



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.: 8

PROPOSED PROJECT

<i>Case Numbers</i>	P15-0150 (Conditional Use Permit)		
<i>Request</i>	To consider a Conditional Use Permit to construct a 45-foot high wireless telecommunications facility camouflaged as a monopine, on an approximately 1.4 acres site that is currently developed with industrial offices.		
<i>Applicant</i>	Maree Hoeger, Core Development Services, on behalf of Verizon Wireless		
<i>Project Location</i>	6600 Jurupa Avenue		
<i>APN</i>	189-072-001 and 189-072-002		
<i>Project area</i>	1.4 acres		
<i>Ward</i>	3		
<i>Neighborhood</i>	Airport		
<i>Specific Plan</i>	None		
<i>General Plan Designation</i>	B/OP—Business Office Park		
<i>Zoning Designation</i>	BMP- Business and Manufacturing Park		
<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 P15-0150 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 1.4 acre site is located on the southerly corner of the intersection of Jurupa Avenue and Jasmine Street. Access to the site can be taken from Jurupa 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 45-foot high wireless telecommunications facility camouflaged as a pine tree and related equipment enclosure, within an enclosure. The proposed lease area is situated towards the westerly portion of the property, approximately 146 feet from Jurupa Avenue. The facility, including all related ground mounted equipment, will be located on-site at grade level.

The monopine as proposed 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, 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 monopine will consist of a faux bark finish to resemble the texture and color of a pine 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 430 square-foot equipment enclosure. The enclosure is proposed to accommodate new radio equipment cabinets as well as supporting cables and utilities behind a decorative 8-foot high masonry wall. A metal gate is proposed along the northerly 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 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Specific Plan</i> The subject site is not within a Specific Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Zoning Code Land Use Consistency (Title 19)</i> 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.	<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 (BMP- Business Manufacturing Park) 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

- 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 45 foot high monopine and enclosure area are generally situated towards the southwesterly portion of the property approximately 146 feet from Jurupa Avenue. Photosimulations, provided by the applicant, demonstrate the visibility of the proposed 45 foot telecommunications facility in the context of the surrounding area (Exhibit 3).

- o *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 1,471 feet from the proposed facility, to the east. 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.

- 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, as the maximum height permitted in the BMP zone is 45 feet, which is the ultimate height proposed by the applicant for their monopine wireless telecommunication facility.

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 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:
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: P15-0150 (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: **P15-0150** (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 25-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 45-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 45 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.

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. Four afghan pine trees, 24-inch box, shall be placed, per approved plans, two (2) along La Jackson Street and two (2) inside the parking lot planter;
- iv. Vines shall be added to all sides of the decorative masonry equipment enclosure; and
- v. 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 - P15-0150, Aerial Photograph

