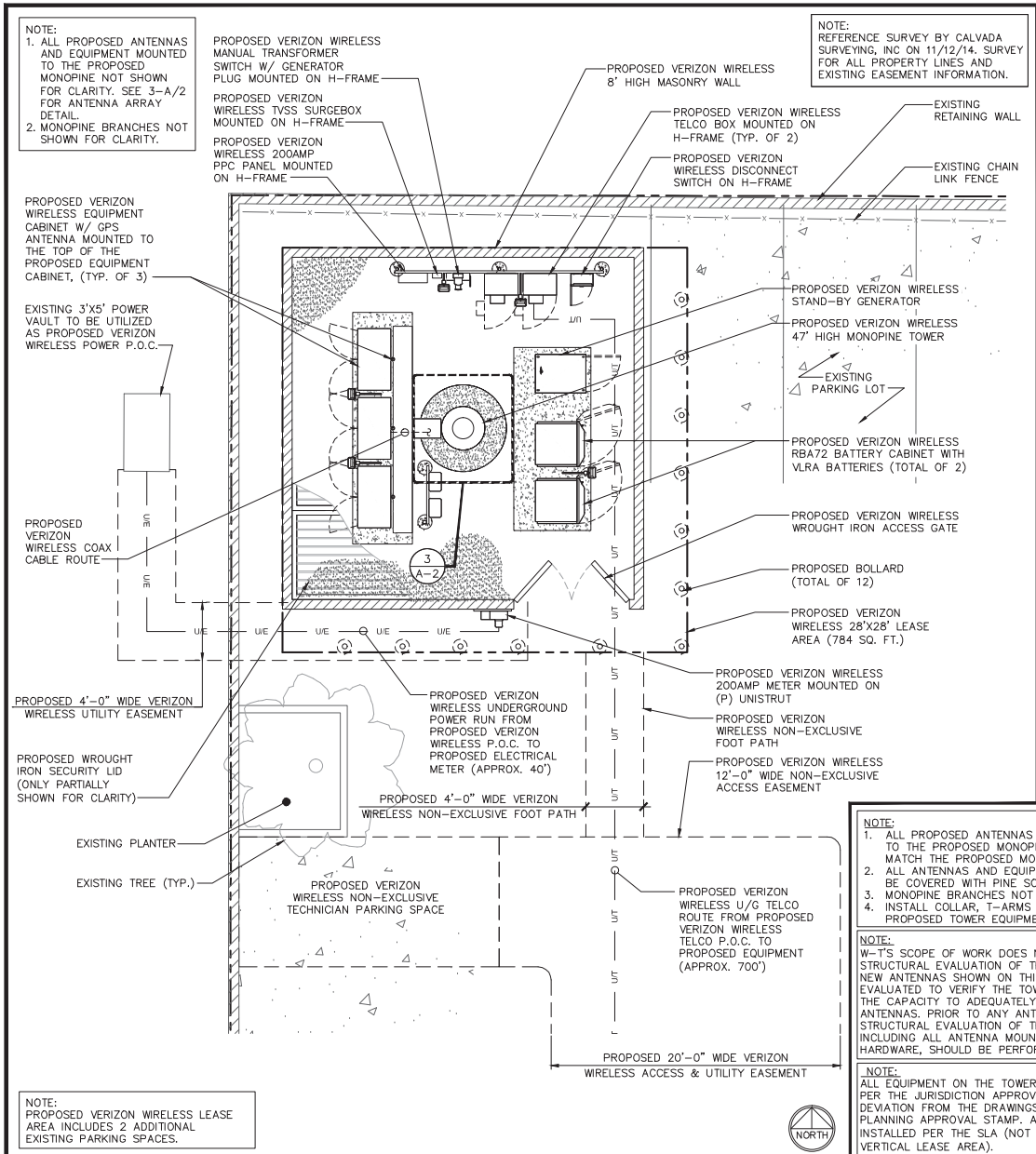
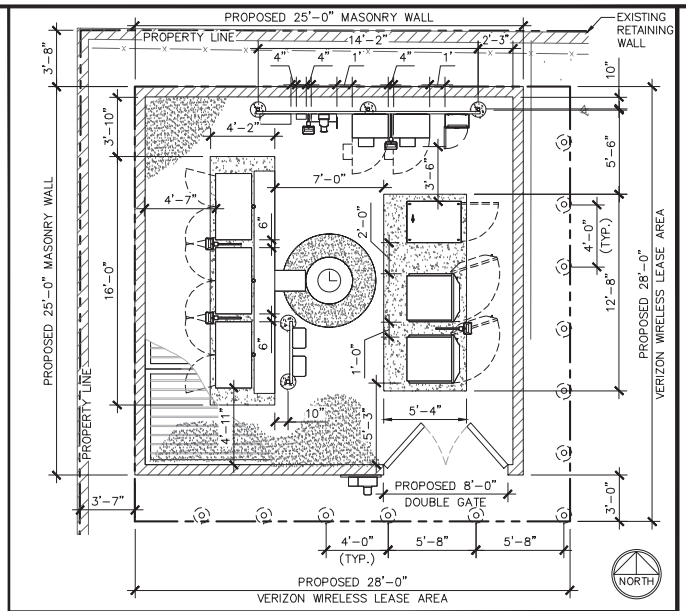


