



Community & Economic Development Department

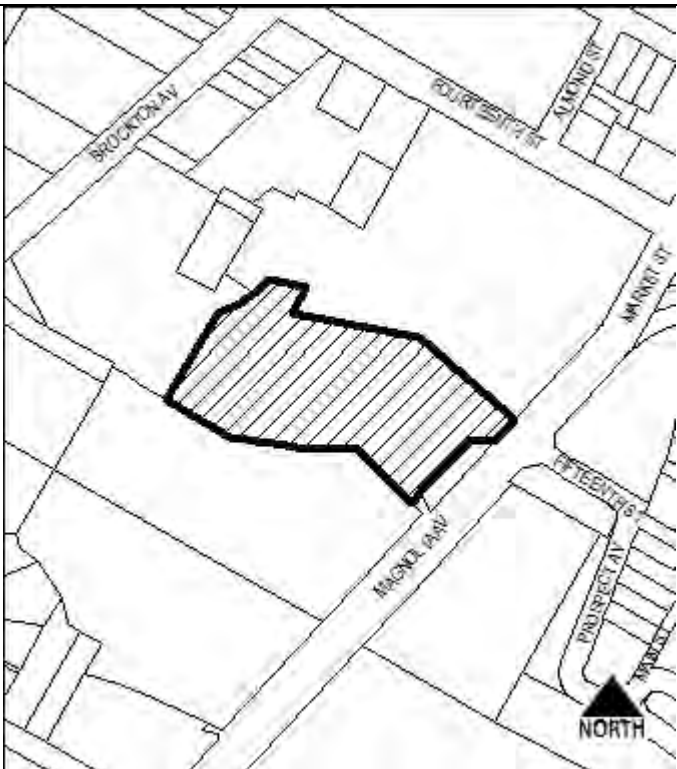
Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

PLANNING COMMISSION HEARING DATE: OCTOBER 22, 2015

AGENDA ITEM NO.: 7

PROPOSED PROJECT

<i>Case Numbers</i>	P15-0131 (Conditional Use Permit)	
<i>Request</i>	To consider a Conditional Use Permit to construct a 60-foot high wireless telecommunications facility camouflaged as a monoeucalyptus, on an approximately 6.01 acre site that is currently developed with a church.	
<i>Applicant</i>	Andrea Urbas of Cortel, on behalf of Verizon Wireless	
<i>Project Location</i>	4495 Magnolia Avenue	
<i>APN</i>	217-080-015	
<i>Project area</i>	6.01 acres	
<i>Ward</i>	1	
<i>Neighborhood</i>	Downtown	
<i>Specific Plan</i>	Downtown Specific Plan	
<i>General Plan Designation</i>	DSP- Downtown Specific Plan	
<i>Zoning Designation</i>	DSP-HC SP-CR – Downtown Specific Plan, Health Care District, Cultural Resources Overlay Zone	
<i>Staff Planner</i>	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 P15-0131 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 exhibit 6 as approved project plans, subject to recommended conditions of approval.

SITE BACKGROUND

As shown on the attached exhibits, the 6.01 acre site is located on the westerly corner of the intersection of Magnolia Avenue and Fifteenth Street. Access to the site can be taken from Magnolia 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

The applicant is requesting a Conditional Use Permit (CUP) to allow the construction of a 60-foot high wireless telecommunications facility camouflaged as a eucalyptus tree and related equipment enclosure, within an approximately 835 square foot enclosure. The proposed lease area is situated towards the southeasterly portion of the property, approximately 66 feet from Magnolia Avenue. The facility, including all related ground mounted equipment, will be located on-site at grade level.

The monoecalyptus as proposed will consist of a single antenna array installed at a centerline height of approximately 53-feet above ground level. The antenna array will consist of twelve (12) antennas, attached to three (3) separate sectors. In addition, twenty-four (24) RRU's will be added to the back side of the antenna arrays and a parabolic antenna will be mounted onto the pole below the antennas. The pole of the monoecalyptus will consist of a faux bark finish to resemble the texture and color of a eucalyptus tree trunk. Faux branches and leaves are proposed to extend out beyond the antenna arrays to camouflage the antennas.

The proposal also includes the installation of an approximately 835 square-foot equipment enclosure. The enclosure is proposed to accommodate new radio equipment cabinets as well as supporting cables and utilities behind a decorative 6-foot 6-inch high masonry wall. A metal gate is proposed along the southerly side of the enclosure for access to the support equipment.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	Consistent	Inconsistent	N/A
<i>General Plan 2025</i> The project site is designated as Downtown Specific Plan pursuant to the Land Use Element of the General Plan, and is conditionally permitted at the subject site pursuant to the Zoning Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Specific Plan</i> The subject site is within the Downtown Specific Plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Zoning Code Land Use Consistency (Title 19)</i> The underlying Health Care District of the Downtown Specific Plan conditionally permits wireless telecommunications facilities subject to the standards set forth in Section 19.530 (Wireless Telecommunication Facilities) of the Zoning Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Compliance with Citywide Design & Sign Guidelines</i> The proposed project substantially meets the objectives of the City's design guidance document, subject to the recommended conditions of approval detailed below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Compliance with Wireless Telecommunications Facilities Development Standards</i> The underlying base zone (Health Care District) 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Compliance with Design Guidelines

- 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 60 foot high monoeucalyptus and enclosure area are generally situated towards the southwesterly portion of the property approximately 66 feet from Magnolia Avenue. Photosimulations, provided by the applicant, demonstrate the visibility of the proposed 60 foot telecommunications 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.

- o *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 636 feet from the proposed facility, to the east. Moreover, the monoecalyptus 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 monoecalyptus facility will not be detrimental to the surrounding area.

- o *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

- o *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 at 60 feet, as the maximum height permitted in the Health Care District of the Downtown Specific Plan is 100 feet.

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.

PENDING DISCUSSIONS AND ANALYSIS

The City Planning staff reviews all development proposals for aesthetic compatibility with adjacent properties and neighborhoods (see "Compliance with Design Guidelines" above). Staff typically considers as part of its review the additional height that is needed to collocate antennas, and the additional 20 feet allowed pursuant to the Middle Class Tax Relief and Job Creation Act of 2012. The City has included the collocation and 20 feet as part of each telecommunication facility request for two reasons. One is to ensure an ultimate compatibility with the surrounding neighborhoods, and to avoid a potential "Frankenstein" effect of adding height to an existing camouflaged telecommunication structure (i.e., piecemeal additions to mono-pines, mono-palms, etc.). And second, the pre-approval process streamlines future collocations, and minimizes any controversy that could occur should the wireless provider wish to collocate in the future. It is the current City staff's understanding that the City has been implementing this approach since 2012, and had developed the policy in conjunction with wireless carrier representatives.

On October 8, 2015 the City received a letter from Verizon attorneys objecting to the City's approach of establishing an ultimate height as part of its conditional use permit review. Specifically, Verizon objected to a standard condition that was included in four wireless telecommunication requests heard at the October 8 Planning Commissions meeting. As a result of the letter, the Commission and the wireless carriers agreed to continue the projects to the October 22, 2015 meeting, to allow staff and Verizon to resolve the issue.

As the Verizon letter was received one day prior to the publication date of this report, staff's review and recommendation related to this proposal is based on the process and conditions that have been in effect since 2012. Should the discussions with Verizon conclude with a different process or understanding of Federal law, then staff will provide a revision to this report as is necessary to reflect that process.

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 were 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:

Report and Recommendations Reviewed by:

Report and Recommendations Approved by:

Gaby Adame, Assistant Planner

Kyle Smith, AICP, Senior Planner

Jay Eastman, AICP, Interim City Planner

Rafael Guzman, Community & Economic
Development Director



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: P15-0131 (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 Downtown Specific Plan 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.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Numbers: **P15-0131** (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 40-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 60-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 monoeucalyptus facility shall not exceed 60 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 leaves of the monoeucalyptus 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.

13. **Staff Required Landscape/Irrigation Plan Conditions:** Landscaping/irrigation plans shall be submitted with plan check. Design modifications may be required as deemed necessary. Landscaping and irrigation plans must be submitted prior to building permit issuance and shall include the following:

- i. All landscaping shall be permanently irrigated;
- ii. Landscaping shall be maintained at all times;
- iii. Vines shall be added to all sides of the decorative masonry equipment enclosure; and
- iv. All landscaping and irrigation shall be fully installed before a final sign off of the facility can be conducted and release of utilities.

Prior to Release of Utilities:

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

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

16. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Call Gaby Adame at (951) 826-5933 to schedule the final inspection at least a week prior to needing the release of utilities.

Operational Conditions:

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

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

19. 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.

20. Any graffiti on the facility shall be removed within 24 hours of notification.
21. 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.
22. 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.
23. 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.
24. 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:

25. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
26. Construction plans shall be submitted and permitted prior to construction.
27. Fire Department access is required to be maintained during all phases of construction.

- **Public Works**

28. No comments.

- **Public Utilities – Electric**

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

29. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
30. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.

- **Public Utilities – Water**

31. No comments.

- **Park and Recreation**

32. No comments.

Standard Conditions

- **Planning**

33. 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.

34. 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.

35. 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.

36. 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.

37. 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.

38. 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.

39. 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.

40. 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.

41. 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.
42. Failure to abide by all conditions of this permit shall be cause for revocation.
43. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
44. 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.
45. 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.
46. 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.
47. 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.

