

Agenda

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION

REGULAR MEETING OF

May 6, 2015

7:00 p.m.

CITY COUNCIL CHAMBERS

25541 BARTON ROAD, LOMA LINDA, CA 92354

- A. **CALL TO ORDER** - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.
- B. **ROLL CALL**
- C. **PLEDGE OF ALLEGIANCE**
- D. **ITEMS TO BE DELETED OR ADDED**
- E. **ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.
- F. **NEW BUSINESS**
- G. **PUBLIC HEARINGS (THREE MINUTES IS ALLOTTED FOR EACH SPEAKER PER PUBLIC HEARING ITEM)**
 - 1. **CONDITIONAL USE PERMIT (CUP) NO. 15-016 AND VARIANCE NO. 15-017 – A REQUEST TO CONSTRUCT A 57-FOOT WIRELESS TELECOMMUNICATION FACILITY (DESIGNED AS A FAUX WATER TANK) WITHIN HERITAGE PARK LOCATED AT 25964 MISSION ROAD IN THE R-1 ZONE. A VARIANCE REQUEST TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT IN THE R-1 ZONE** – A request to construct a new 57-foot cell tower designed as a faux water tower and associated ground equipment to be located at 25964 Mission Road (APN 0292-111-31). The site is known as Heritage Park and is presently developed with two locally historic homes (to be used as offices), and a non-operational historic locomotive. The project site is located in the Single Residence (R-1) Zone. The applicant is also seeking approval of a variance request to exceed the maximum height allowed in the R-1 zone.

RECOMMENDATION

The recommendation is for the Planning Commission to approve CUP No. 15-016 and Variance No. 15-017 based on the Findings, and subject to the Conditions of Approval.

2. **CONDITIONAL USE PERMIT (CUP) NO. 14-143 – 60-FOOT HIGH WIRELESS TELECOMMUNICATION FACILITY (MONOPINE) LOCATED AT 24740 REDLANDS BOULEVARD** – A request to construct a new 60-foot high wireless telecommunication facility (designed as a monopine) and associated ground equipment to be located at 24740 Redlands Boulevard (APN 0281-091-25). The lot is presently vacant with a gravel surface. The project site is located within the East Valley Corridor Specific Plan – General Commercial Zone.

RECOMMENDATION

The recommendation is for the Planning Commission to approve CUP No. 14-143 based on the Findings, and subject to the Conditions of Approval.

H. REPORTS BY THE PLANNING COMMISSIONERS

I. COMMUNITY DEVELOPMENT DIRECTOR REPORT

- J. ADJOURNMENT** - Reports and documents relating to each agenda item are on file in the Department of Community Development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MAY 6, 2015

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH
ASSISTANT CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT (CUP) NO. 15-016 AND VARIANCE NO. 15-017 – A REQUEST TO CONSTRUCT A 57-FOOT WIRELESS TELECOMMUNICATION FACILITY (DESIGNED AS A FAUX WATER TANK) WITHIN HERITAGE PARK LOCATED AT 25964 MISSION ROAD IN THE R-1 ZONE. A VARIANCE REQUEST TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT IN THE R-1 ZONE.

SUMMARY

A request to construct a new 57-foot cell tower, designed as a faux water tower and associated ground equipment to be located at 25964 Mission Road (APN 0292-111-31). The site is known as Heritage Park and is presently developed with two locally historic homes (to be used as offices), and a non-operational historic locomotive. The project site is located in the Single Residence (R-1) Zone. The applicant is also seeking approval of a variance request to exceed the maximum height allowed in the R-1 zone.

RECOMMENDATION

The recommendation is for the Planning Commission to approve CUP No. 15-016 and Variance No. 15-017 based on the Findings, and subject to the Conditions of Approval (Exhibit C).

PERTINENT DATA

Property Owner:	City of Loma Linda
Applicant:	LASMA LP dba Verizon Wireless
General Plan:	Special Planning Area
Zoning:	Single Residence (R-1) Zone
Site:	Heritage Park (6.6 acres)
Topography:	Flat
Vegetation:	None

BACKGROUND AND EXISTING SETTING

Background

On February 12, 2015, the Applicant submitted a CUP application with the required forms, plans, and mailing labels for the above referenced project. On March 11, 2015, the Administrative Review Committee (ARC) reviewed and provided comments on the project and deemed the project complete for processing pursuant to the California Permit Streamlining Act.

Existing Setting

The project area is located toward the rear portion of Heritage Park. The site is located on the north side of Mission Road between Mountain View Avenue and California Street.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The proposed construction has a Class 3 exemption per CEQA Guidelines § 15303(d), which allows for the construction of small new equipment and facilities including electrical, gas, and other utility extensions.

PUBLIC COMMENTS

On April 23, 2015, public hearing notices for this project were posted and mailed to property owners located within 300 feet of the project site. As of this report, the City has received no written or oral comments on the project.

ANALYSIS

Project Description

Verizon Wireless is proposing the construction of a new 57-foot cellular tower (faux water tank) and the associated ground mounted equipment located mid-lot, along the east property line. An 8-foot high block wall will enclose the proposed 625 square-foot lease area. The water tank and equipment will all be located within the block wall enclosure along the west property line.

The enclosure will include:

- 57-foot cellular tower (water tank)
- 625 square foot (25' x 25')
- 8-foot high perimeter block wall around the equipment shelter
- 15 kw generator
- Two equipment cabinets

The water tank and enclosure will be located behind the Cole House, and east of the locomotive, giving the appearance that the water tank will be serving the train.

The cellular antenna will be designed to look like a water tower. All antenna arrays, wiring equipment will be encased inside of the water tower. Furthermore, the water tower will include a graphic depicting the history of Loma Linda and the Bryn Mawr's orange/citrus history. The faux tank is made of laminated fiberglass, which will be molded/painted, to give a simulated wood tank appearance. The support columns will be painted a non-reflective, matte, brown per the General Standards for Wireless Telecommunication Facilities, to simulate wood support members. A condition of approval has been added to require the design features.