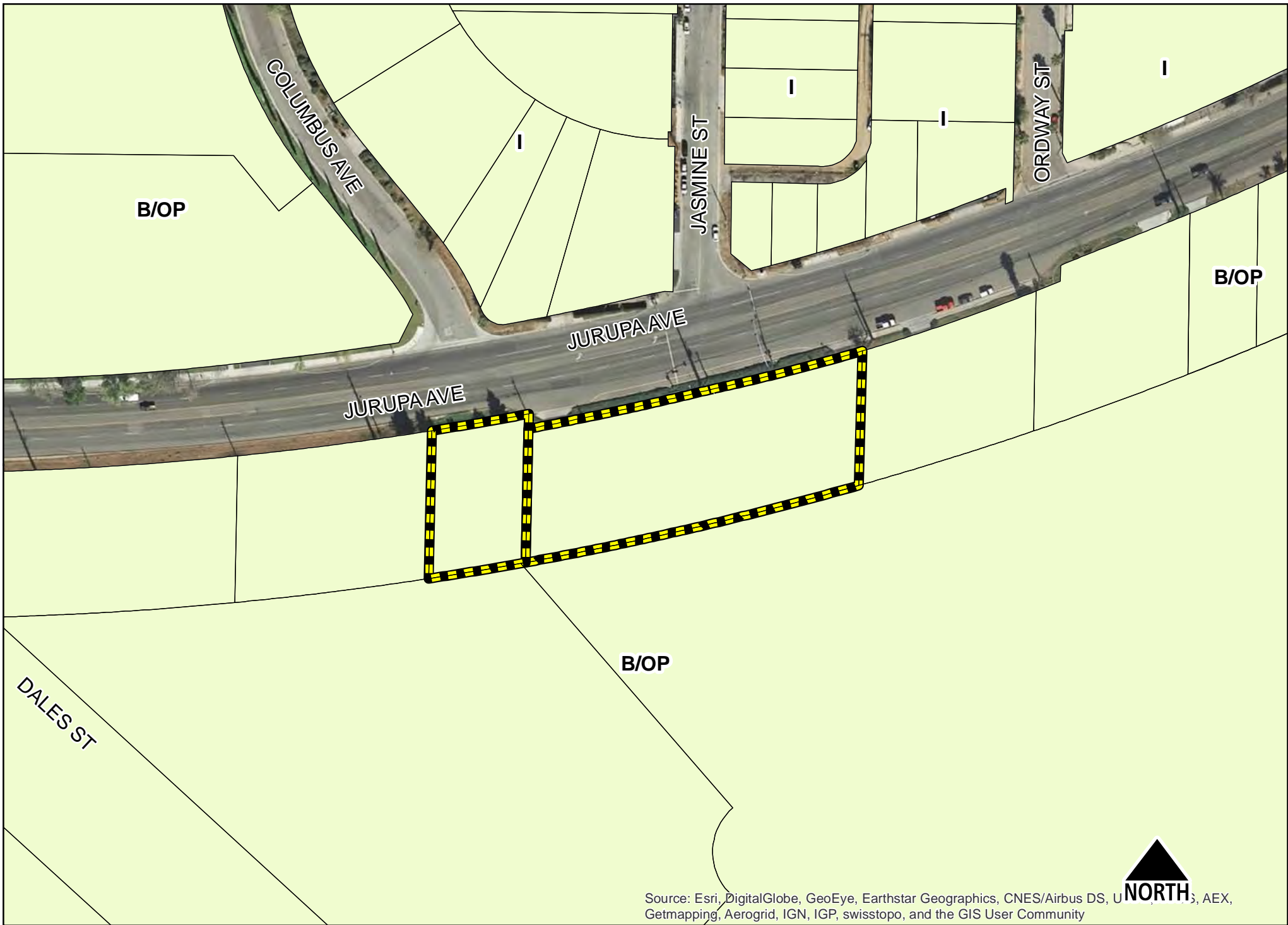


Exhibit 4 - P15-0150, General Plan Map

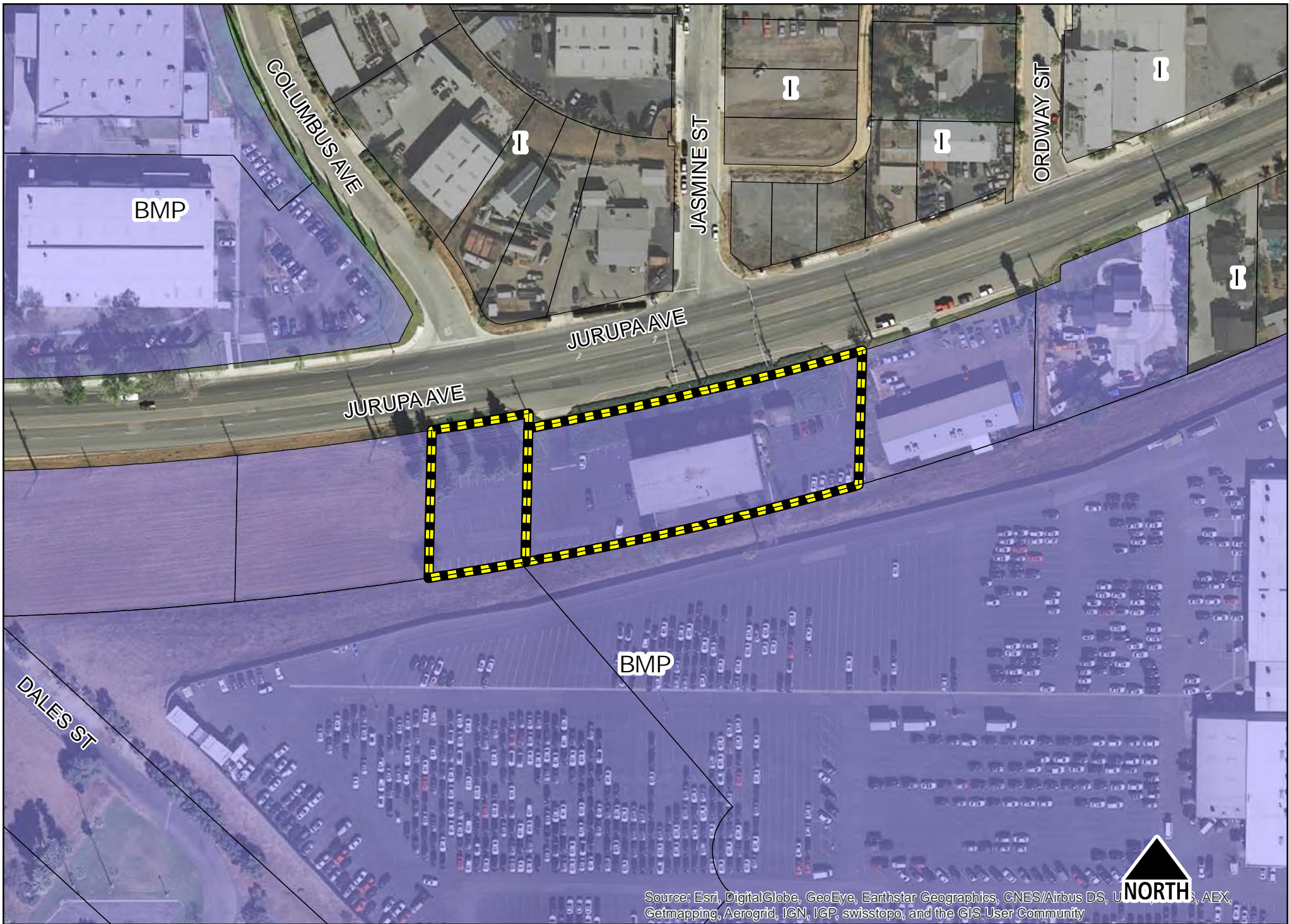
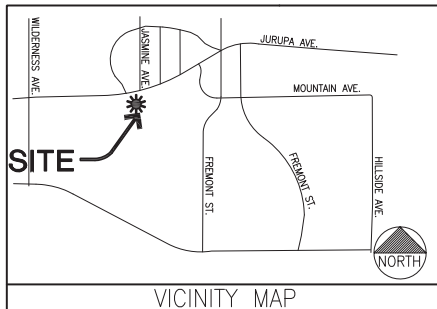
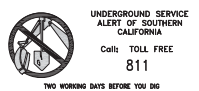