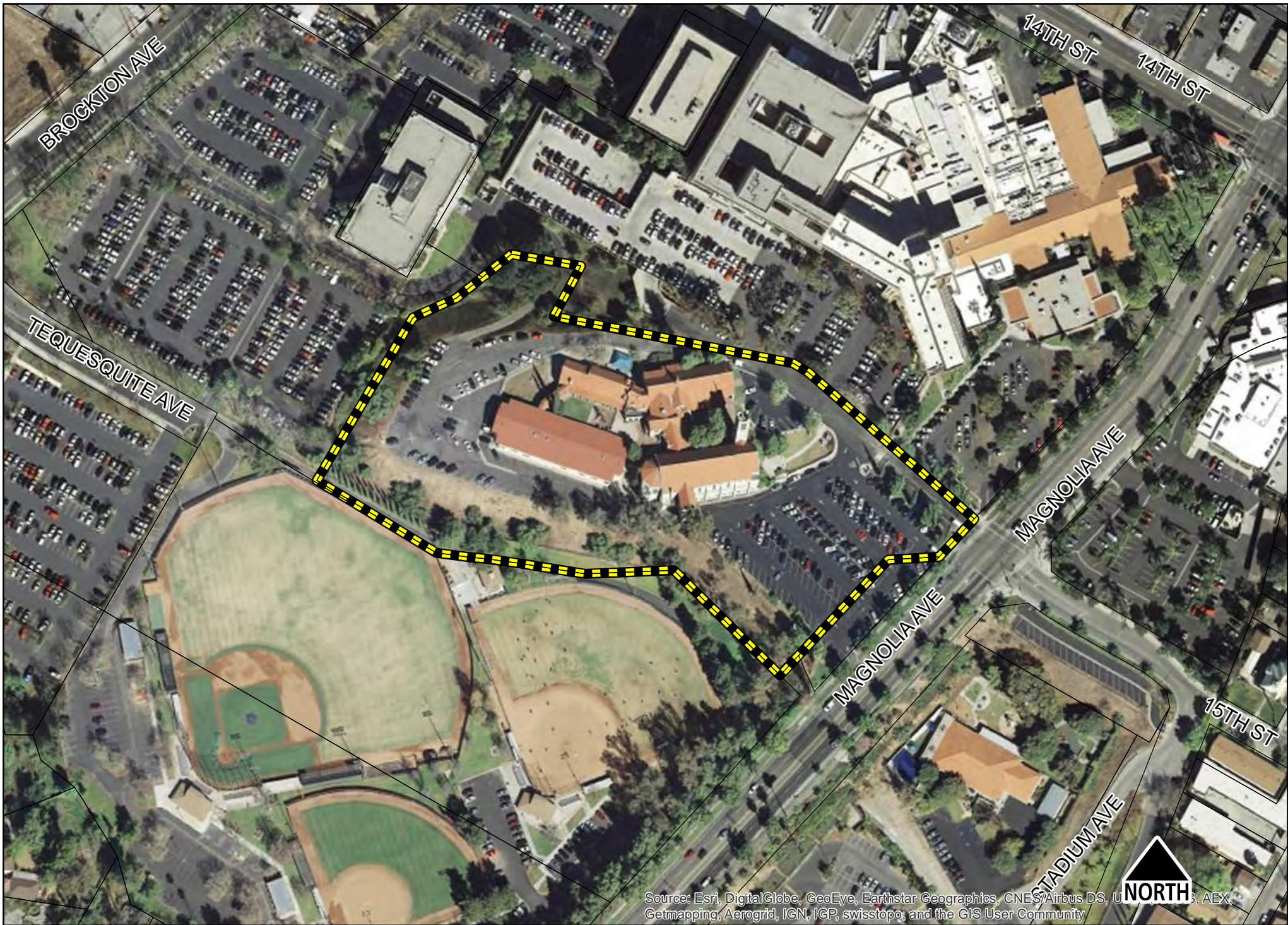


Exhibit 3 - P15-0131, Aerial Photograph



Exhibit 4 - P15-0131, General Plan Map

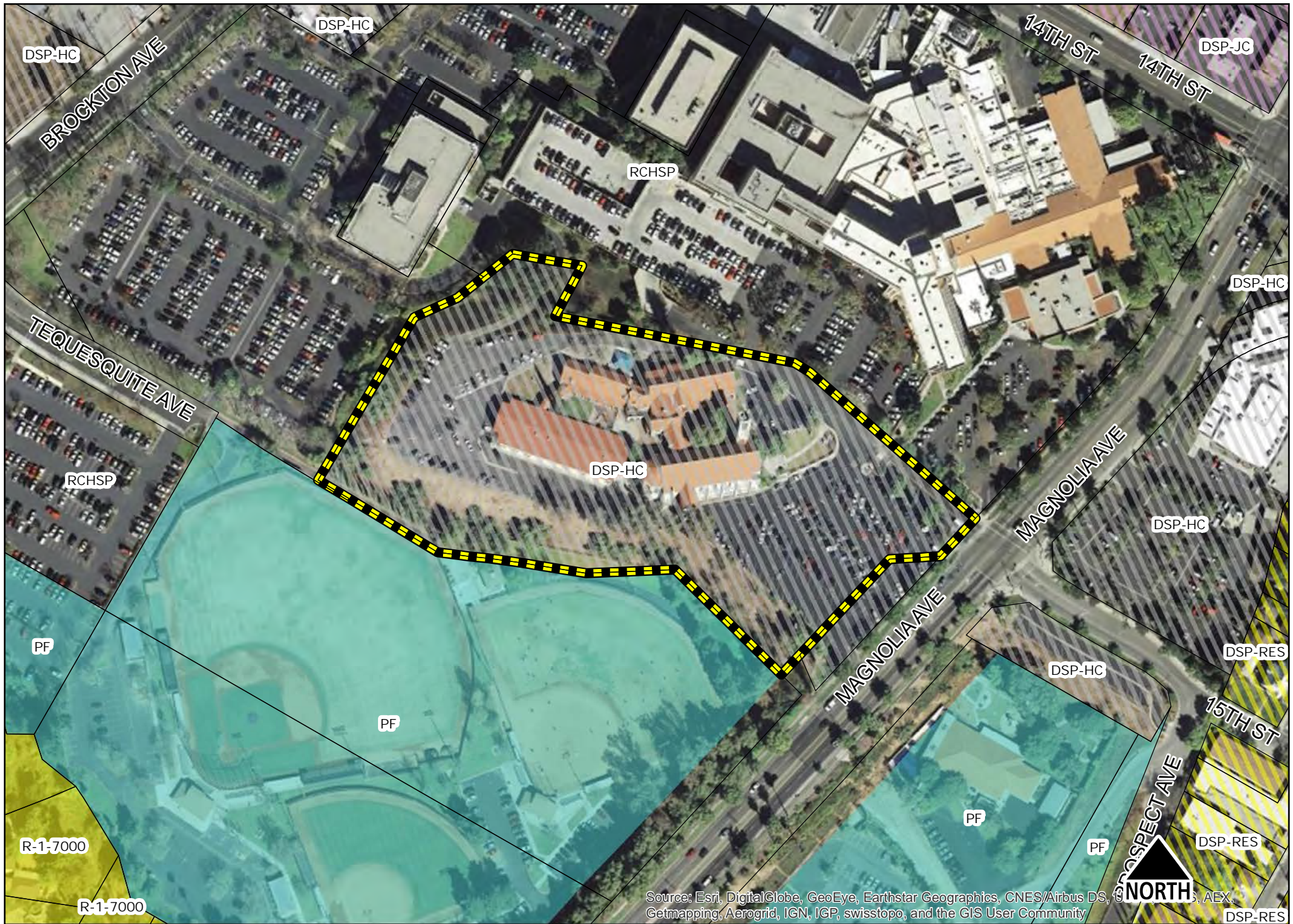
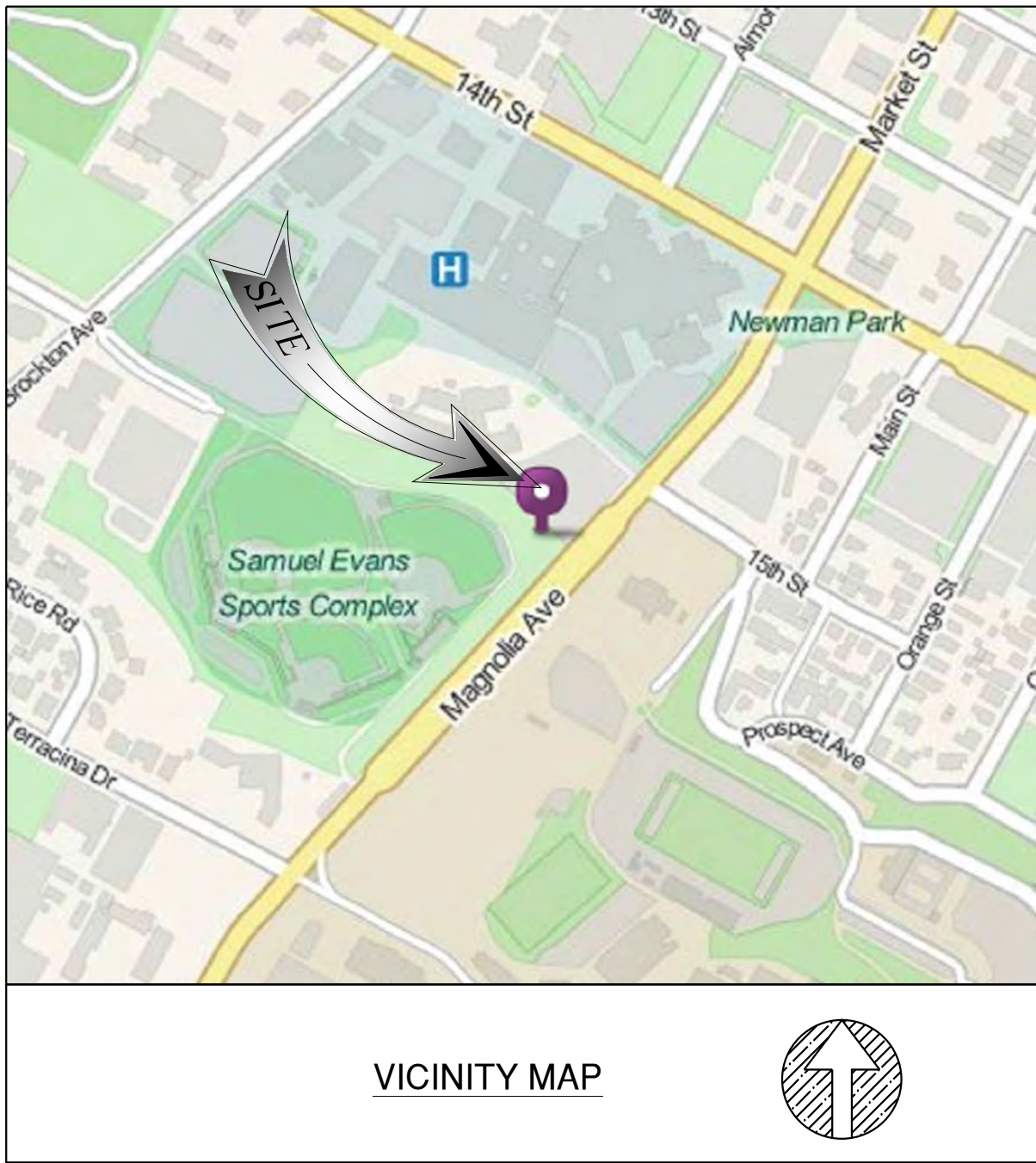