Staff has added a condition of approval that requires the applicant to submit a new wall design that includes a combination of split-faced block and precision block, with a decorative cap.

The wireless site has been designed as a co-locatable facility for other carriers and has the room to accommodate additional antennas. The design for co-location will limit the potential for proliferation of cell towers in the immediate vicinity. Any new antennas will be integrated into the water tank design.

Staff has also added a condition that requires the applicant to remove any graffiti within 48 hours of City notification.

Section 17.95.040 – General Standards for Wireless Communication Facilities

General Standards	Proposed	Complies
Wireless communication facilities shall comply with all applicable building codes and shall not be erected or used except as permitted	A condition is included in the Conditions of Approval that require the wireless telecommunication facility comply with this requirement	Yes
Wireless communication facilities and accessory wireless communication equipment shall be located, installed, and mounted in a manner to minimize to the greatest extent possible the visibility of the antennas and equipment	The faux water tank will include an image of Loma Linda’s history and complement the historic theme of Heritage Park.	Yes
Wireless communication facilities and accessory wireless communication equipment shall be painted in non-reflective matte finished shades designed to be compatible with the surrounding site and neighborhood	The wireless cellular facility will be painted to reflect the historical theme and design of water tanks in the general area. A condition of approval has been added that requires that the facility and accessory equipment use non-reflective matte finished shades.	Yes
Wireless communication facilities and accessory wireless communication equipment shall be screened from view by an existing structure, or by constructing screening that blends in with the adjacent scenery or structures in color and form, or landscaping where constructed screening cannot occur. If landscaping is required, trees shall be a minimum twenty-four inch box size	The accessory equipment will be located within a 625 square foot, enclosed area, improved with an 8-foot high wall, located approximately 385’ feet from the front property line, and behind the existing Cole House office building. Landscaping is not proposed at this time, as an overall landscape theme for Heritage Park has not been designed.	Yes
The need for stealth-designed facilities (i.e., slim-line monopole, mono-palm, mono-pine, water tower, clock tower, windmill, weather vane, flag pole, sculpture or other interesting and artistic visual form) shall be determined by the planning commission based on the aesthetics and character of the area surrounding the project site and the appropriateness and compatibility of the proposed design with other existing features and structures in the area	The proposed wireless telecommunication facility will be designed as a water tank, with a graphic depicting Loma Linda’s citrus history. The water tank will be designed and situated to provide the appearance of water service to the existing 1954 Alco S4 Diesel Switcher (locomotive), and add to the general historic theme of Heritage Park.	Yes
No advertising, signs, or lighting shall be incorporated or attached to any wireless	The faux water tank will not use used for commercial advertising purposes. The	

communication facility or accessory wireless communication equipment, except as required by the city's building division or federal regulations	graphic will depict the citrus industry that was prevalent in the Loma Linda and Bryn Mawr areas.	Yes
The height of the proposed wireless communication facility shall be justified by the need for such height to effectively provide services by the applicant through a radio frequency analysis subject to review and approval by the city. The analysis shall be prepared by a qualified engineer and shall include the required technical information and an executive summary written in layman's terms	<p>The proposed 57-foot high wireless communication facility is needed to effectively provide cellular service to the residential customers in the immediate vicinity, as shown in Exhibit B. The additional height is also necessary to accommodate the co-location of additional carriers on the tower. Any additional antennas would be located within the faux tank and would not be visible from the exterior of the tank.</p> <p>The height of the structure will only exceed the height of the Cole House by approximately 7 feet, and will not look out of scale when compared to the existing structure.</p>	Yes

Section 17.95.050 – Special Standards for Ground-Mounted Structures

Standards	Minimum Required	Proposed	Complies
Ground-mounted structures and wireless communication facilities and/or accessory wireless communication equipment shall not be located within or project into any required setbacks of the underlying land use district	Front: 25' Side: 5' and 15' Rear: 15'	Front: 325' Side: 22' and 187' Rear: 1,022'	Yes
Ground-mounted structures and wireless communication facilities or wireless communication accessory equipment shall not be located or project within ten feet of any right-of-way of a street, freeway, or railroad line	10-feet	325' from Mission Road	Yes
Ground-mounted structures for wireless communication facilities shall not be located on lots developed with residential uses nor within one hundred feet of any residential zone and/or residential use	North: 100' South: 100' East: 100' West: 100'	North: 985' South: ~ 415' East: 22'* West: ~ 439'	Yes
The height of a ground-mounted structure shall be compatible with that of the surrounding neighborhood so that existing trees or other tall elements of the neighborhood can serve as a backdrop for the antenna and ground-mounted structure. No ground-mounted structure shall exceed the height limit of the underlying land use district without the review and approval of the planning commission. In the absence of a height limitation in a land use district, the maximum height of a ground-mounted structure shall be sixty-five feet	Maximum Height: 35'	Height: 57'	No. Requires approval of a variance.

<p>A new ground-mounted structure shall not be located within eight hundred feet of an existing ground-mounted structure for a wireless communication facility except in a temporary situation wherein a new structure is replacing an existing structure for purposes of locating more than one wireless communication facility on the structure (co-location).</p>	<p>Minimum: 800</p>	<p>Proposed: Approximately 2,610 ft. (cell tower at City of Loma Linda Corp Yard).</p>	<p>Yes</p>
<p>All security fencing shall be of a material, color, and design that is consistent and compatible with the character of the surrounding development or environment</p>		<p>Proposed: Solid 8' high block wall</p>	<p>Yes**</p>
<p>Ground-mounted structures, including accessory equipment, shall be screened or architecturally or stealth designed (i.e., mono-palm, mono-pine, water tower, clock tower, windmill, weather vane, and sculpture or other interesting and artistic visual form and, antenna incorporated into existing light standards, flag poles, or building signs) if the planning commission determines that there is a need to mitigate negative aesthetic impacts and achieve compatibility with the surrounding site and neighborhood</p>		<p>Proposed: Faux water tower with decorative logo a period design</p>	<p>Yes</p>

*The General Plan designates the property to the east as Special Planning Area and will be developed with a middle school. No homes are proposed on this parcel.