Exhibit 5 - P15-0150, Zoning Map

REPUBLIC
6600 JURUPA AVE.
RIVERSIDE, CA 92504



- START OUT FROM VERIZON WIRELESS OFFICES IN IRVINE:
- HEAD SOUTHEAST ON WATERWORKS WAY TOWARD SAND CANYON AVE.
- TURN LEFT ONTO SAND CANYON AVE.
- TURN LEFT ONTO THE I-5 N RAMP
- TAKE THE CALIFORNIA 55 N EXIT
- TAKE THE KATELLA AVE EXIT
- TURN LEFT ONTO F. KATELLA AVE
- MAKE A U-TURN
- MERGE ONTO CA-55 N VIA THE RAMP TO RIVERSIDE
- MERGE ONTO CA-91 E
- TAKE THE EXIT TOWARD VAN BUREN BLVD/ARLINGTON
- TURN LEFT ONTO INDIANA AVE
- TAKE THE 1ST LEFT ONTO VAN BUREN BOULEVARD
- TURN RIGHT ONTO JURUPA AVE

DRIVING DIRECTIONS

PROPERTY OWNER:
DUMAN, LLC
6600 JURUPA AVENUE
RIVERSIDE, CA 92504
CONTACT: CANKAT DUMAN
PHONE: 760.981.2807

APPLICANT:
VERIZON WIRELESS
15505 SAND CANYON AVENUE
BLDG. D, FIRST FLOOR
IRVINE, CA 92618
CONTACT: SITE DEVELOPMENT
PHONE: 949.286.7000

APPLICANT REPRESENTATIVE:

CORE DEVELOPMENT SERVICES
2749 SATURN STREET
BREA, CA 92821
CONTACT: JEWELS JIN - LM
PHONE: 714.986.6275
CONTACT: TIFFANY CHEN - ZM
PHONE: 714.319.7837

PROPERTY INFORMATION:

JURISDICTION:
CURRENT ZONING:
A.P.N.:
CONSTRUCTION TYPE:
BUILDING OCCUPANCY:
PROPOSED LEASE AREA:
LEGAL DESCRIPTION:

CITY OF RIVERSIDE
BMP (BUSINESS AND MANUFACTURING PARK)
189-072-001 AND 189-072-002
V-N
U (UNMANNED TELECOMMUNICATION FACILITY)
430.22 SQ FT.
REFER TO SURVEY ON C-1

PROJECT INFORMATION

ARCHITECT:

CORE DEVELOPMENT SERVICES
2749 SATURN STREET
BREA, CA 92821
CONTACT: ANDREW PEREZ
PHONE: 714.729.8404

CONSULTING TEAM

VERIZON WIRELESS IS SUBMITTING AN APPLICATION FOR ZONING APPROVALS AND OTHER RELATED MATTERS FOR THE INSTALLATION OF TWELVE (12) PANEL ANTENNAS, ONE (1) MICROWAVE DISH, TWO (2) FIBER DEGRADATION BOXES, TWELVE (12) RRU UNITS W/A2 modules MOUNTED TO (P) 45"-0" HIGH MONOPINE. VERIZON WIRELESS WILL ALSO INSTALL THREE (3) EQUIPMENT CABINETS, TWO BATTERY CABINETS AND ONE (1) STAND-BY GENERATOR WITHIN A PROPOSED 8'-0" CMU WALL ENCLOSURE. TWO (2) GPS ANTENNAS SHALL BE MOUNTED TO THE PROPOSED EQUIPMENT CABINETS.

PROJECT DESCRIPTION

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

- 2013 CALIF. ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2013 CALIFORNIA BUILDING CODES
- 2013 CALIFORNIA ELECTRICAL CODES
- 2013 CALIFORNIA MECHANICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- 2013 CALIFORNIA FIRE CODES
- 2013 CALIFORNIA ENERGY CODES
- TIA-222-G STANDARD
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES

CODE COMPLIANCE

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

CONTRACTOR NOTES

[illegible]

REV	DATE/BY	DESCRIPTION
0	07/17/14 RD	ISSUED FOR 90% ZONING
1	07/31/14 RD	ISSUED FOR 100% ZONING

ENGINEER / CONSULTANT

SITE BUILDER



A&E DEVELOPMENT



A&E SERVICES

2749 Saturn Street
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

SITE DEVELOPMENT



03440, 03441, 03442

2749 Saturn Street
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

SITE INFORMATION

REPUBLIC

SITE ADDRESS:

6600 JURUPA AVE.
RIVERSIDE, CA 92504

RIVERSIDE COUNTY

SHEET TITLE

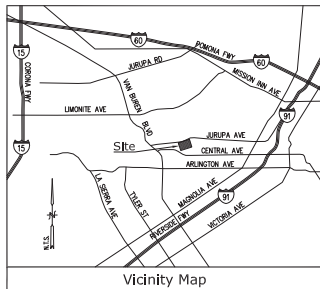
TITLE SHEET

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
AH	APP	07.09.2014

SHEET NUMBER

T-1



Title Report

PREPARED BY COMMONWEALTH LAND TITLE COMPANY
ORDER NO. 08022308
DATED: APRIL 24, 2014.

Legal Description

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 8 THROUGH 10, INCLUSIVE IN BLOCK 32 OF TRACT NO. 5 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 7 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPT THE NORTHERLY 15.00 FEET OF SAID LOT 4 THROUGH 10 INCLUSIVE, PARCEL 2.