Exhibit 5 - P15-0131, Zoning Map



LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
ALL THAT PORTION OF LOTS 5, 6, 154 AND 155 OF LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 7 PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE BOUNDARY LINE BETWEEN SAID LOTS 5 AND 6, 59.95 FEET NORTHEASTERLY FROM THE COMMON CORNER OF SAID LOTS 5, 6, 154 AND 155; THENCE SOUTH 82° 28' WEST 100.65 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 155; THENCE NORTH 60° 51' WEST AND ALONG THE NORTHERLY LINE OF SAID LOT 155, 249.58 FEET; THENCE NORTH 79° 34' WEST, 174.85 FEET; THENCE SOUTH 51° 32' WEST, 85 FEET; THENCE SOUTH 29° 23' WEST, 210.1 FEET; THENCE SOUTH 60° 46' EAST, 221.4 FEET; THENCE SOUTH 79° 32' EAST, 217.8 FEET; THENCE NORTH 86° 51' EAST, 120.1 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 155, 211.3 FEET, SOUTH 29° 10' WEST (FORMERLY RECORDED SOUTH 29° 0' WEST) OF THE NORTHEASTERLY CORNER THEREOF, THENCE NORTH 86° 49' EAST (FORMERLY RECORDED NORTH 86° 56' EAST), 356.15 FEET TO A POINT ON THE WESTERLY LINE OF MAGNOLIA AVENUE AT A POINT ON THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, BY DEED RECORDED OCTOBER 14, 1912 IN BOOK 359 PAGE 374 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 42° 20' EAST (FORMERLY RECORDED NORTH 42° 25' EAST) ALONG THE WESTERLY LINE OF MAGNOLIA AVENUE 100 FEET; THENCE NORTH 63° 47' WEST 324.1 FEET TO THE COMMON BOUNDARY LINE BETWEEN LOTS 5 AND 6 AND THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF RIVERSIDE IN DEED RECORDED 7/1/1938 IN BOOK 237 PAGE 172 OF OFFICIAL RECORDS.

PARCEL 2:
ALL THAT PORTION OF LOT 6 OF LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 7 PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE WESTERLY RECTANGULAR HALF OF SAID LOT 6; THENCE EASTERLY ON A STRAIGHT LINE TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT OF WHICH POINT IS 109.95 FEET NORTHERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE RIVERSIDE WATER COMPANY'S LOWER CANAL; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY, TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID LOT 6; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, TO THE POINT OF BEGINNING.

PARCEL 3:
ALL THAT PORTION OF LOT 5 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT, NORTH 29° 10' EAST, 59.95 FEET NORTHERLY FROM THE SOUTHWESTERLY CORNER THEREOF; THENCE SOUTH 63° 47' EAST, 221.7 FEET; THENCE NORTH 49° 39' WEST, 199.3 FEET; THENCE NORTH 60° 50' WEST, 28 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH 29° 10' WEST, ALONG SAID WEST LINE 50 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
A PORTION OF SCCA LANDS AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3, OF MAPS, SAN BERNARDINO COUNTY RECORDS, AND ASSESSOR'S MAP BOOK 2, PAGE 13, IN THE OFFICE OF THE ASSESSOR OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF LOT 6; THENCE NORTH 30° 26' EAST, 73 FEET; THENCE NORTH 68° 31' WEST, 94.95 FEET; THENCE SOUTH 52° 37' WEST, 94.95 FEET; THENCE SOUTH 79° 34' EAST, 133.70 FEET TO THE POINT OF BEGINNING, BEING APPROXIMATELY 7,979 SQUARE FEET.

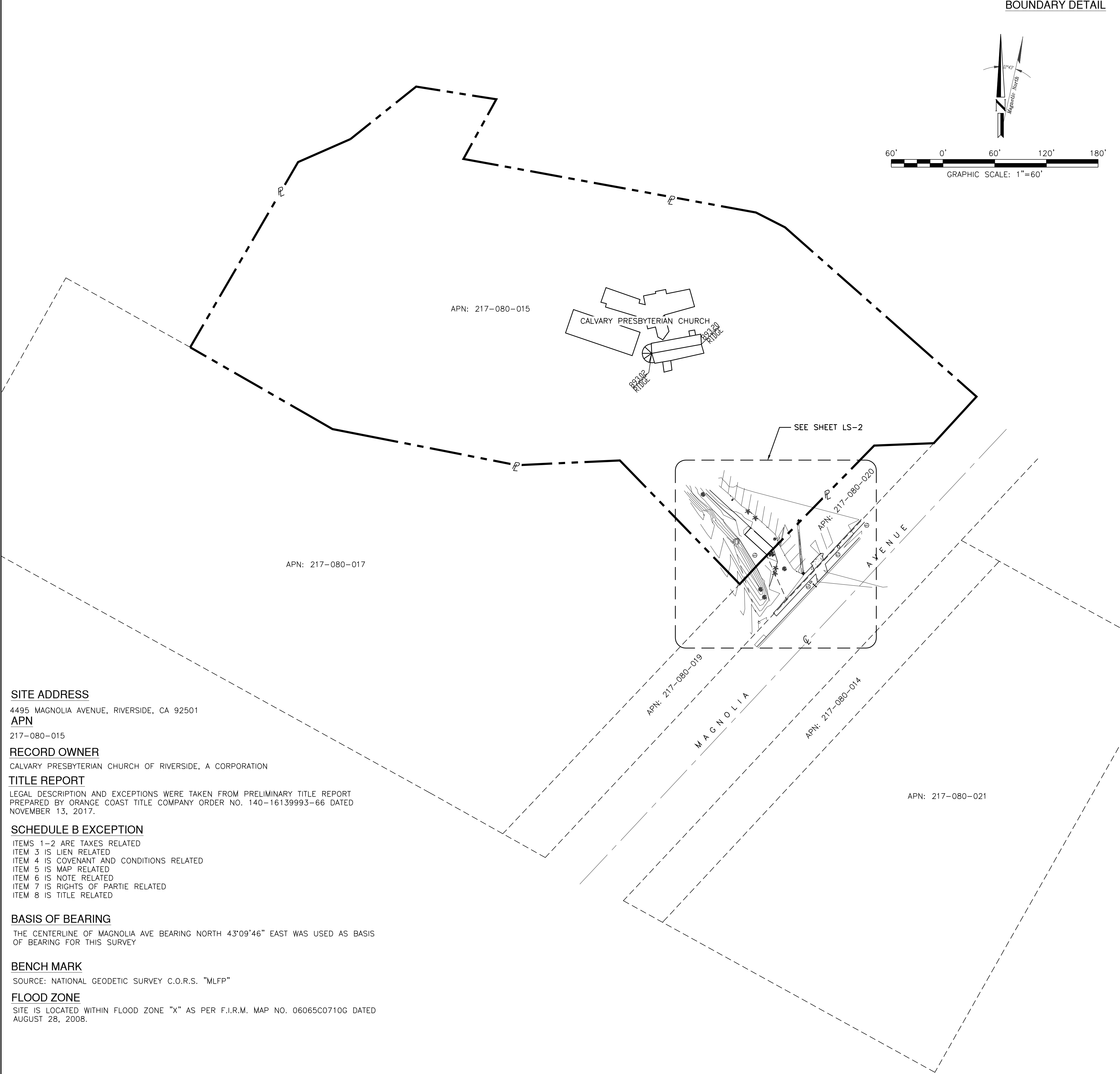
PARCEL 4A:
AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO SAID PARCEL, BEING A PORTION OF LOT 6 OF SAID SCCA LANDS, DESCRIBED AS A STRIP OF LAND 30 FEET IN WIDTH, WEST OF AND ADJOINING THE EASTERLY BOUNDARY LINE OF THE WEST ONE-HALF OF SAID LOT 6, AND RUNNING THE ENTIRE LENGTH THEREOF, BETWEEN SAID PARCEL AND THE SOUTHERLY BOUNDARY LINE OF FOURTEENTH STREET.

PARCEL 4B:
AN EASEMENT FOR ACCESS, INGRESS AND EGRESS OVER THAT CERTAIN PROPERTY AS GRANTED BY THE RIVERSIDE COMMUNITY HOSPITAL IN DEED RECORDED DECEMBER 23, 1987 AS INSTRUMENT NO. 361622 OF OFFICIAL RECORDS.

PARCEL 5:
STARTING AT A TIE LINE RUNNING FROM THE SOUTHERLY CORNER OF CALVARY PRESBYTERIAN CHURCH PROPERTY ON MAGNOLIA AVENUE; THENCE SOUTH 86° 49' WEST, 107.04 FEET TO AN INTERSECTION WITH THE WESTERLY EDGE OF MAGNOLIA AVENUE RIGHT OF WAY WHICH IS THE POINT OF BEGINNING; THENCE PARALLEL TO MAGNOLIA AVENUE AND ON THE WESTERLY EDGE OF MAGNOLIA AVENUE RIGHT OF WAY SOUTH 42° 20' WEST 213.65 FEET TO A POINT IN LINE WITH THE NORTHERLY EDGE OF THE MAGNOLIA CULVERT; THENCE AT RIGHT ANGLE TO MAGNOLIA AVENUE NORTH 47° 40' WEST 209.82 FEET TO THE INTERSECTION WITH THE CHURCH PROPERTY LINE ALONG THE NORTHERLY EDGE OF THE CONCRETE DRAIN DITCH; THENCE ON CHURCH PROPERTY LINE OF NORTHERLY EDGE OF THE CONCRETE DRAIN DITCH, NORTH 86° 49' EAST, 299.43 FEET TO THE POINT OF BEGINNING OF THE TRIANGULAR AREA.