**A Condition of Approval has been added to require a decorative cap to the top of the wall for aesthetic purposes.

Conditional Use Permit Findings

The following findings must be addressed when considering a conditional use permit. As per LLMC Section 17.30.210, “The Planning Commission, in approving a conditional use permit, shall find as follows:”

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this title.*

The project will occupy 625 square feet of area on the 6.6 acre Heritage Park site. There are no proposed land use changes to the existing site. Section 17.95.010(B) states that city owned properties should be given priority as a potential site for the placement of wireless communication facilities. And pursuant to LLMC Section 17.95.060, construction of wireless communication facilities are permitted with an approved Conditional Use Permit (CUP).

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

The proposed project is consistent with both the Zoning Code (LLMC Title 17) requirements and the goals and policies of the adopted General Plan (May 26, 2009). Specifically, the project is consistent with General Plan Guiding Policy 8.10.7 (g), which encourages development of appropriate siting regulations for the installation of utilities and telecommunication facilities to minimize potential impacts to the community. LLMC Section 17.95.060 permits the construction

of ground mounted wireless communication facilities with an approved Conditional Use Permit (CUP).

The cell tower site and use will not be detrimental to the surrounding neighborhood due to its location, which is nearly 205' from the closest residential structures (to the west) and 205' 415' to the south along Mission Road. As previously stated, the cell tower site will also be approximately 22 feet from the nearest property line (east).

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

The project site is adequate in size and shape to accommodate the proposed cell tower and equipment. As indicated, the proposed wireless communication facility will occupy approximately 625 square feet of the existing 6.6 acre property. The project layout and design are consistent with the required height, setback, and screening requirements that are outlined in LLMC Chapter 17.95, *Wireless Communication Facilities*.

4. *That the site or the proposed use related to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

The cellular tower will not change the use of the site as a park or restrict access to the structures and it will not further impact the existing facility. No other changes are being proposed. Additional traffic will not be generated as the result of this project.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

The public health, safety and general welfare will be protected with the implementation of the Conditions of Approval for this application to insure compatibility with the neighborhood and to prevent any negative impacts to the surrounding area.

Wireless Communication Facilities Findings

All wireless communication facilities shall be subject to the following findings. These findings are in addition to any applicable criteria outlined in LLMC Chapter 17.30 Conditional Use Permits or the criteria for a small project application.

1. *There is adequate space on the property for the wireless communication facility and accessory wireless communication equipment. Adequate space shall mean that the wireless communication facility will not be in conflict with existing buildings or other structures on the property, or reduce required parking, landscaping or other property improvements based on city development standards.*

As previously stated, the project will occupy only a fraction of the overall park site. The project meets the setback requirements for structures and will not impact parking, landscaping or other property improvements, or generate additional vehicle trips to the site.

2. *The design and placement of the wireless communication facility and accessory wireless communication equipment will not adversely impact the use of the property, other buildings and structures located on the property, or the surrounding area or neighborhood (i.e., encroach on walkways or openings, block or impair valuable views of or from the subject property or nearby properties).*

The project enclosure will be just over 186 feet away from the west property line, and approximately 206 feet to the residential structure located on the adjacent site. The proposed project enclosure will be approximately 415-feet from the nearest residential structure to the south. The wireless telecommunication facility will be over 325 feet away from any major intersections and public streets. The proposed wireless communication facility will be designed to look like a water tank appearing to service the adjacent 1954 Alco S4 Diesel Switcher (locomotive). The faux water tank design will be in keeping with the historic theme of Heritage Park and the Loma Linda and Bryn Mawr area. The proposed wireless communication facility will measure 57 feet in height, approximately 7 feet higher than the existing Cole House office building. The faux water tank is designed to accentuate the historic theme of the park and will not significantly impact the surrounding views.

- 3. The wireless communication facility and accessory wireless communication equipment as proposed are consistent with the intent of this part and comply with the general standards for all wireless communication facilities and special standards for ground mounted structures below.*

The project is consistent with LLMC Chapter 17.95 which outlines specific design standards and requirements related to wireless communication facilities. The project meets the goals and policies of the adopted General Plan (May 26, 2009) for developments related to wireless facilities.

- 4. The operation of the facility will not cause Radio Frequency Interference (RFI) to any of the city's communication operations including Public Works Department, Public Safety Department and San Bernardino County Sheriff's Department radio systems, other radio and communications systems, computer and/or electronic equipment, and SCADA facilities. In addition, the operation of the facility will not cause RFI to Loma Linda University, Loma Linda University Medical Center, Jerry L. Pettis Veterans Medical Center, Loma Linda University Community Medical Center, or other medical or educational related facilities' communications operations, computer equipment, and/or sensitive medical research and/or testing equipment, or to other consumer electronic products (i.e., televisions, radios, amateur radios, cordless telephones or other communications devices, hearing aids, or stereos), or to railroad communications, control or telemetry systems.*

Condition No. 13 of the project's Conditions of Approval ensures compatibility with the communication operations of the Civic Center, City Corp Yard (and other City facilities), San Bernardino County Sheriff's Department, and the Loma Linda-based hospitals.