LOTS 11 AND 12 IN BLOCK 32 OF TRACT NO. 5 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 7 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Assessor's Parcel No.
189-072-001 & 189-072-002

Easements

- AN EASEMENT FOR POLLUTIONS AND INDUSTRIAL PURPOSES, RECORDED MAY 26, 1917 IN BOOK 465, PAGE 41, OFFICIAL RECORDS (THE LOCATION AND EXTENSION CANNOT BE DETERMINED FROM RECORDS)
- AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT AND REMOVAL OF ELECTRIC LINES AND CABLES, INCLUDING SUCH ADDITIONAL LINES AS SAID GRANTED MAY FROM TIME TO TIME IN THE FUTURE REQUIRE, UPON AND BY MEANS OF ONE LINE OF POLE, WITH SUPPORTING STRUCTURES, CROSSINGS, WHEELS, INSULATORS, FITTINGS AND APPURTENANCES FOR THE TRANSMISSION OF ELECTRIC ENERGY PURPOSES, RECORDED IN BOOK 3220, PAGE 425 OF S.R. (PLATTED HEREON)
- THE EFFECT OF A CONVEYANCE OF THE PROPERTY, RECORDED MAY 08, 2007, AS INSTRUMENT NO. 2007-030557, OFFICIAL RECORDS (PLATTED HEREON)

Access Easement/Lease Area
TO BE DETERMINED

Basis of Bearings

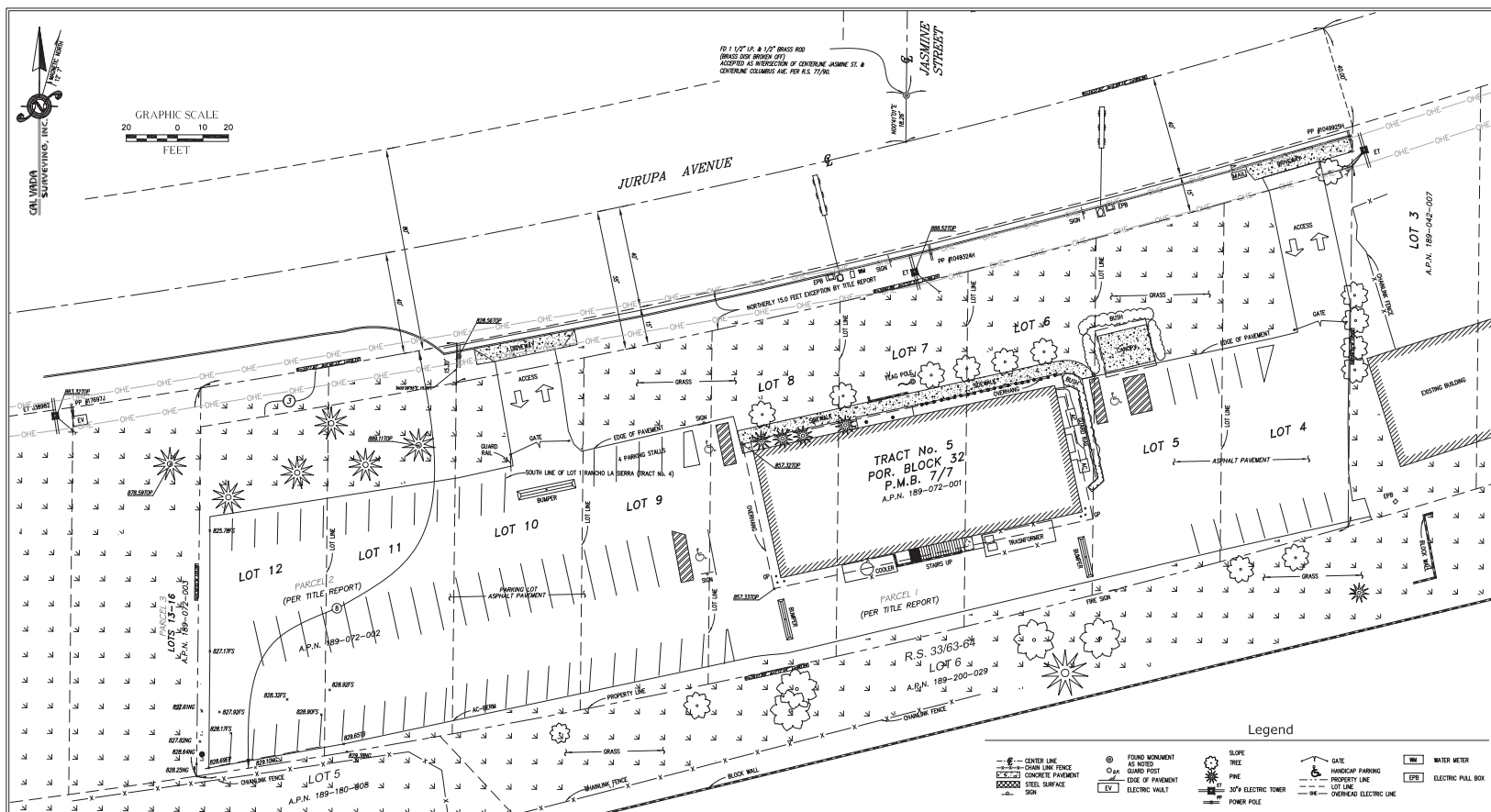
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 6.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. "MAY", ELEVATION = 852.2 FEET (NAVD 83).

Date of Survey

MAY 6, 2014.