NOTE:
PROPOSED VERIZON WIRELESS LEASE AREA INCLUDES 2 ADDITIONAL EXISTING PARKING SPACES.

ENLARGED SITE PLAN | SCALE: 1/4"=1' | 1



DIMENSION PLAN | SCALE: 1/4"=1' | 2

NOTE:
1. ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO THE PROPOSED MONOPINE SHALL BE PAINTED TO MATCH THE PROPOSED MONOPINE.
2. ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE COVERED WITH PINE SOCKS.
3. MONOPINE BRANCHES NOT SHOWN FOR CLARITY.
4. INSTALL COLLAR, T-ARMS & SECTOR FRAMES FOR PROPOSED TOWER EQUIPMENT.

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHOULD BE PERFORMED.

NOTE:
ALL EQUIPMENT ON THE TOWER WILL BE INSTALLED PER THE JURISDICTION APPROVED DRAWINGS. ANY DEVIATION FROM THE DRAWINGS WILL REQUIRE A PLANNING APPROVAL STAMP. ALL EQUIPMENT MUST BE INSTALLED PER THE SLA (NOT TO EXCEED 8 FOOT VERTICAL LEASE AREA).

NOTE:
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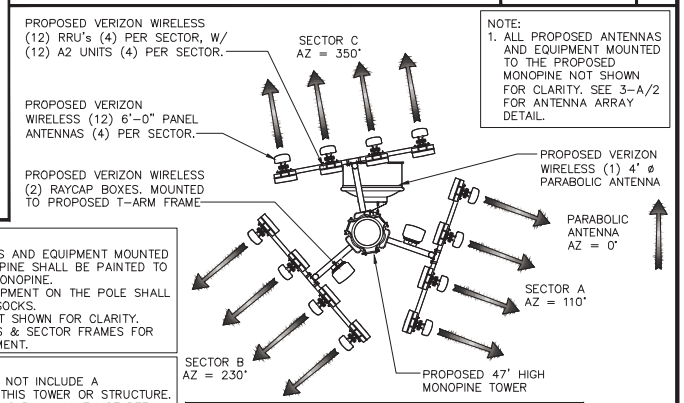

COAX/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	COAX SIZE
ALPHA	110°	TBD	60'±	7/8"
BETA	230°	TBD	60'±	7/8"
GAMMA	350°	TBD	60'±	7/8"
PARABOLIC	TBD	TBD	55'±	7/8"
GPS	N/A	TBD	30'±	1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO OPENING, FABRICATION, OR INSTALLATION OF CABLES CHECK RF DATA SHEET.

ENLARGED ANTENNA PLAN & COAX/ANTENNA SCHEDULE | SCALE: 1/4"=1' | 3

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SAN DIEGO, CA 92127

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RUSTIN
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RIVERSIDE, CA 92507
RIVERSIDE COUNTY

SHEET TITLE
ENLARGED SITE & ANTENNA PLAN

SHEET NUMBER
A-2

Exhibit 6 - P15-0157, Project Plans

NOTE:
ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO PROPOSED POLE SHALL BE PAINTED TO THE PROPOSED MONOPINE. ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE WITH PINE SOCKS.