VARIANCE

Variance Findings

- 1. That there are exceptional and extraordinary circumstances of conditions applicable to the property involved.*

The property is located in the middle of residential developed areas, causing a lack of coverage to the surrounding neighborhoods. The additional 15-feet will provide the necessary coverage for cellular service. The additional 15-feet will provide the applicant with the ability to co-locate additional antennas. Section 17.95.050(F) allows the Planning Commission to approve an additional 15-feet, without a variance, however the proposed antenna would exceed the maximum height allowed by 22 feet. However, due to the unique size of the lot (6.6 acres), the proposed cell tower would be located approximately 206 feet from the nearest residential

structure, and will also be located directly behind the existing Cole House, which itself is approximately 50-feet in height. The proposed project complies with all development standards. Section 17.95.010(B) states that city owned properties should be given priority as a potential site for the placement of wireless communication facilities.

- 2. That such variance is necessary for the preservation and enjoyment of the substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.*

The request to exceed the maximum height allowed by 22 feet is necessary to provide maximum cellular coverage in the immediate residential areas. The height will allow the cellular tower to co-locate additional antenna arrays. Furthermore, Section 17.95.010(B) gives city owned property priority for placement of wireless facilities, and Section 17.95.090 prohibits wireless telecommunication facilities in residential zones, except for such facilities associated with permitted nonresidential uses such as parks, church towers, schools, and light standards. Wireless telecommunication facilities are prohibited on public and private property within a residential zone. The proposed cell tower will be designed as a water tank and be located behind the Cole House, which is approximately 50-feet in height.

- 3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.*

The variance request to exceed the maximum height of 35-feet by 22 feet will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is located. The site is developed as Heritage Park, and includes two historic homes that are, and will be used as offices in the future. Furthermore, Heritage Park includes a locomotive. The cell tower and equipment will be located approximately 415 feet from the residential development to the south, and 439 feet to the residential development to the west. The cell tower, which is to be designed as a faux water tank will include graphics that will depict the area's rich history in citrus growing and packaging, and will relate to the overall theme of Heritage Park.

- 4. The granting of such variances will be consistent with the general plan of the city.*

The proposed project will provide a distinctive design that will complement Heritage Park, which is currently developed with historic structures and a locomotive donated by the Riverside Historical Train Society. Section 2.2.1 of the General Plan lists parks as permitted in all residential zones, to serve residential development. As such, the Wireless Telecommunication Ordinance encourages that city-owned property be given priority for the placement of wireless telecommunication facilities.

- 5. That a public hearing was held wherein the applicant is heard and in which he substantiates all of the conditions cited in this subsection.*

The variance and conditional use permit requests are scheduled for review on the (March 6, 2015) Planning Commission Agenda as a public hearing item. The project will also be reviewed in a public hearing by the City Council. The date of the City Council meeting has not yet been determined but will be noticed, posted and advertised as required by State law, upon approval by the Planning Commission.

CONCLUSION

All elements of project are consistent with the adopted General Plan (May 26, 2009). The project is also in compliance with the Wireless Communication Facilities regulations found in Zoning Code Chapter 17.95. The site design and layout will meet the stealth design criteria while providing wireless coverage to a part of town where there now exists a coverage gap. The project has been designed in a manner that is compatible with Heritage Park, and the surrounding neighborhood and community.

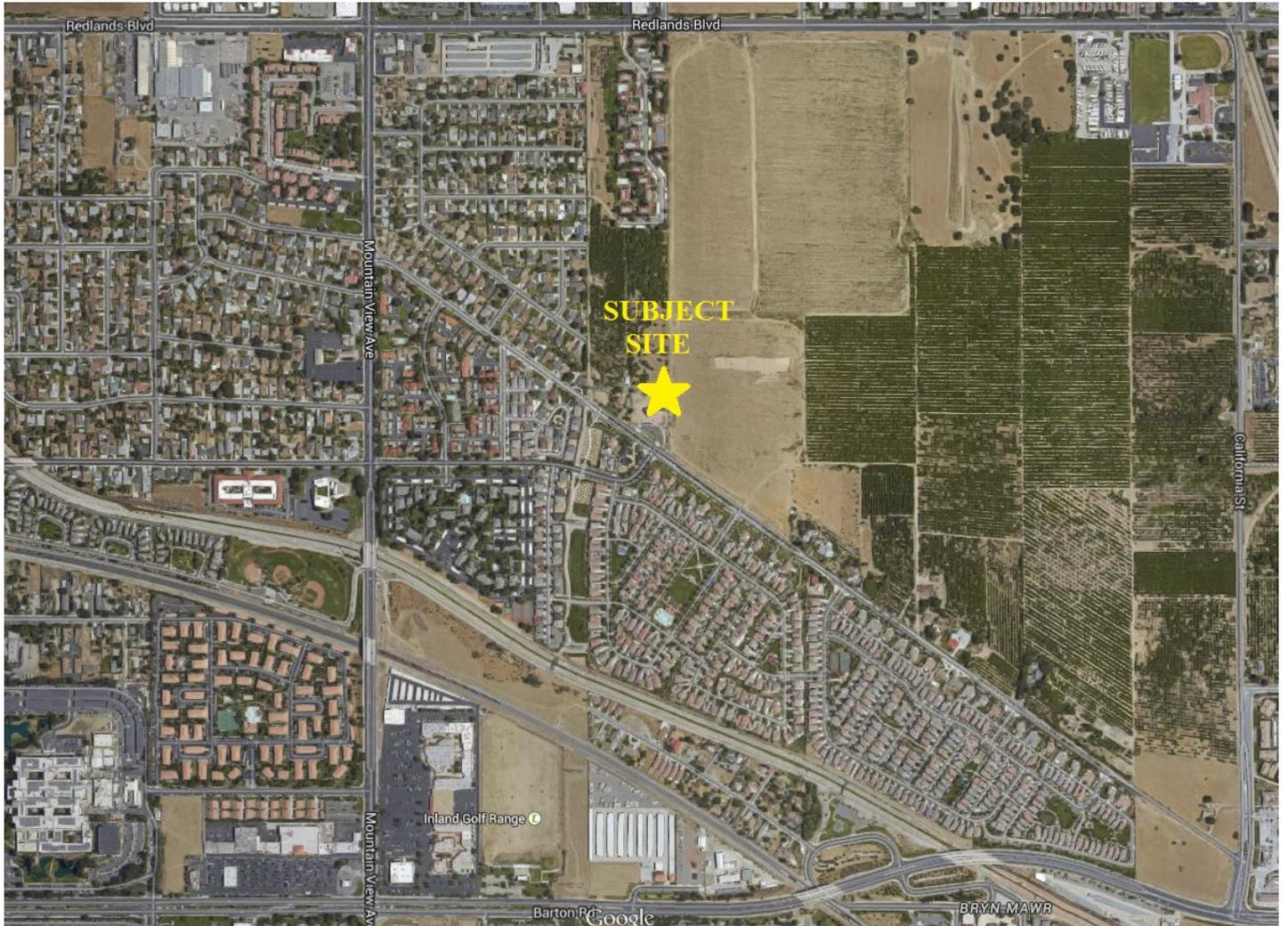
Respectfully submitted by:

Guillermo Arreola
Associate Planner

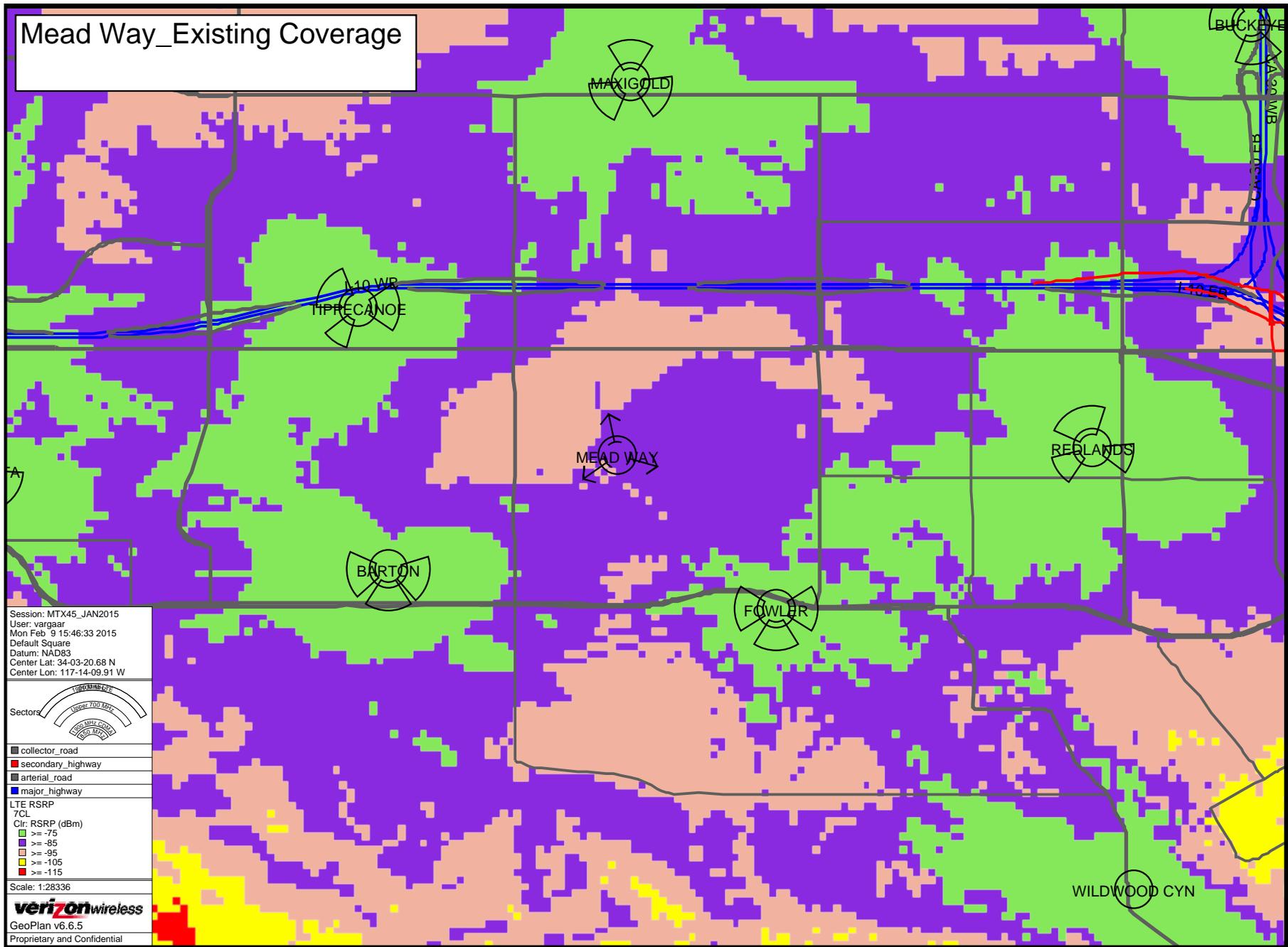
ATTACHMENTS

- A. Vicinity Map
- B. Coverage Maps – Existing and Proposed Coverage
- C. Conditions of Approval
- D. Project Plans