REV	DATE/BY	DESCRIPTION
	05/19/14 HN	SUBMITAL

ENGINEER / CONSULTANT

CAL VADA
SURVEYING, INC.
411 Janda Ct., Suite 205, Corona, CA 92683
Phone: 951-265-8800 Fax: 951-265-8746
Toll Free: 800-CAL VADA www.calvada.com
JCR N.D. 14403

SITE BUILDER



15505 SAND CANYON AVENUE
BLDG. D, FIRST FLOOR
IRVINE, CALIFORNIA 92618
949.286.7000

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core

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Brea, California 92821
(714) 726-6444 (714) 333-4441 fax
www.core.us.com

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www.core.us.com

SITE INFORMATION

REPUBLIC

SITE ADDRESS:

6600 JURUPA AVENUE
RIVERSIDE, CA 92504.

RIVERSIDE COUNTY

SHEET TITLE

**TOPOGRAPHIC
SURVEY**

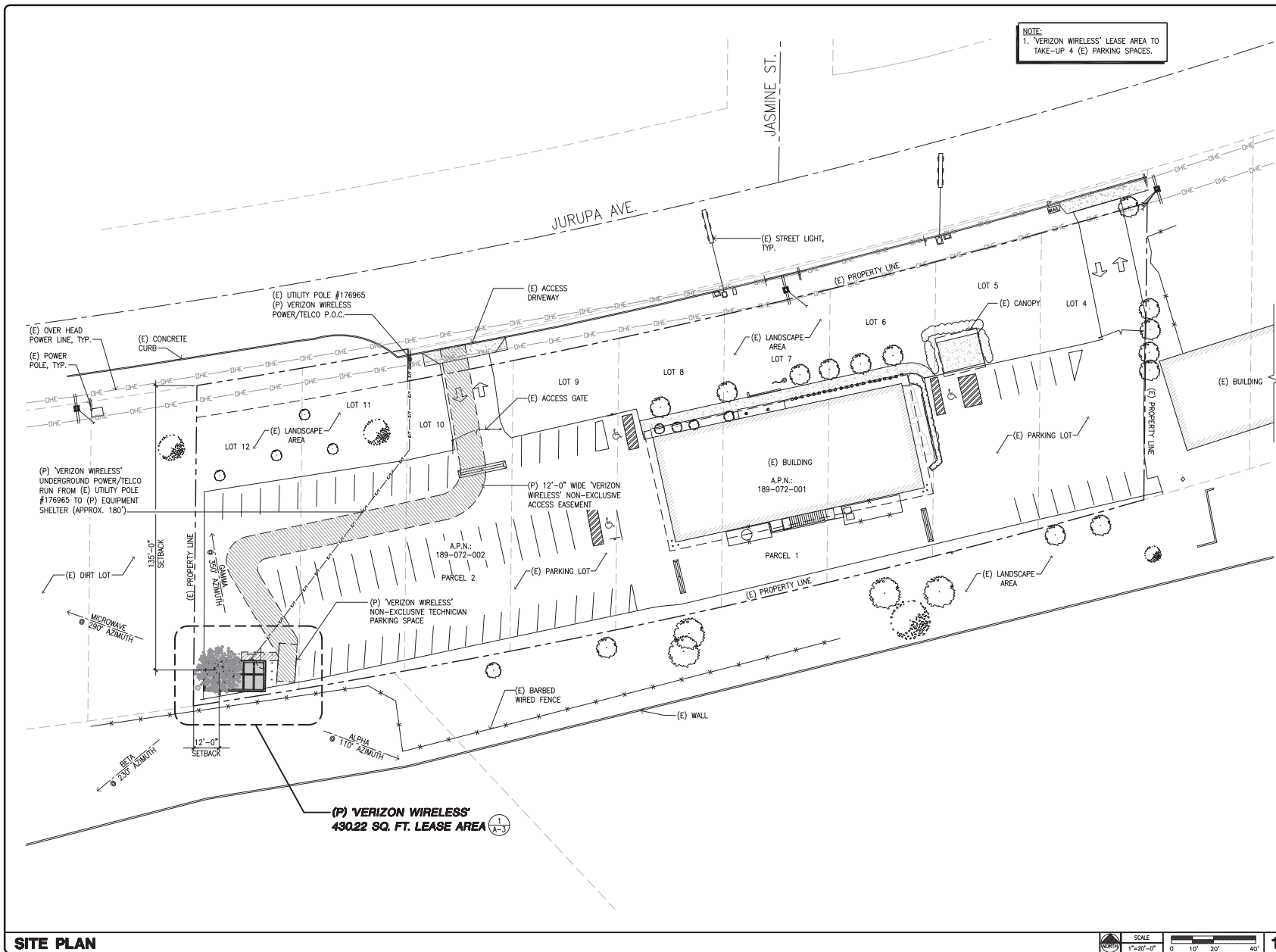
DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
HN	RG	05/19/14

SHEET NUMBER

C-1

SHEET 1 OF 1



REV	DATE/BY	DESCRIPTION
0	07/17/14 RD	ISSUED FOR 90% ZONING
1	07/31/14 RD	ISSUED FOR 100% ZONING

ENGINEER / CONSULTANT

SITE BUILDER

verizon wireless
15505 SAND CANYON AVENUE
BLDG. D, FIRST FLR.
IRVINE, CALIFORNIA 92618
949.286.7000