PARCEL 6:
THAT CERTAIN PARCEL OF LAND AS VACATED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE BY RESOLUTION NO. 10646 RECORDED SEPTEMBER 29, 1986, AS INSTRUMENT NO. 96701, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: ALL THAT PORTION OF LOT 154 OF LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 154; THENCE NORTH 29° 00' 30" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5 OF THE SAID LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION A DISTANCE OF 109.95 FEET TO POINT THEREON; THENCE SOUTH 60° 48' 00" EAST A DISTANCE OF 26.20 FEET; THENCE SOUTH 49° 33' 10" EAST A DISTANCE OF 297.78 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF MAGNOLIA AVENUE, SAID RIGHT OF WAY BEING 100.00 FEET IN WIDTH; THENCE SOUTH 42° 25' 00" WEST (FORMERLY RECORDED AS SOUTH 42° 20' WEST) ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO AN INTERSECTION WITH THE MOST NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED OCTOBER 14, 1912, IN BOOK 359, PAGE 374, ET SEQ., OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 42° 25' 00" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 248.55 FEET TO A POINT THEREON; THENCE NORTH 26° 46' 35" WEST A DISTANCE OF 53.49 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CALVARY PRESBYTERIAN CHURCH BY DEED RECORDED JANUARY 14, 1959, AS INSTRUMENT NO. 3357, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 42° 25' 00" EAST (FORMERLY RECORDED AS NORTH 42° 20' 00" EAST (FORMERLY RECORDED AS NORTH 42° 20' 00" EAST), ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 178.64 FEET TO THE MOST EASTERLY CORNER THEREOF, SAID POINT BEING ON THE MOST NORTHERLY LINE OF THE PARCEL CONVEYED TO THE CITY OF RIVERSIDE, AS FIRST MENTIONED HEREIN ABOVE; THENCE NORTH 86° 54' 00" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 71.36 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT 6 - P15-0131, Project Plans



SITE ADDRESS

4495 MAGNOLIA AVENUE, RIVERSIDE, CA 92501
APN

217-080-015

RECORD OWNER

CALVARY PRESBYTERIAN CHURCH OF RIVERSIDE, A CORPORATION

TITLE REPORT

LEGAL DESCRIPTION AND EXCEPTIONS WERE TAKEN FROM PRELIMINARY TITLE REPORT PREPARED BY ORANGE COAST TITLE COMPANY ORDER NO. 140-16139993-66 DATED NOVEMBER 13, 2017.

SCHEDULE B EXCEPTION

- ITEMS 1-2 ARE TAXES RELATED
- ITEM 3 IS LIEN RELATED
- ITEM 4 IS COVENANT AND CONDITIONS RELATED
- ITEM 5 IS MAP RELATED
- ITEM 6 IS NOTE RELATED
- ITEM 7 IS RIGHTS OF PARTIE RELATED
- ITEM 8 IS TITLE RELATED

BASIS OF BEARING

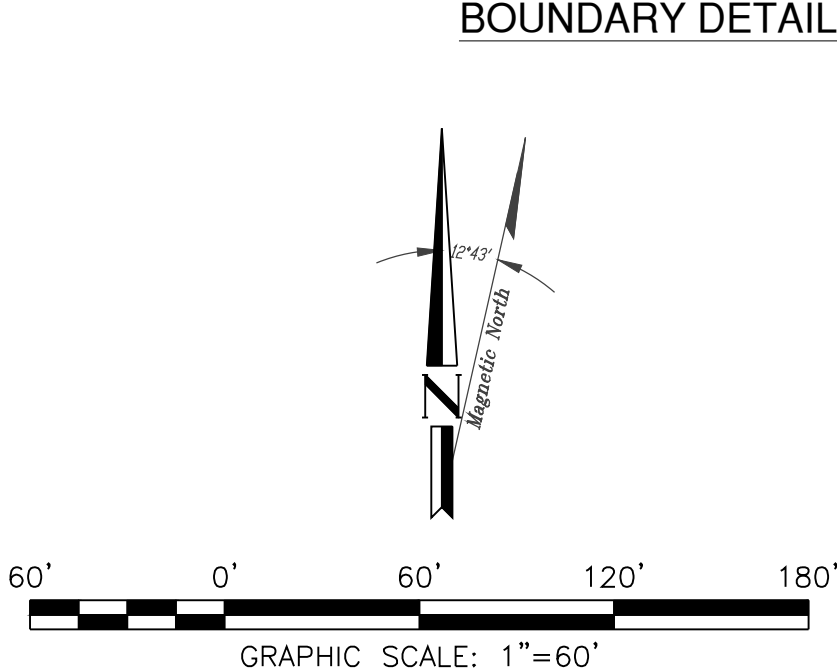
THE CENTERLINE OF MAGNOLIA AVE BEARING NORTH 43°09'46" EAST WAS USED AS BASIS OF BEARING FOR THIS SURVEY

BENCH MARK

SOURCE: NATIONAL GEODETIC SURVEY C.O.R.S. "MLFP"

FLOOD ZONE

SITE IS LOCATED WITHIN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06065C0710G DATED AUGUST 28, 2008.



verizon wireless

15505 SAND CANYON AVE.
IRVINE, CA 92618

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

CLIENTS

core
DEVELOPMENT SERVICES

2903-H SATURN STREET
BREA, CA. 92821
PHONE: (714) 729-8404 FAX: (714) 333-4441

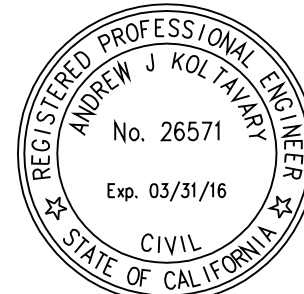
NO.	DATE:	DESCRIPTION:	BY:
1	09/02/14	PRELIM	MM
2	11/25/14	FINAL	TN

SITE INFORMATION:

RCC

4495 MAGNOLIA AVENUE
RIVERSIDE, CA 92501

SEAL:



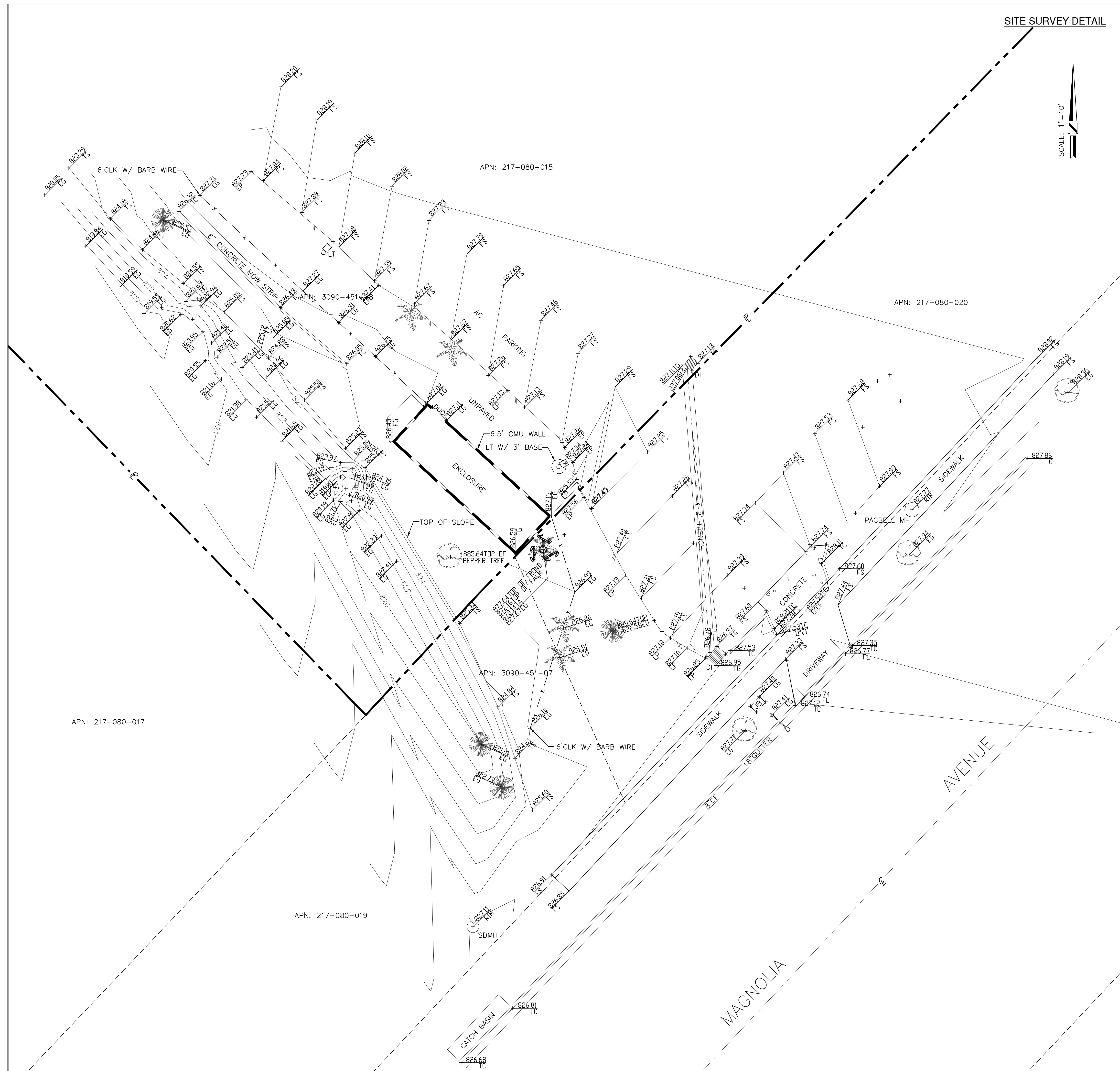
SHEET TITLE:

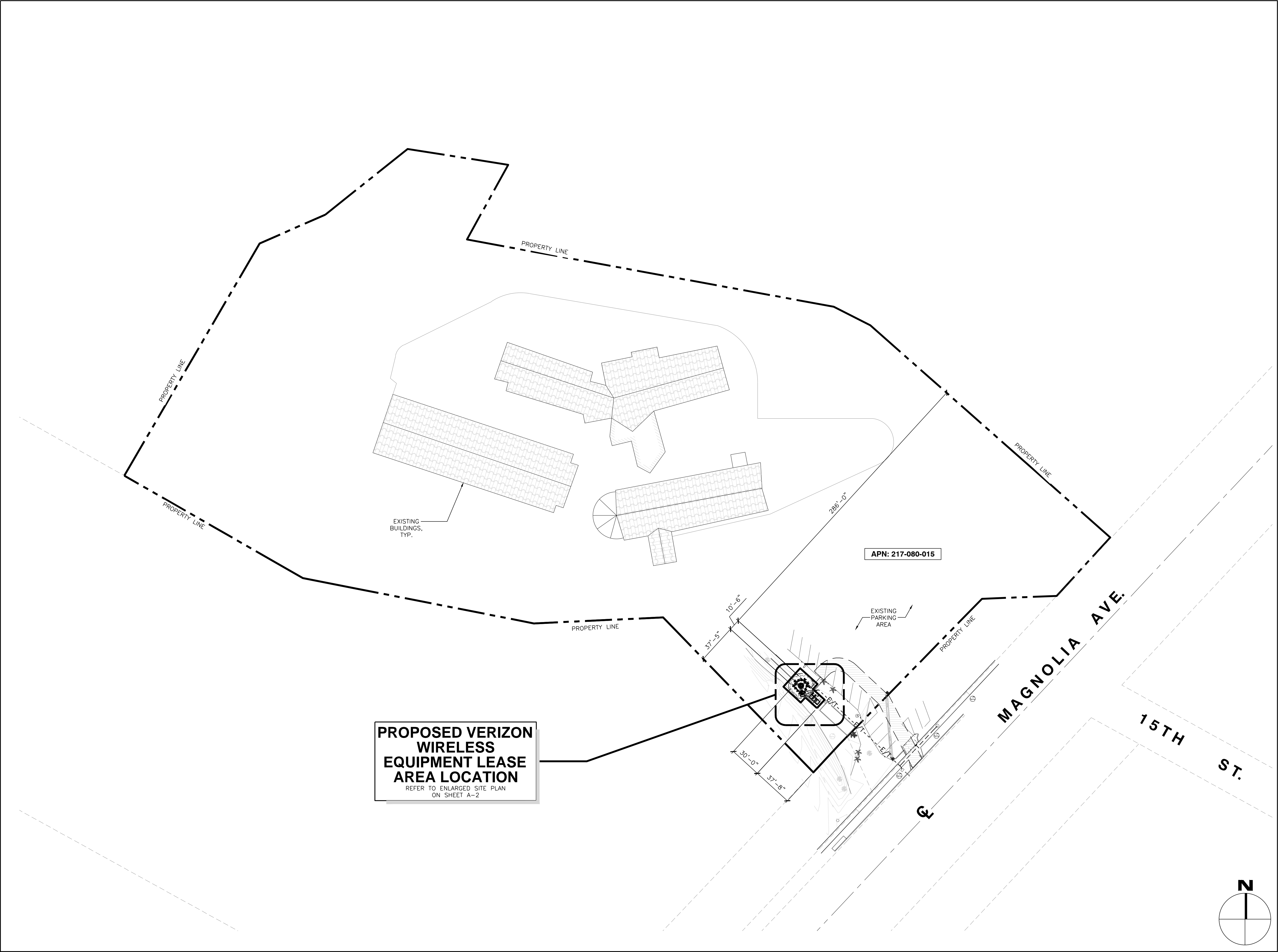
TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-1
SHEET 1 OF 2

	CENTER LINE
	PROPERTY LINE
	CHAIN-LINK FENCE
	WOOD FENCE
	EASEMENT LINE
	GAS LINE
	SEWER LINE
	WATER LINE
	TELEPHONE CABLE
	WOOD WALL
	CMU WALL
	EDGE OF PVM/T
	EXISTING GROUND
	FOUND
	GUY WIRE ANCHOR
	EDGE OF PAVEMENT
	FLOW LINE
	FINISH SURFACE
	HEIGHT
	NATURAL GRADE
	ROOF GRADE
	BOLLARD
	RAISED METAL
	ROOF DRAIN
	PROPERTY LINE
	POWER POLE
	PULL BOX
	SANITARY SEWAGE CLEANOUT
	STORM DRAIN CATCH BASIN
	STORM DRAIN MAN HOLE
	SIGN
	TOP OF CURB
	TOP OF SLOPE
	TOP OF ANTENNA
	UNDERGROUND ACCESS
	BACK FLOW PREVENTER
	WATER METER
	WATER VALVE
	VENT
	EXISTING LIGHT
	EXISTING ELECTRICAL MANHOLE
	EXISTING POLE
	EXISTING STREET LIGHT
	EXISTING SATELLITE DISH
	EXISTING CONDENSER
	ROOF DRAIN
	EXISTING TELE. MANHOLE
	EXISTING WATER METER
	EXISTING BACKFLOW PREVENTER
	EXISTING SIGN
	EXISTING TRAFFIC SIGNAL
	EXISTING ANTENNA
	EXISTING MICROWAVE DISH
	EXISTING SEWER MANHOLE
	POWER POLE
	GUY WIRE ANCHOR
	CATCH BASIN
	FIRE HYDRANT
	VALVE (UTILITY)
	TREE
	PINE TREE
	BUSH
	PALM TREE
	EXISTING CONCRETE WALK/PATH
	EXISTING GRASS/TURF
	MONUMENT FD. (AS NOTED)

[illegible]





15505 SAND CANYON AVENUE
IRVINE, CA 92618

PLANS PREPARED BY:



NATIONAL
ENGINEERING & CONSULTING, INC.
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

CLIENTS

NO.	DATE:	DESCRIPTION:	BY:
1	09/15/14	90% ZONING	EC
2	12/05/14	100% ZONING	EC
3	12/30/14	CLIENT REVISIONS	EC
4	01/29/15	CLIENT REVISIONS	JY
5	05/22/15	REVISED 100% ZDs	JY
6	08/26/15	NEW MONOEUCALYPTUS	MM

SITE INFORMATION:

RCC

4495 MAGNOLIA AVE
RIVERSIDE, CA 92501

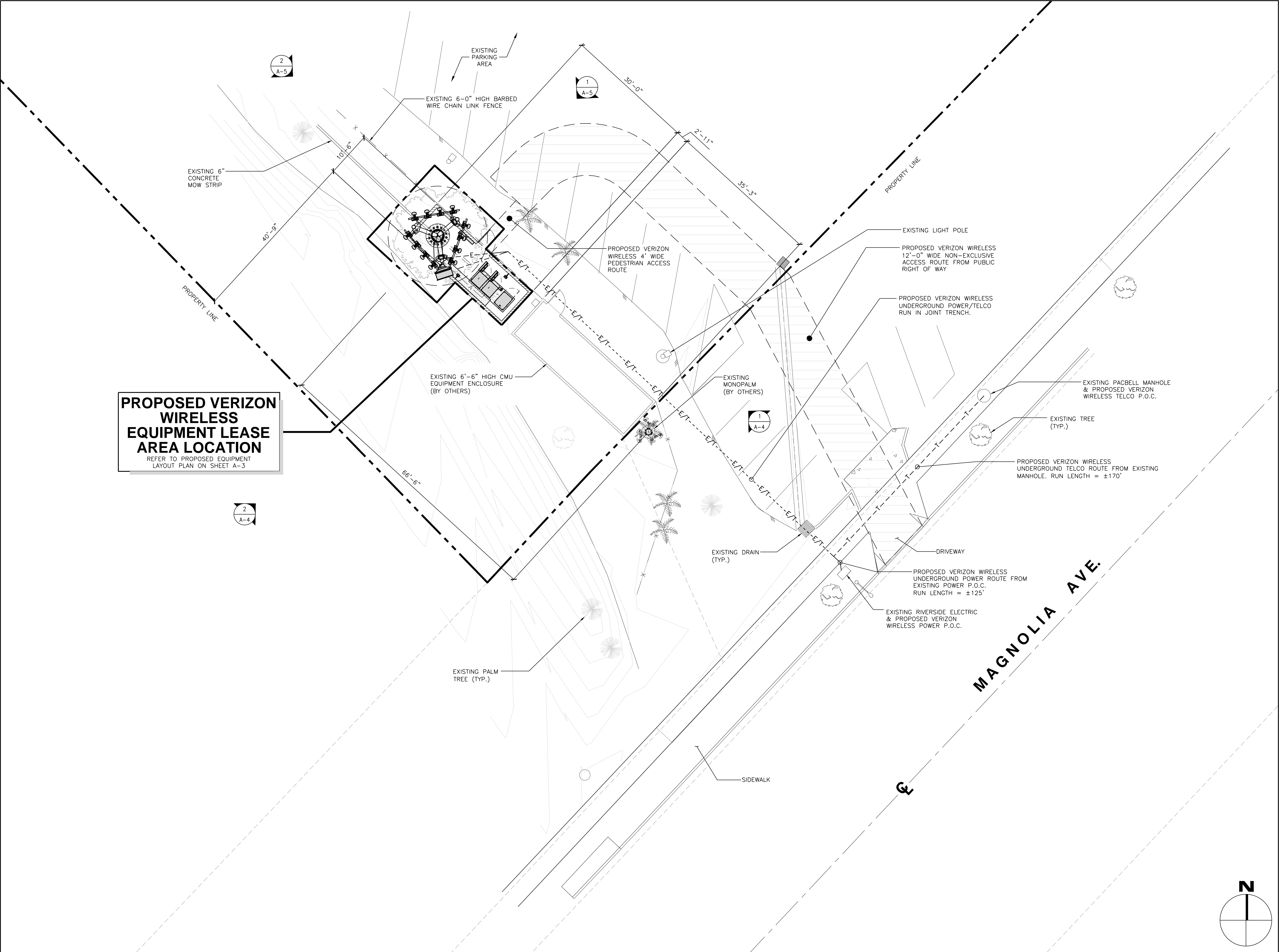
SEAL:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1



PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA LOCATION
REFER TO PROPOSED EQUIPMENT LAYOUT PLAN ON SHEET A-3

15505 SAND CANYON AVENUE
IRVINE, CA 92618

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING, INC.
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

CLIENTS

NO.	DATE:	DESCRIPTION:	BY:
1	09/15/14	90% ZONING	EC
2	12/05/14	100% ZONING	EC
3	12/30/14	CLIENT REVISIONS	EC
4	01/29/15	CLIENT REVISIONS	JY
5	05/22/15	REVISED 100% ZDs	JY
6	08/26/15	NEW MONOEUCALYPTUS	MM

SITE INFORMATION:

RCC

4495 MAGNOLIA AVE
RIVERSIDE, CA 92501

SEAL:

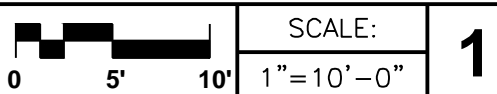
SHEET TITLE:

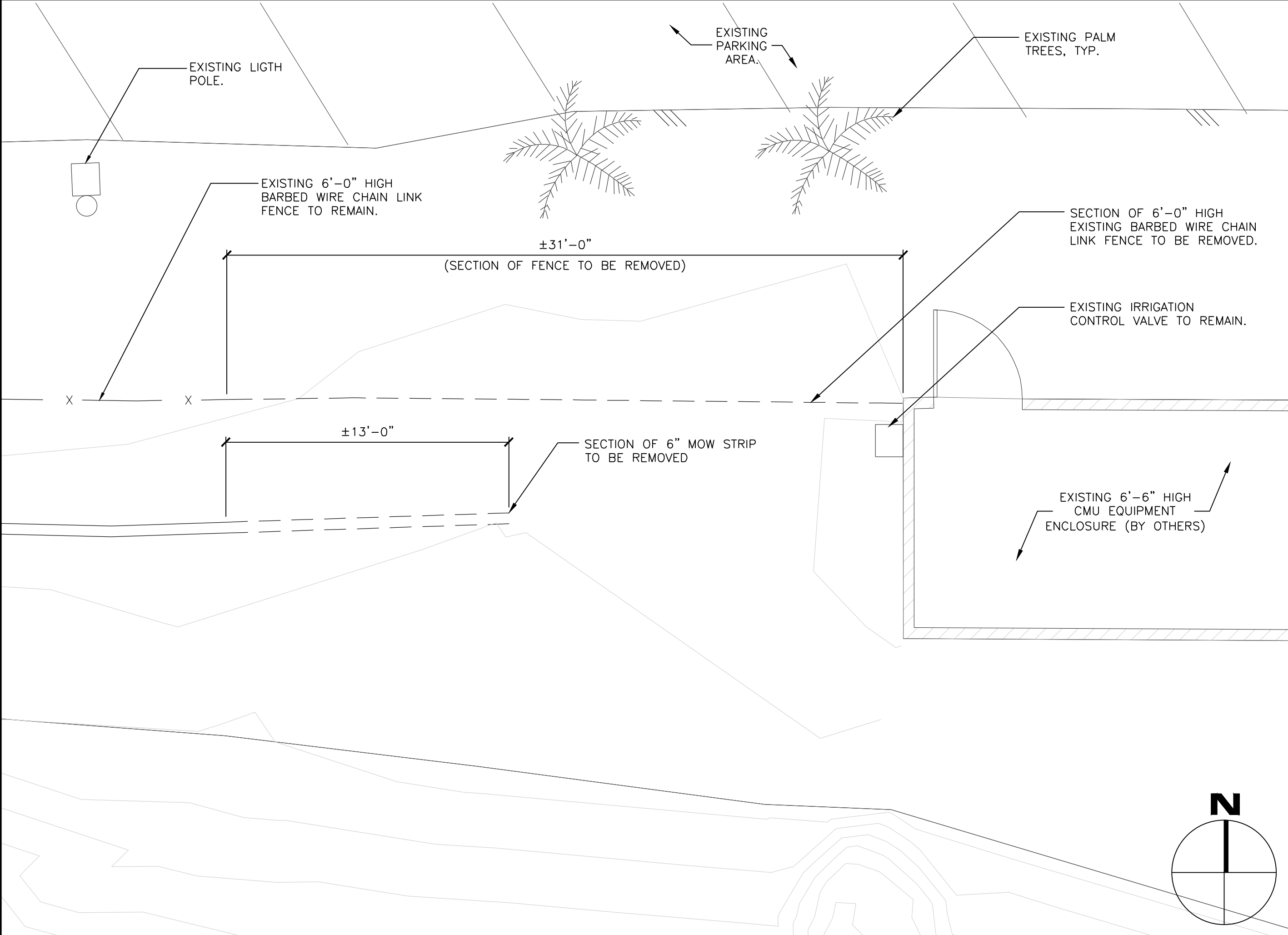
ENLARGED SITE PLAN

SHEET NUMBER:

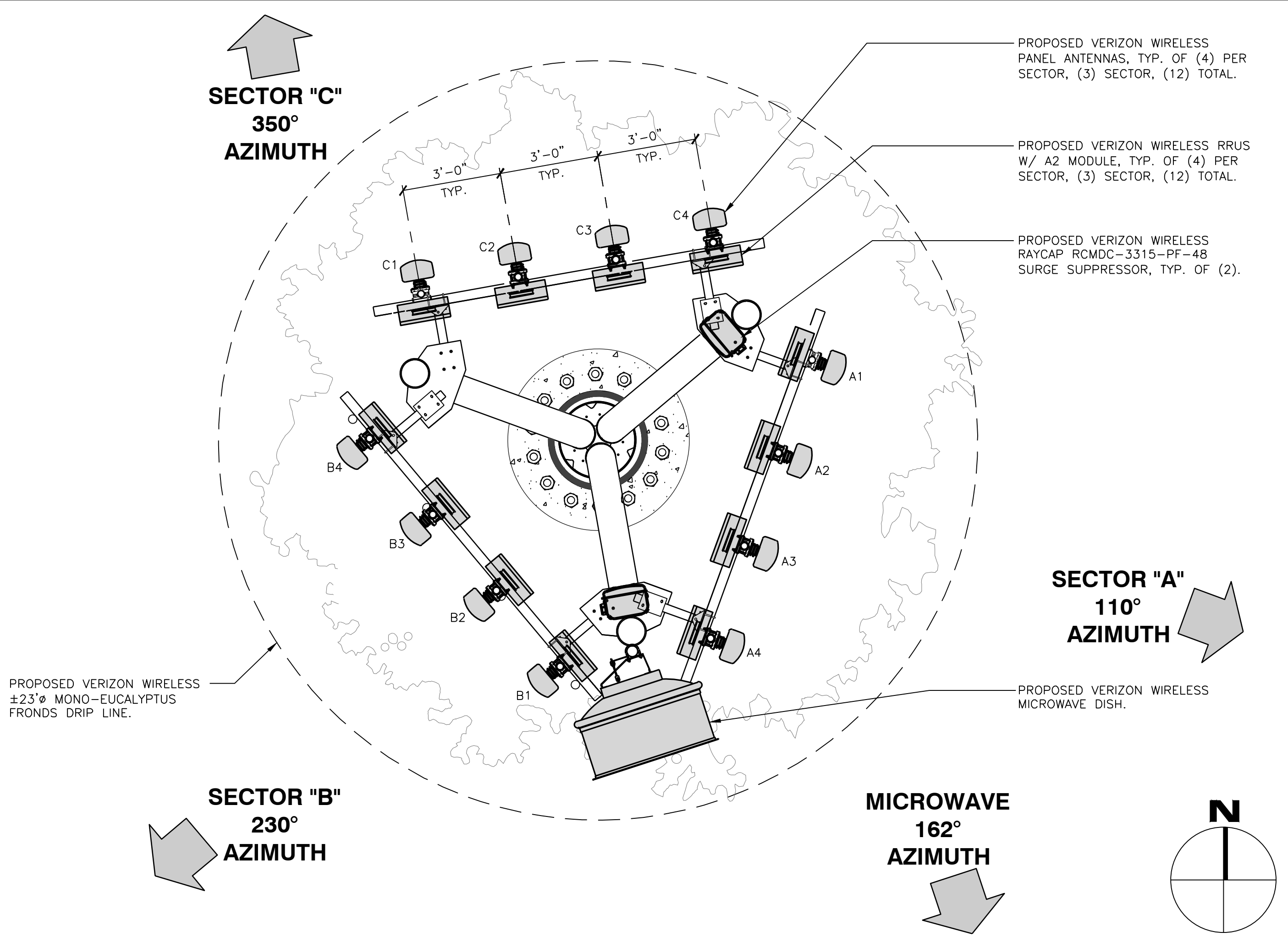
A-2

ENLARGED SITE PLAN

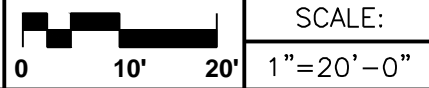




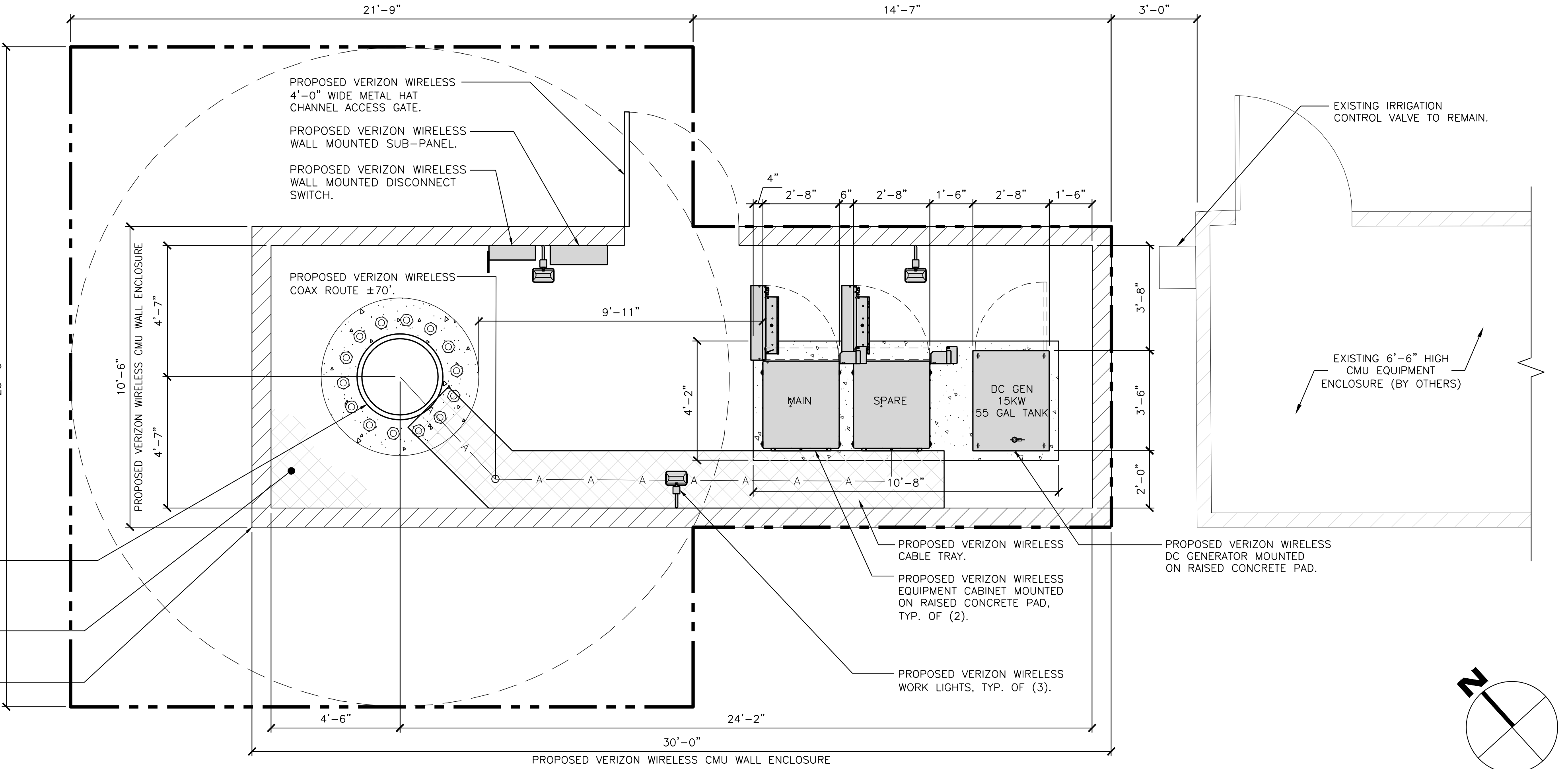
EXISTING PLAN



PROPOSED ANTENNA LAYOUT PLAN



ANTENNA SCHEDULE				
ANTENNA SECTOR	ANTENNA AZIMUTH	# OF ANTENNAS	COAX LENGTH	COAX JUMPER SIZE
A	110°	4	±70'	1/2"
B	230°	4	±70'	1/2"
C	350°	4	±70'	1/2"
NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING. FABRICATION OR INSTALLATION OF CABLES. CHECK RF DATA SHEET.				