VICINITY MAP



Mead Way_Existing Coverage



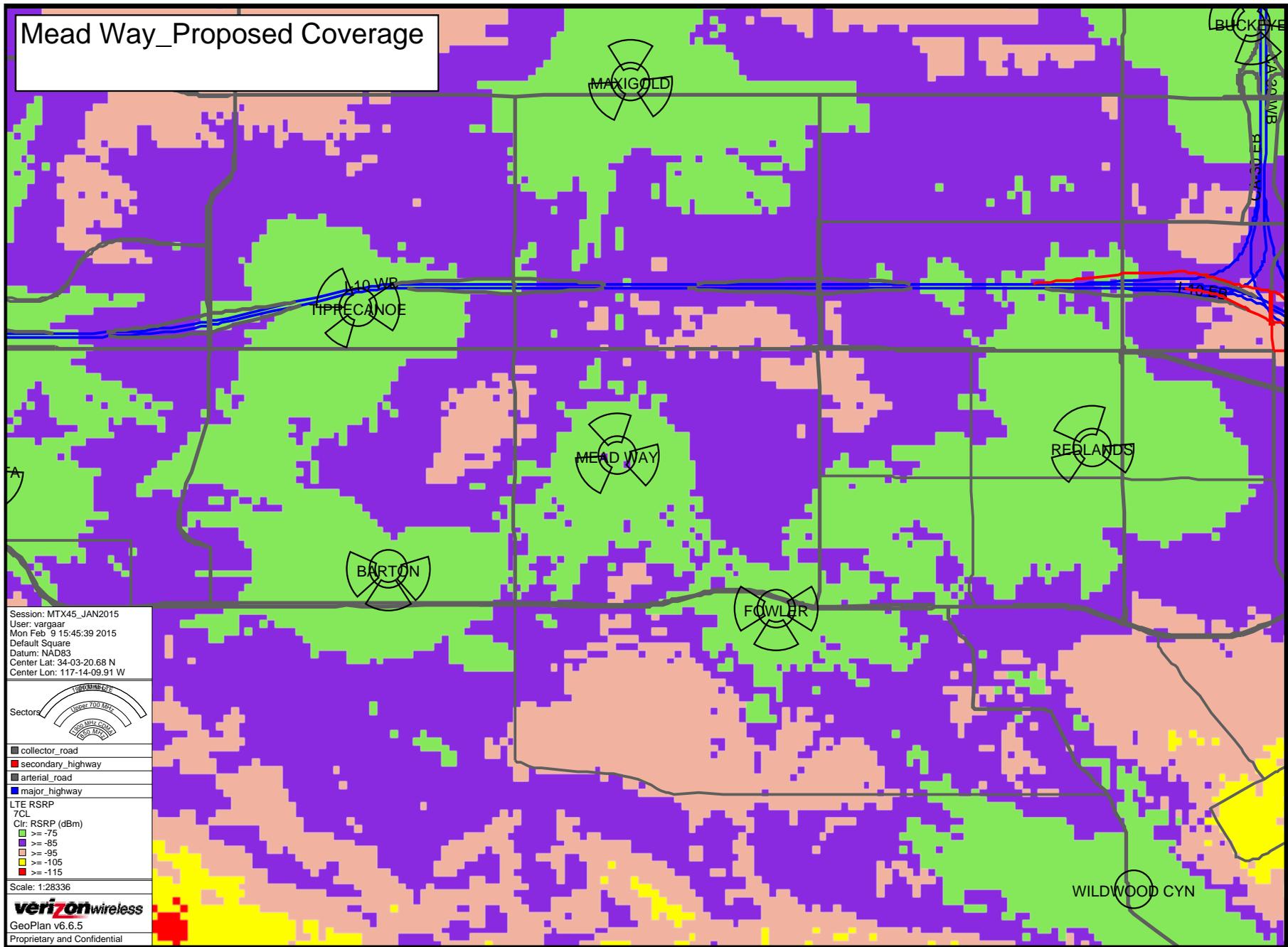
Session: MTX45_JAN2015
 User: variggar
 Mon Feb 9 15:46:33 2015
 Default Square
 Datum: NAD83
 Center Lat: 34-03-20.68 N
 Center Lon: 117-14-09.91 W



- collector_road
 - secondary_highway
 - arterial_road
 - major_highway
- LTE RSRP
 7CL
 Clr: RSRP (dBm)
- >= -75
 - >= -85
 - >= -95
 - >= -105
 - >= -115

Scale: 1:28336
verizonwireless
 GeoPlan v6.6.5
 Proprietary and Confidential

Mead Way_Proposed Coverage



Session: MTX45_JAN2015
User: variggar
Mon Feb 9 15:45:39 2015
Default Square
Datum: NAD83
Center Lat: 34-03-20.68 N
Center Lon: 117-14-09.91 W



- collector_road
 - secondary_highway
 - arterial_road
 - major_highway
- LTE RSRP
7CL
Cl: RSRP (dBm)
- >= -75
 - >= -85
 - >= -95
 - >= -105
 - >= -115

Scale: 1:28336
verizonwireless
GeoPlan v6.6.5
Proprietary and Confidential

certification shall indicate that the facility is operating as approved and that the wireless communication facility complies with the most current Federal Communications Commission (FCC) safety standards. Facilities that are no longer in operation shall be removed within 90 days after the date of discontinuation.