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SITE INFORMATION

REPUBLIC

SITE ADDRESS:
6600 JURUPA AVE.
RIVERSIDE, CA 92504
RIVERSIDE COUNTY

SHEET TITLE

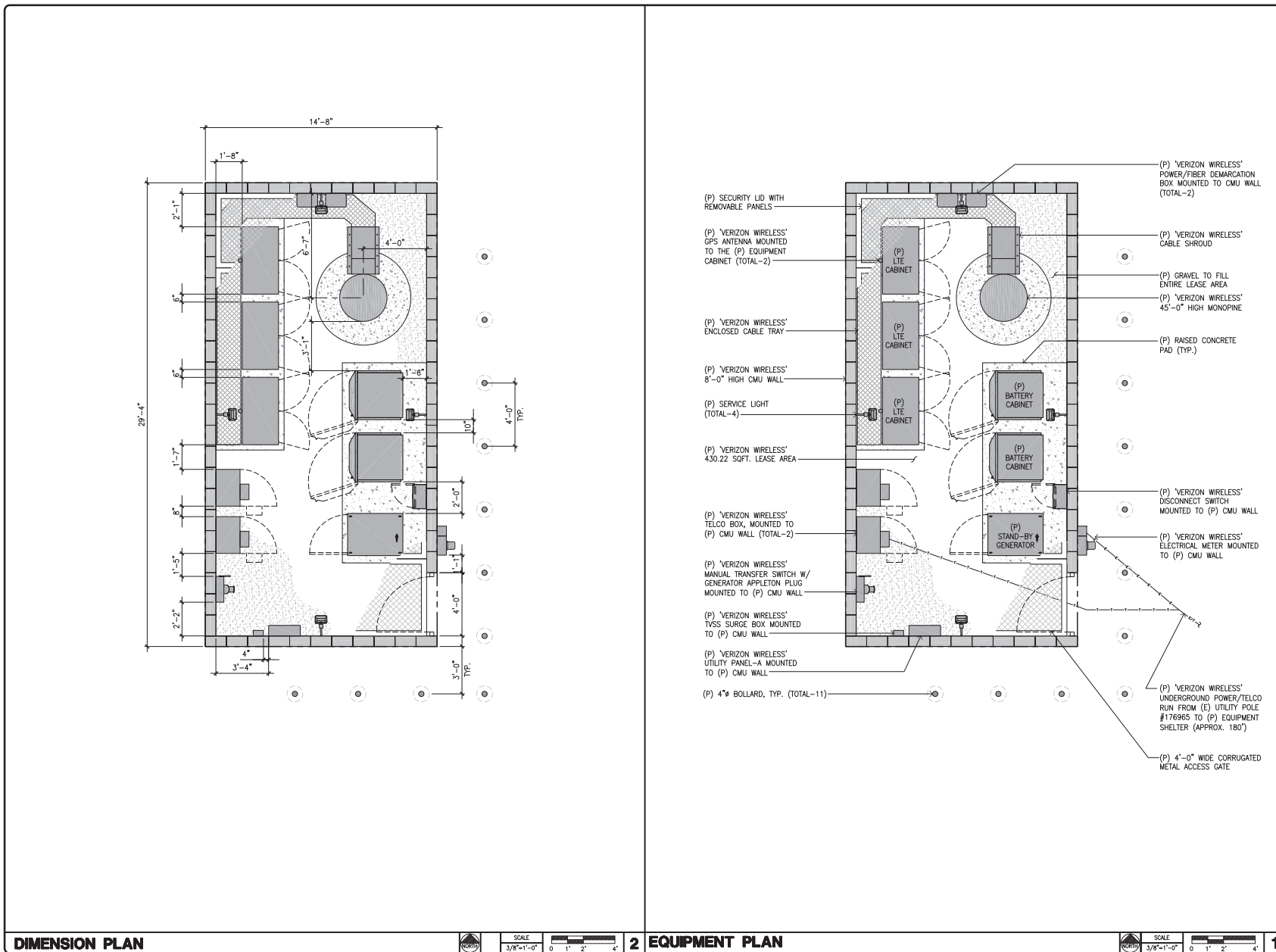
SITE PLAN

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
AH	APP	07.09.2014

SHEET NUMBER

A-1



REV	DATE/BY	DESCRIPTION
0	07/17/14 RD	ISSUED FOR 90% ZONING
1	07/31/14 RD	ISSUED FOR 100% ZONING

ENGINEER / CONSULTANT

SITE BUILDER