PROPOSED EQUIPMENT LAYOUT PLAN





15505 SAND CANYON AVENUE
IRVINE, CA 92618

PLANS PREPARED BY:



27 ORCHARD LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

CLIENTS			
NO.	DATE:	DESCRIPTION:	BY:
1	09/15/14	90% ZONING	EC
2	12/05/14	100% ZONING	EC
3	12/30/14	CLIENT REVISIONS	EC
4	01/29/15	CLIENT REVISIONS	JY
5	05/22/15	REVISED 100% ZDs	JY
6	08/26/15	NEW MONOEUCALYPTUS	MM

SITE INFORMATION:

RCC

4495 MAGNOLIA AVE
RIVERSIDE, CA 92501

SEAL:

SHEET TITLE:

EXISTING PLAN,
PROPOSED EQUIPMENT
AND ANTENNA LAYOUT
PLANS

SHEET NUMBER:

A-3



15505 SAND CANYON AVENUE
IRVINE, CA 92618

PLANS PREPARED BY:



CLIENTS

NO.	DATE:	DESCRIPTION:	BY:
1	09/15/14	90% ZONING	EC
2	12/05/14	100% ZONING	EC
3	12/30/14	CLIENT REVISIONS	EC
4	01/29/15	CLIENT REVISIONS	JY
5	05/22/15	REVISED 100% ZDs	JY
6	08/26/15	NEW MONOEUCALYPTUS	MM

SITE INFORMATION:

RCC

4495 MAGNOLIA AVE
RIVERSIDE, CA 92501

SEAL:

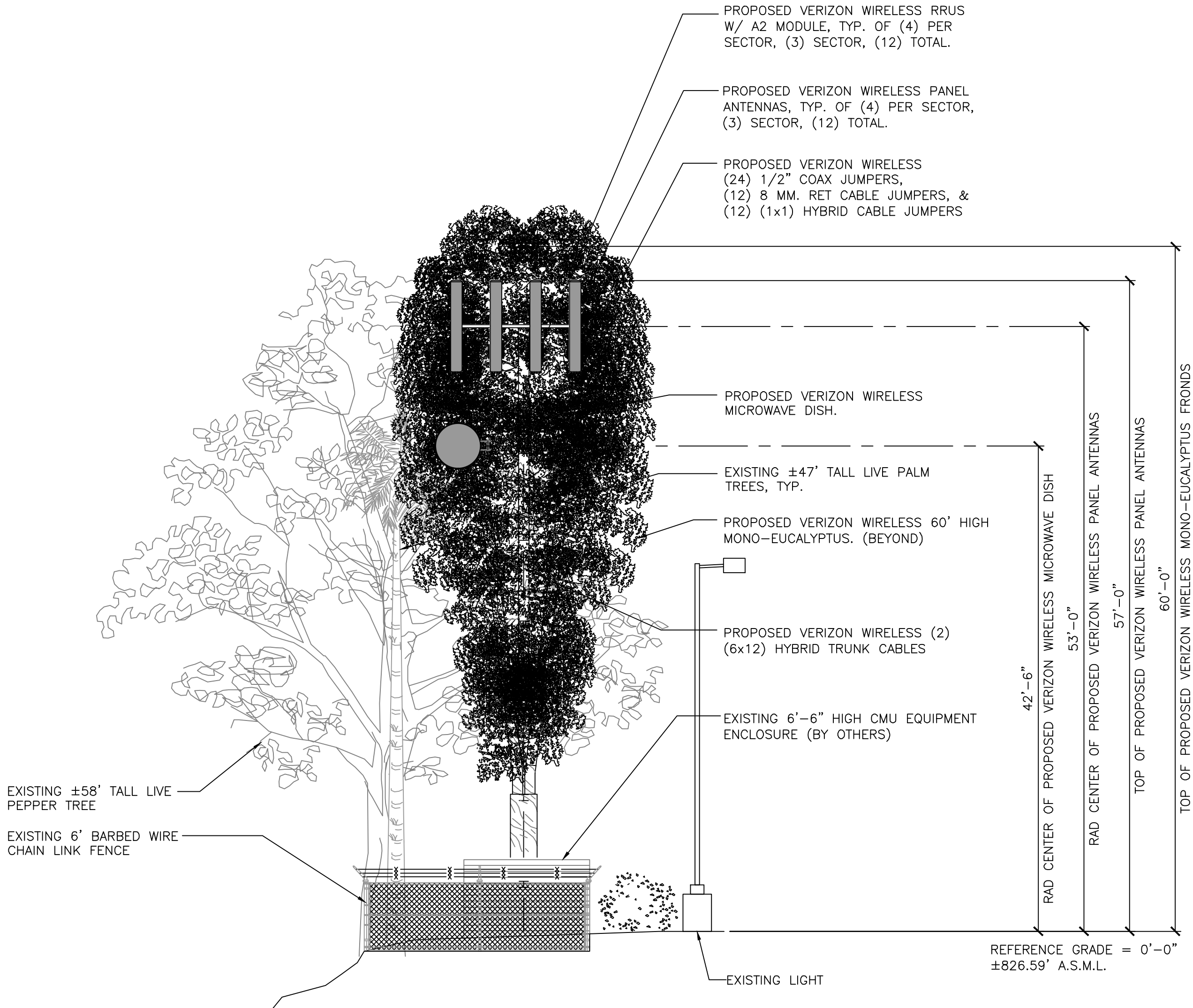
SHEET TITLE:

ARCHITECTURAL
ELEVATIONS

SHEET NUMBER:

A-4

NOTE:
EXISTING MONOPALM (BY OTHERS) &
EXISTING ±64' TALL LIVE TREE
NOT SHOW FOR CLARITY



PROPOSED SOUTHEAST ELEVATION

EXHIBIT 6 - P15-0131, Project Plans



SCALE:
1/8"=1'-0"