8. If no annual certification is provided, the Planning Commission may commence proceedings to revoke the conditional use permit for the wireless communication facility. Prior to revocation of a permit, the Commission shall provide the owners of record written notice of their failure to provide the annual certification and inform them of the revocation hearing before the City Council
9. Prior to the issuance of a Building Permit for the wireless communication facility, the applicant may be required to provide a deposit with the City for removal of the facility and any accessory wireless equipment if such facility is found to be abandoned or the Conditional Use Permit is revoked by the City Council.
10. Notice of change of ownership of the wireless communication facility shall be provided to the City within thirty (30) days of title transfer.
11. Submittal to the Building and Safety Division for Structural Plan Check, shall include two sets of specifications on the proposed facility. Staff shall keep one and forward the other to San Bernardino County ISD Network Services for the database of wireless facilities in the area.
12. The wireless telecommunications service provider shall submit to the Director, ten (10) days after installation of the facilities and every two (2) years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions, and current applicable standards established by the American National Standards Institute (ANSI) and Institute of Electrical and Electronics Engineers (IEEE) for safe human exposure to EMF and RFR. The report shall be written in plain English.
13. Within ten (10) days of commencement of the operation and as otherwise requested by the Public Works Department and Public Safety Department, the operation of the facility shall be tested and evaluated to the satisfaction of the Public Works and Public Safety Departments that the facility will not cause RFI to any of the City's communication operations including Public Works, Public Safety Departments and San Bernardino County Sheriff's Department radio systems, other radio and communications systems, computer and/or electronic equipment, and SCADA facilities. In addition, the operation of the facility will not cause RFI to Loma Linda University or Loma Linda University Medical Center communications operations, computer equipment, and/or sensitive medical research and/or testing equipment, or to other consumer electronic products (i.e., televisions, radios, amateur radios, cordless telephones or other communications devices, hearing aids, or stereos), or to railroad communications, control or telemetry systems.
14. All graffiti and other forms of vandalism shall be promptly removed and/or repaired within 48 hours of notification.
15. Signage shall be maintained at the facility identifying all wireless telecommunications facility equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards, including the RF radiation hazard

warning symbol identified in ANSI C95.2-1982, to notify persons that the facility could cause exposure to RF emissions.

16. Fencing, barriers or other appropriate structures or devices to restrict access to the facilities shall be maintained.
17. The use of lighting shall not be allowed on wireless communication facilities unless required as a public safety measure. Where lighting is used, it shall be shielded to prevent glare on adjacent uses.
18. The service provider shall provide signage as required, including phone numbers of the utility provider, for use in case of an emergency. The signs shall be visibly posted at the communications equipment/structure.
19. The applicant shall provide specifications that are similar to or exhibit the same quality as the water tank designed by Spectrum Services, Inc.
20. The review authority may, upon an application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
21. Wireless communication facilities shall comply with all applicable building codes and shall not be erected or used except as permitted.

Applicant signature

Date

Owner signature

Date

End of Conditions



15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

MEAD WAY (MACRO CELL EVOLUTION)

25964 MISSION ROAD
LOMA LINDA, CALIFORNIA 92354



15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:

MEAD WAY

25964 MISSION ROAD
LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:

03/24/15

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	03/24/15	PLANNING REVISION	R.S.
1	02/06/15	100% ZONING	R.C.
0	01/27/15	90% ZONING	R.C.

PLANS PREPARED BY:



SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (909) 456-8401
FAX: (909) 456-8408

LICENSURE:

Blank area for license information.

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T1

2

LAX-484

- THE PROPOSED PROJECT INCLUDES:
- INSTALLATION OF A 625 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY.
 - INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS AT A 50' CENTERLINE MOUNTED ON A NEW 57' FAUX WATER TANK
 - INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS
 - INSTALLATION OF (12) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs)
 - INSTALLATION OF (3) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES
 - INSTALLATION OF (2) VERIZON WIRELESS MACRO CELL CABINETS MOUNTED TO A NEW CONCRETE PAD
 - INSTALLATION OF (2) VERIZON WIRELESS GPS ANTENNAS
 - INSTALLATION OF A VERIZON WIRELESS 8' BLOCK WALL
 - INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE
 - INSTALLATION OF A VERIZON WIRELESS 15KW GENERATOR WITH A 55 GALLON DIESEL TANK
 - COAXIAL/HYBRIFLEX CABLE RUNS FROM RADIOS TO ANTENNAS
 - NEW FIBER CONDUIT RUN TO CABINETS
 - NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE

VERIZON WIRELESS
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618
(949) 286-7000

PROPERTY INFORMATION

OWNER: CITY OF LOMA LINDA
25541 BARTON ROAD
LOMA LINDA, CALIFORNIA 92354

CONTACT: JARB THAIPE JR.
PHONE: (909) 799-2810

AREA OF CONSTRUCTION: ~625 SQ. FT.

OCCUPANCY TYPE: S-2

CONSTRUCTION TYPE: V-B

CURRENT ZONING: PARK

JURISDICTION: CITY OF LOMA LINDA

APN: 0292-111-31

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY

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.

1. 2013 CALIFORNIA ADMINISTRATIVE CODE
2. 2013 CALIFORNIA BUILDING STANDARDS CODE
3. 2013 CALIFORNIA ELECTRICAL CODE
4. 2013 CALIFORNIA MECHANICAL CODE
5. 2013 CALIFORNIA PLUMBING CODE
6. 2013 CALIFORNIA ENERGY CODE
7. 2013 CALIFORNIA FIRE CODE
8. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

CODE COMPLIANCE

SITE ACQUISITION/ PLANNING

SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
CHRIS COLTEN
PHONE: (909) 456-8401
FAX: (909) 456-8408

CIVIL ENGINEER

SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
CHRIS WENER
PHONE: (909) 456-8401
FAX: (909) 456-8408

STRUCTURAL ENGINEER:

T.B.D.