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SITE INFORMATION

SITE NAME:
REPUBLIC

SITE ADDRESS:
6600 JURUPA AVE.
RIVERSIDE, CA 92504
RIVERSIDE COUNTY

SHEET TITLE

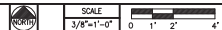
**EQUIPMENT PLAN AND
DIMMENSION PLAN**

DRAWING INFORMATION			
DRAWN BY	CHECKED BY	ISSUE DATE	
AH	APP	07.09.2014	

SHEET NUMBER

A-3

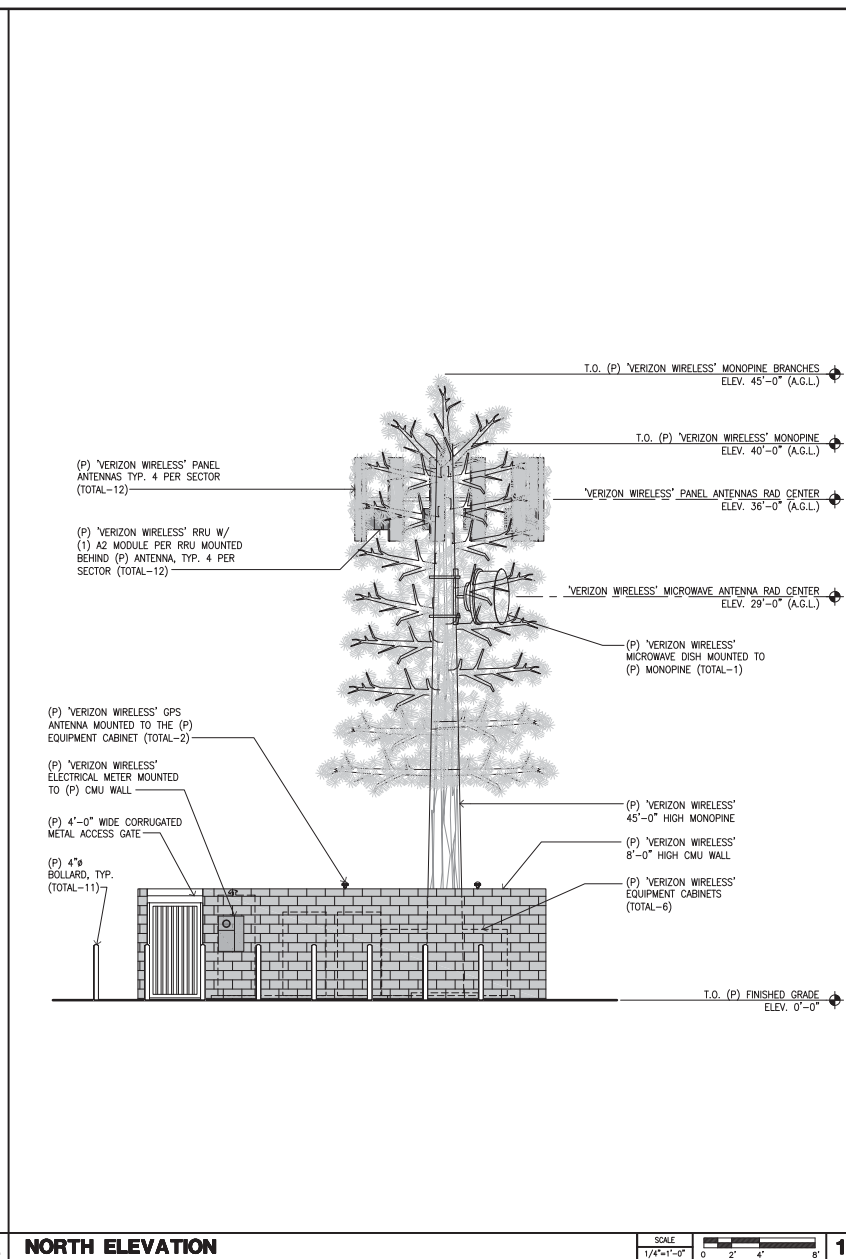
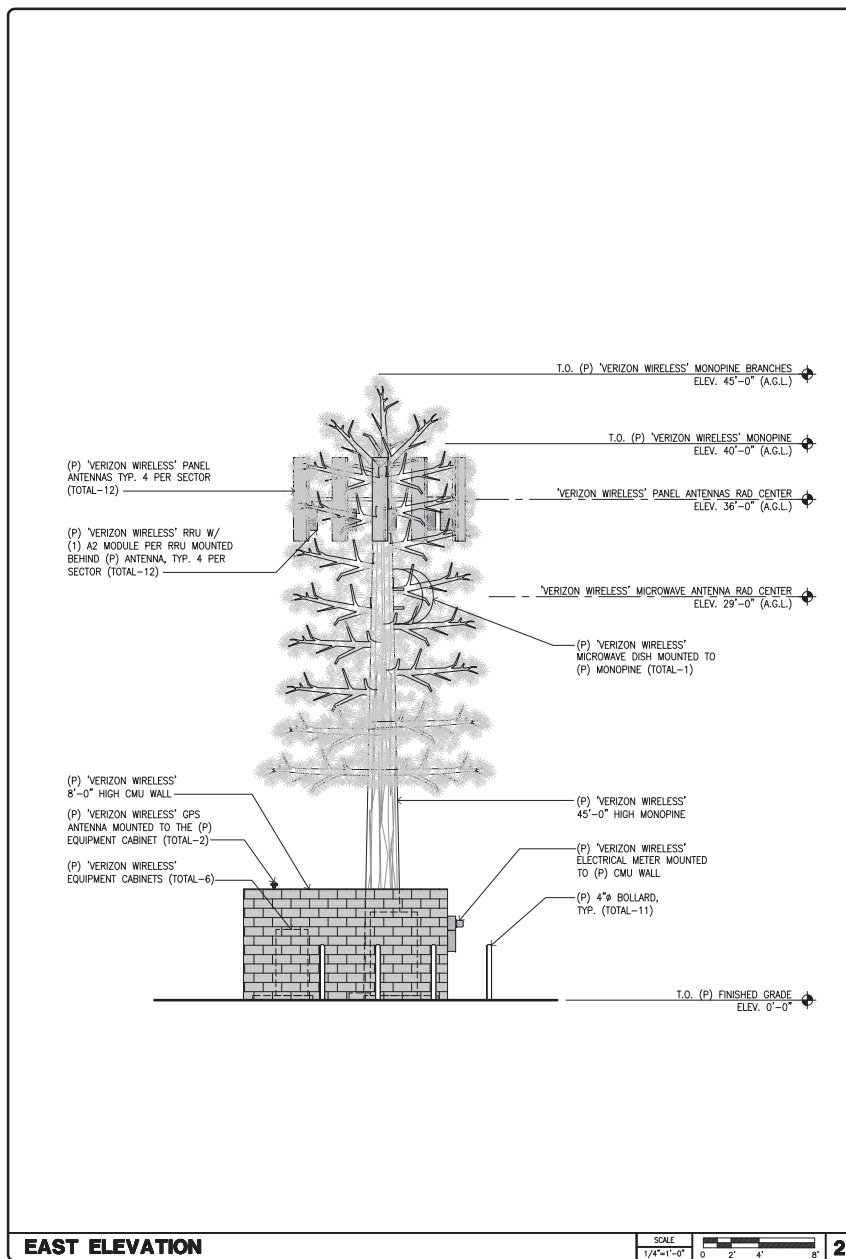
DIMENSION PLAN