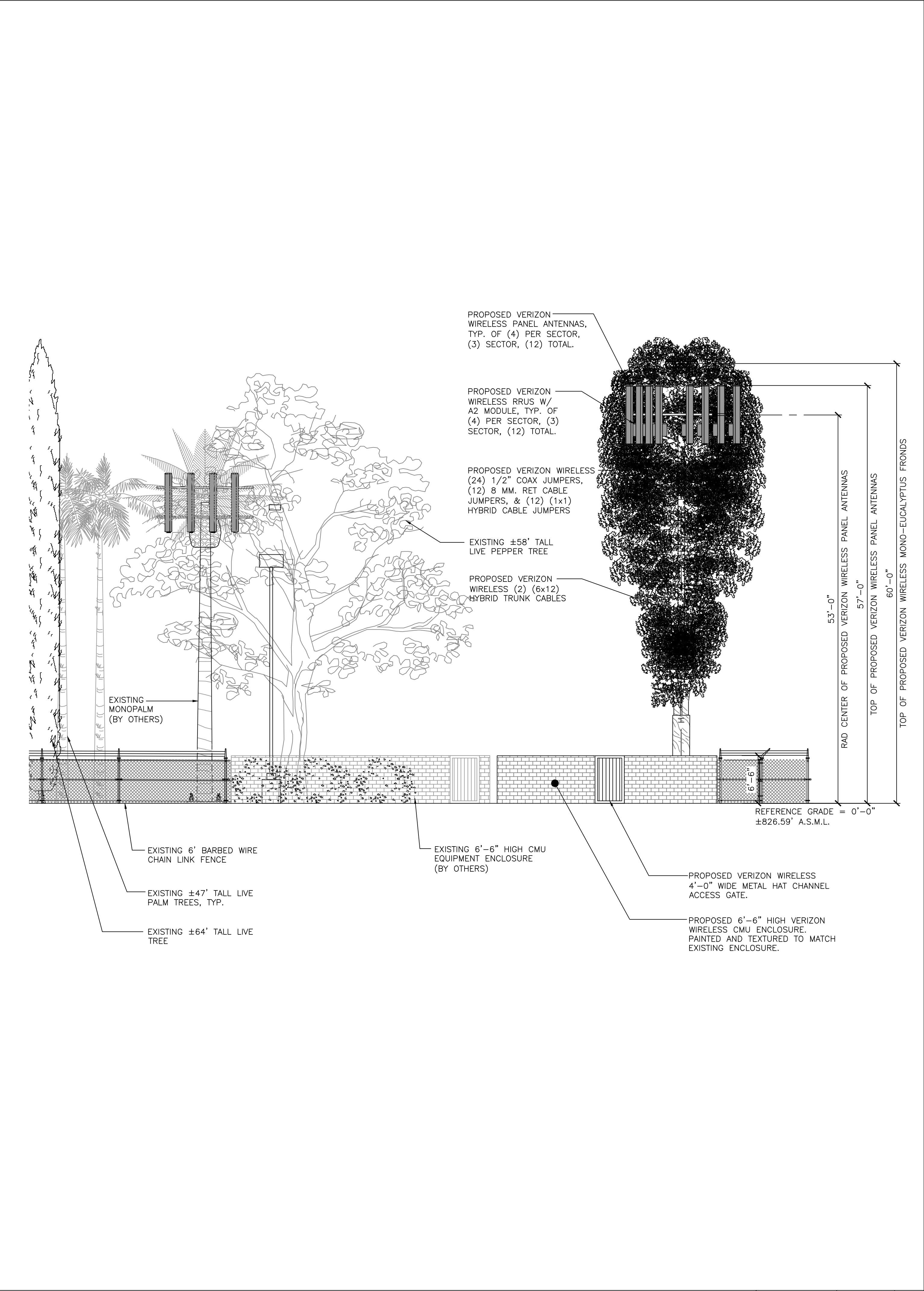
1

PROPOSED SOUTHEAST ELEVATION



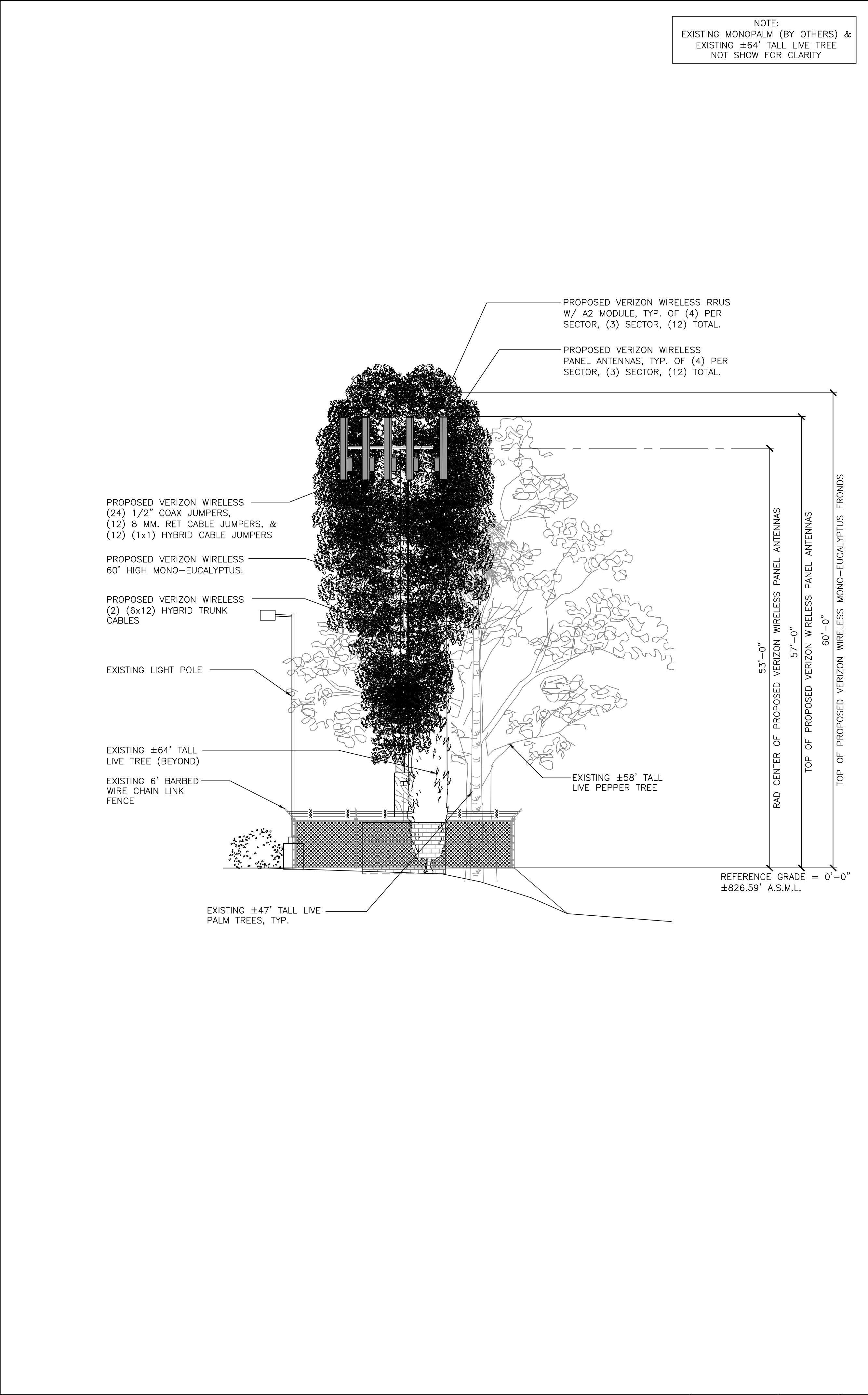
SCALE:
1/8"=1'-0"

2



PROPOSED NORTHEAST ELEVATION

EXHIBIT 6 - P15-0131, Project Plans



PROPOSED NORTHWEST ELEVATION

15505 SAND CANYON AVENUE
IRVINE, CA 92618

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9990 | FAX: (949) 716-9997

CLIENTS

NO.	DATE:	DESCRIPTION:	BY:
1	09/15/14	90% ZONING	EC
2	12/05/14	100% ZONING	EC
3	12/30/14	CLIENT REVISIONS	EC
4	01/29/15	CLIENT REVISIONS	JY
5	05/22/15	REVISED 100% ZDs	JY
6	08/26/15	NEW MONOEUCALYPTUS	MM

SITE INFORMATION:

RCC

4495 MAGNOLIA AVE
RIVERSIDE, CA 92501

SEAL:

SHEET TITLE:

**ARCHITECTURAL
ELEVATIONS**

SHEET NUMBER:

A-5

RCC

4495 MAGNOLIA AVE. - RIVERSIDE, CA 92501

LOCATION



EXISTING



PROPOSED



Verizon Wireless
2785 Mitchell Drive Bldg #9
Walnut Creek, CA 94598



Cortel, Inc.
14621 Arroyo Hondo
San Diego, CA 92127

SOUTHEAST LOOKING NORTHWEST

SHEET CONTENT:

PHOTOSIMULATION
VIEW SOUTHEAST ELEVATION
LOOKING NORTHWEST

Sheet No.

1

ATTACHMENT 2

RCC

4495 MAGNOLIA AVE. - RIVERSIDE, CA 92501

LOCATION



EXISTING



PROPOSED



Verizon Wireless
2785 Mitchell Drive Bldg #9
Walnut Creek, CA 94598



Cortel, Inc.
14621 Arroyo Hondo
San Diego, CA 92127

NORTHWEST LOOKING SOUTHEAST

SHEET CONTENT:

PHOTOSIMULATION
VIEW NORTHWEST ELEVATION
LOOKING SOUTHEAST

Sheet No.

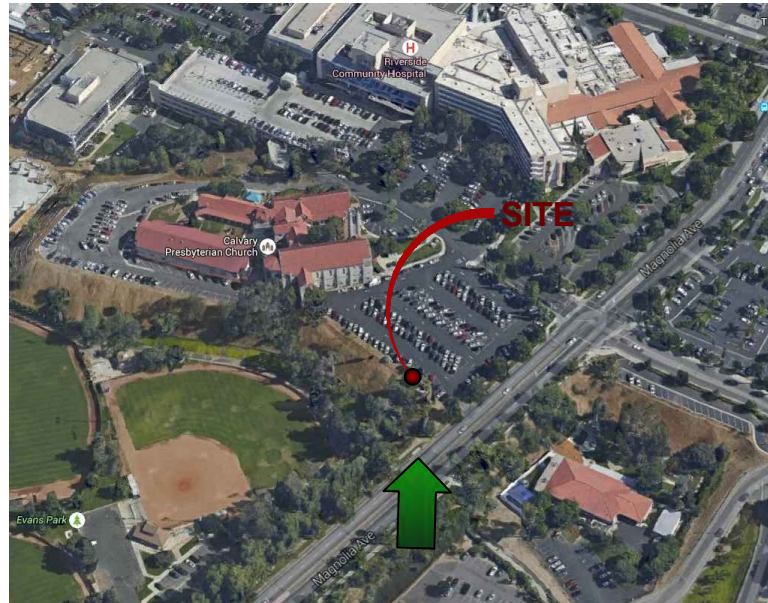
2

ATTACHMENT 2

RCC

4495 MAGNOLIA AVE. - RIVERSIDE, CA 92501

LOCATION



EXISTING



PROPOSED



Verizon Wireless
2785 Mitchell Drive Bldg #9
Walnut Creek, CA 94598



Cortel, Inc.
14621 Arroyo Hondo
San Diego, CA 92127

SOUTH LOOKING NORTH

SHEET CONTENT:

PHOTOSIMULATION
VIEW SOUTH ELEVATION LOOKING
NORTH

Sheet No.

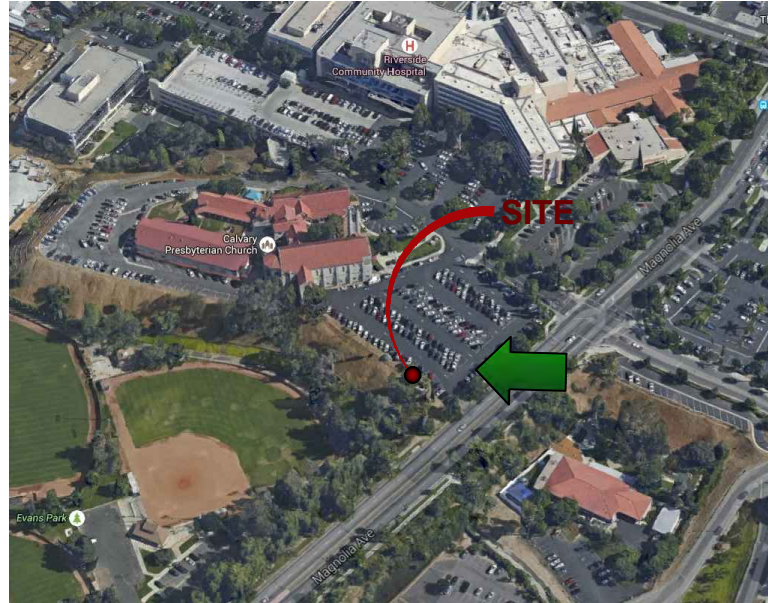
3

ATTACHMENT 2

RCC

4495 MAGNOLIA AVE. - RIVERSIDE, CA 92501

LOCATION



EXISTING



PROPOSED



Verizon Wireless
2785 Mitchell Drive Bldg #9
Walnut Creek, CA 94598



Cortel, Inc.
14621 Arroyo Hondo
San Diego, CA 92127

EAST LOOKING WEST

SHEET CONTENT:

PHOTOSIMULATION
VIEW EAST ELEVATION LOOKING
WEST

Sheet No.

4

ATTACHMENT 2