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHOULD BE PERFORMED.

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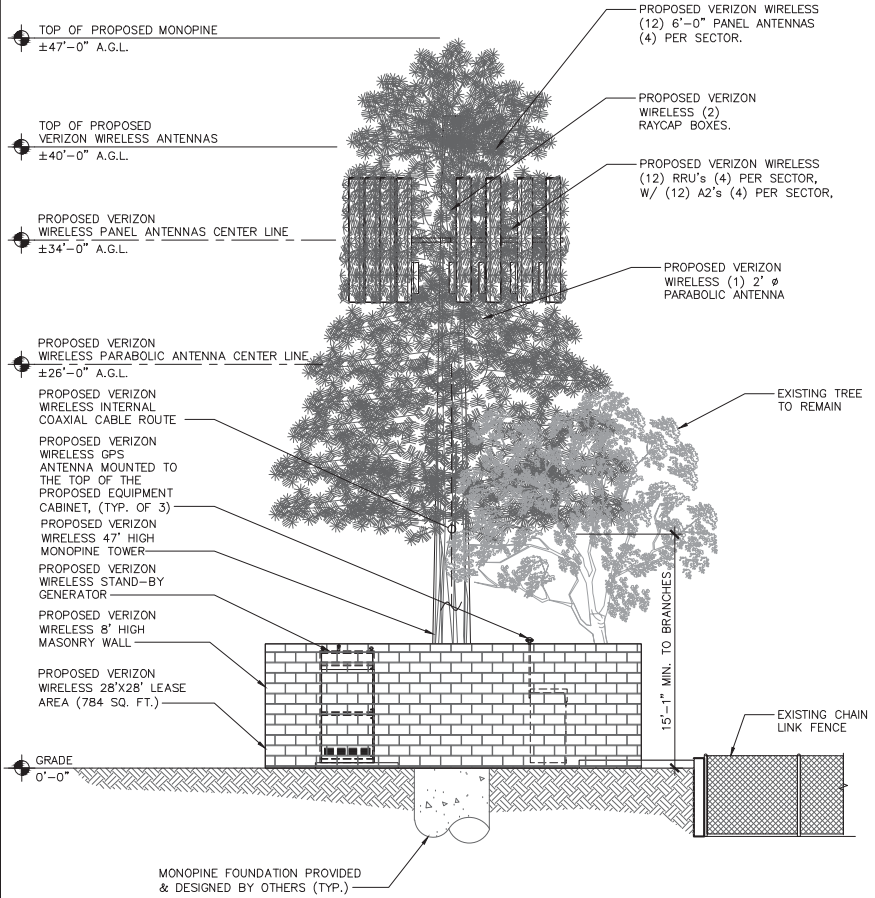
NOTE
ALL CABLES TO BE ROUTED ON THE INTERIOR OF MONOPINE TOWER