2 EQUIPMENT PLAN



1



REV	DATE/BY	DESCRIPTION
0	07/17/14 RS	ISSUED FOR 90% ZONING
1	07/31/14 RS	ISSUED FOR 100% ZONING

ENGINEER / CONSULTANT

SITE BUILDER

verizon wireless

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A&E DEVELOPMENT

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SITE DEVELOPMENT

core

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SITE INFORMATION

REPUBLIC

SITE ADDRESS:
6600 JURUPA AVE.
RIVERSIDE, CA 92504
RIVERSIDE COUNTY

SHEET TITLE

ELEVATIONS

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
AH	APP	07.09.2014

SHEET NUMBER

A-4



VZW Republic

6600 Jurupa Avenue Riverside, CA 92504



View 1



Accuracy of photo simulation based upon information provided by project applicant.

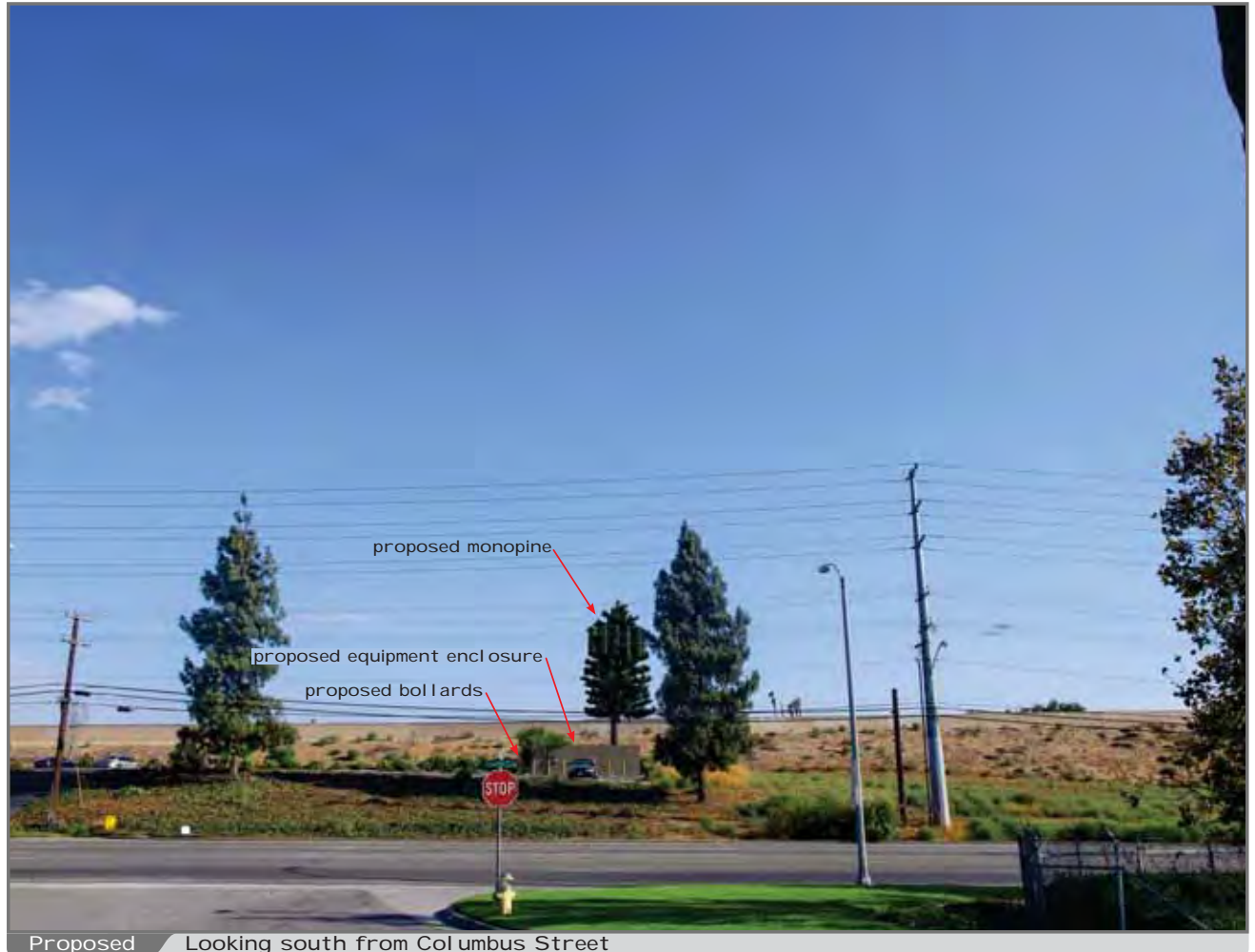


VZW Republic

6600 Jurupa Avenue Riverside, CA 92504



View 2



Accuracy of photo simulation based upon information provided by project applicant.



VZW Republic

6600 Jurupa Avenue Riverside, CA 92504



View 3



Location

©2014 Google Maps



Existing



Proposed

Looking southwest from Jurupa Avenue

Accuracy of photo simulation based upon information provided by project applicant.