PROPOSED NORTH ELEVATION | SCALE: 1/4"=1' | 1

NOTE:
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NOTE
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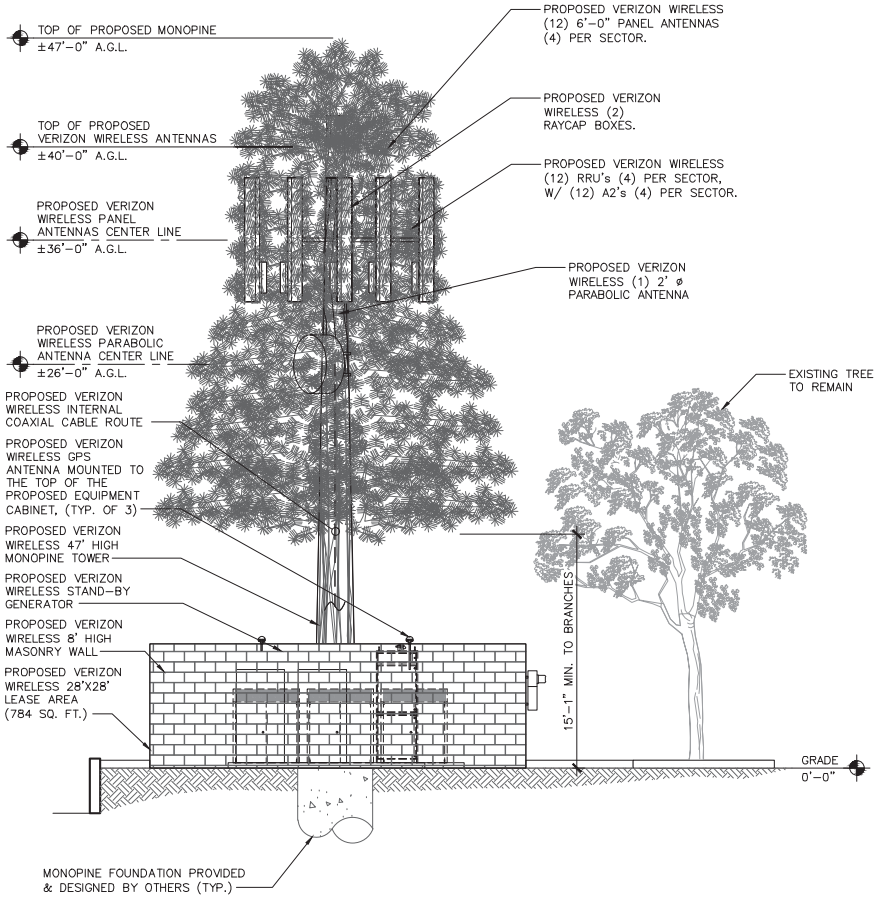

PROPOSED WEST ELEVATION | SCALE: 1/4"=1' | 2

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SAN DIEGO, CA 92127

PROJECT NO:	T150065
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CHECKED BY:	BJB

REV	DATE	DESCRIPTION
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A	02/03/15	90% ZONING DRAWINGS

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RUSTIN
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RIVERSIDE, CA 92507
RIVERSIDE COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

Exhibit 6 - P15-0157, Project Plans

NOTE:
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NOTE
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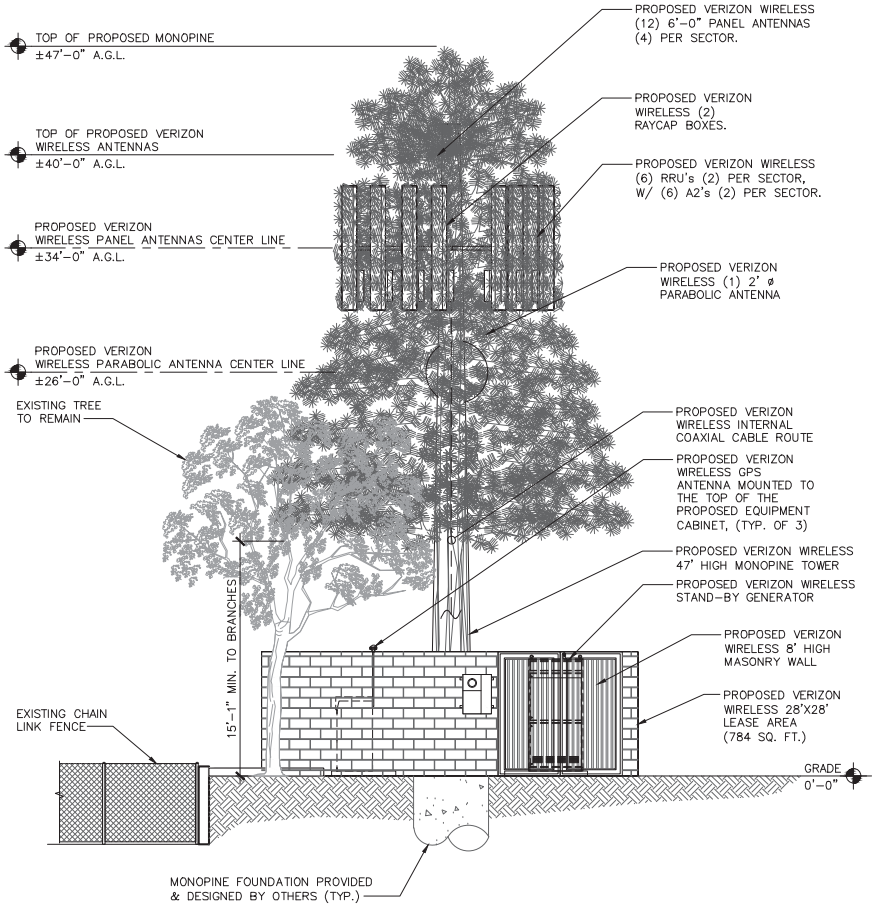

PROPOSED SOUTH ELEVATION | SCALE: 1/4"=1' | 1

NOTE:
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NOTE
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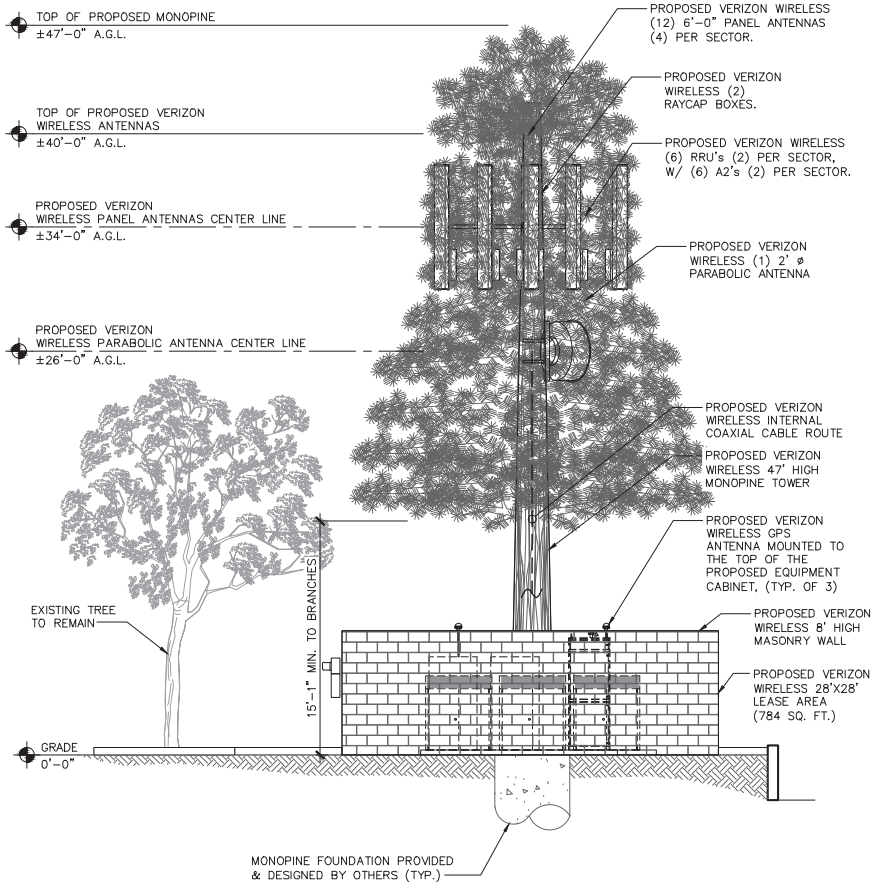

PROPOSED EAST ELEVATION | SCALE: 1/4"=1' | 2

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RIVERSIDE COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4

Exhibit 6 - P15-0157, Project Plans

EXISTING

PROPOSED: Install (12) antennas, RRUs on a 47 ft monopine w/ equip below + (2) additional trees

Cortel Photosims

View 1 of 3

verizon

RUSTIN
1151 Spruce Street
Riverside CA 92507

EXISTING

PROPOSED: Install (12) antennas, RRUs on a 47 ft monopine w/ equip below + (2) additional trees

Cortel Photosims

View 2 of 3

verizon

RUSTIN
1151 Spruce Street
Riverside CA 92507

EXISTING

PROPOSED: Install (12) antennas, RRUs on a 47 ft monopine w/ equip below + (2) additional trees

Cortel
Photosims

View 3 of 3

verizon

RUSTIN
1151 Spruce Street
Riverside CA 92507

VIEWS

Cortel Photosims

View Chart

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RUSTIN
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