ELECTRICAL ENGINEER:

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

SURVEYOR:

DIAMONDBACK LAND SURVEYING
5506 SOUTH FORT APACHE ROAD, SUITE 110
LAS VEGAS, NEVADA 89148
TRENT J. KEENAN
PHONE: (702) 823-3257

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	2
A1	SITE PLAN	2
A2	ENLARGED SITE PLAN	2
A3	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	2
A4	NORTH & EAST ELEVATIONS	2
A5	SOUTH & WEST ELEVATIONS	2
ISSUED FOR:		
SHEET INDEX		ZONING

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		
APPROVAL LIST		

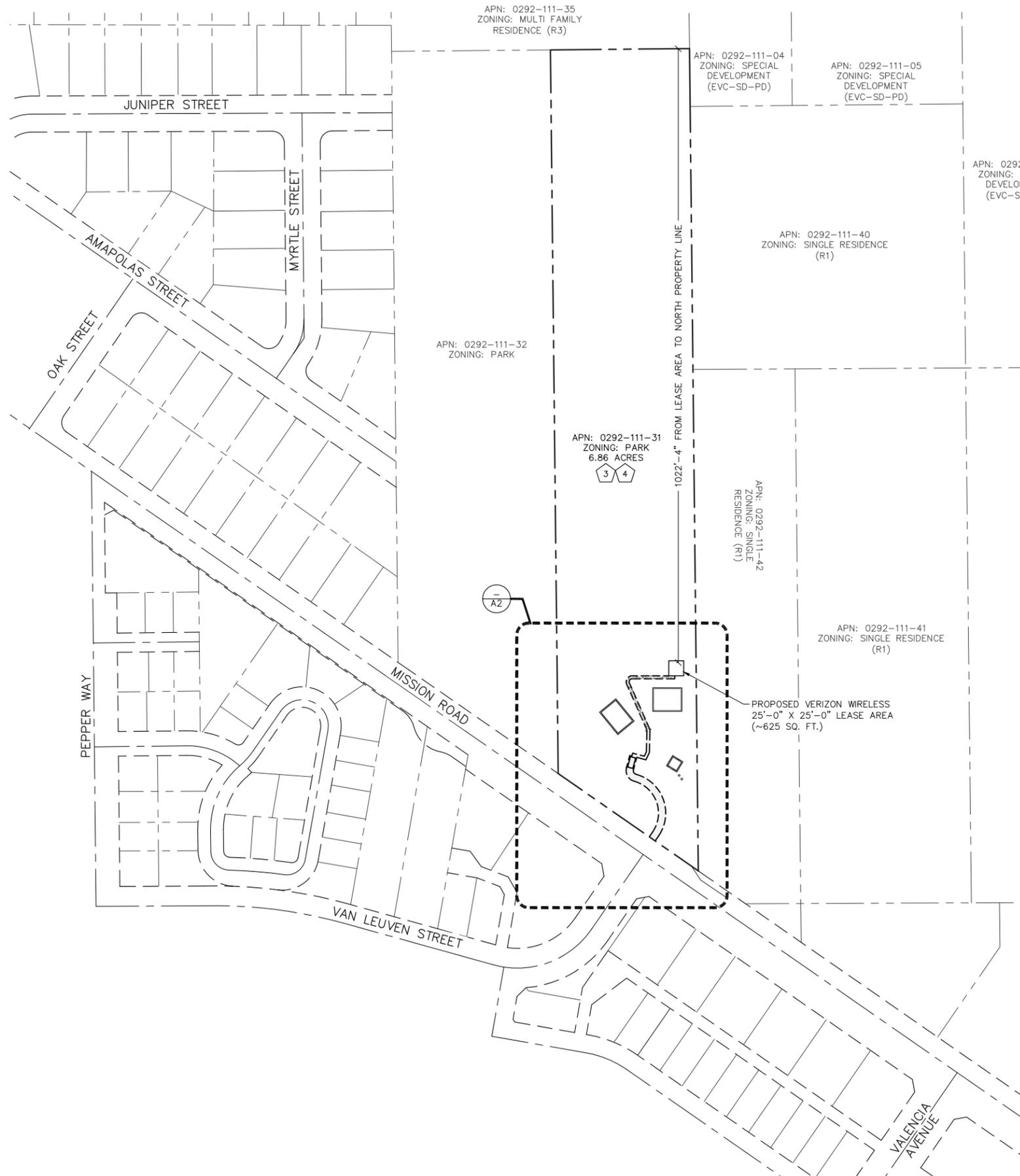
NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION(S) LISTED IN TITLE REPORT ORDER NO. 00290409-990-GG4, DATED DECEMBER 30, 2014, PREPARED BY TICOR TITLE COMPANY OF CALIFORNIA, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEMS NUMBERS IN SAID TITLE REPORT.

3 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

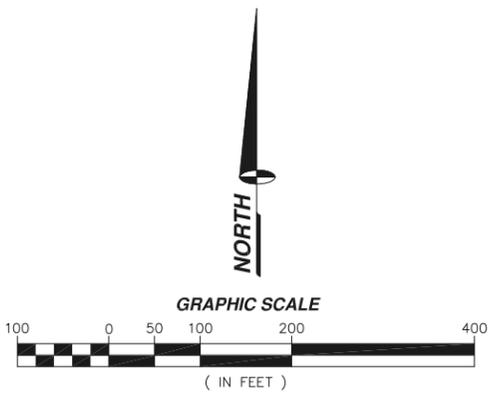
REDEVELOPMENT AGENCY: THE CITY OF LOMA LINDA
 RECORDING DATE: DECEMBER 19, 2007
 RECORDING NO: 2007-0703743 OF OFFICIAL RECORDS
AFFECTS THE ENTIRE SUBJECT PROPERTY

4 ANY BOUNDARY DISCREPANCIES, RIGHTS OR CLAIMS WHICH MAY EXIST OR ARISE AS DISCLOSED BY A RECORD OF SURVEY, AS PER MAP ON FILE IN BOOK 143, PAGE 91 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.
AFFECTS THE ENTIRE SUBJECT PROPERTY



LEGEND

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



PROJECT INFORMATION:
MEAD WAY
 25964 MISSION ROAD
 LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:
03/24/15

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	03/24/15	PLANNING REVISION	R.S.
1	02/06/15	100% ZONING	R.C.
0	01/27/15	90% ZONING	R.C.

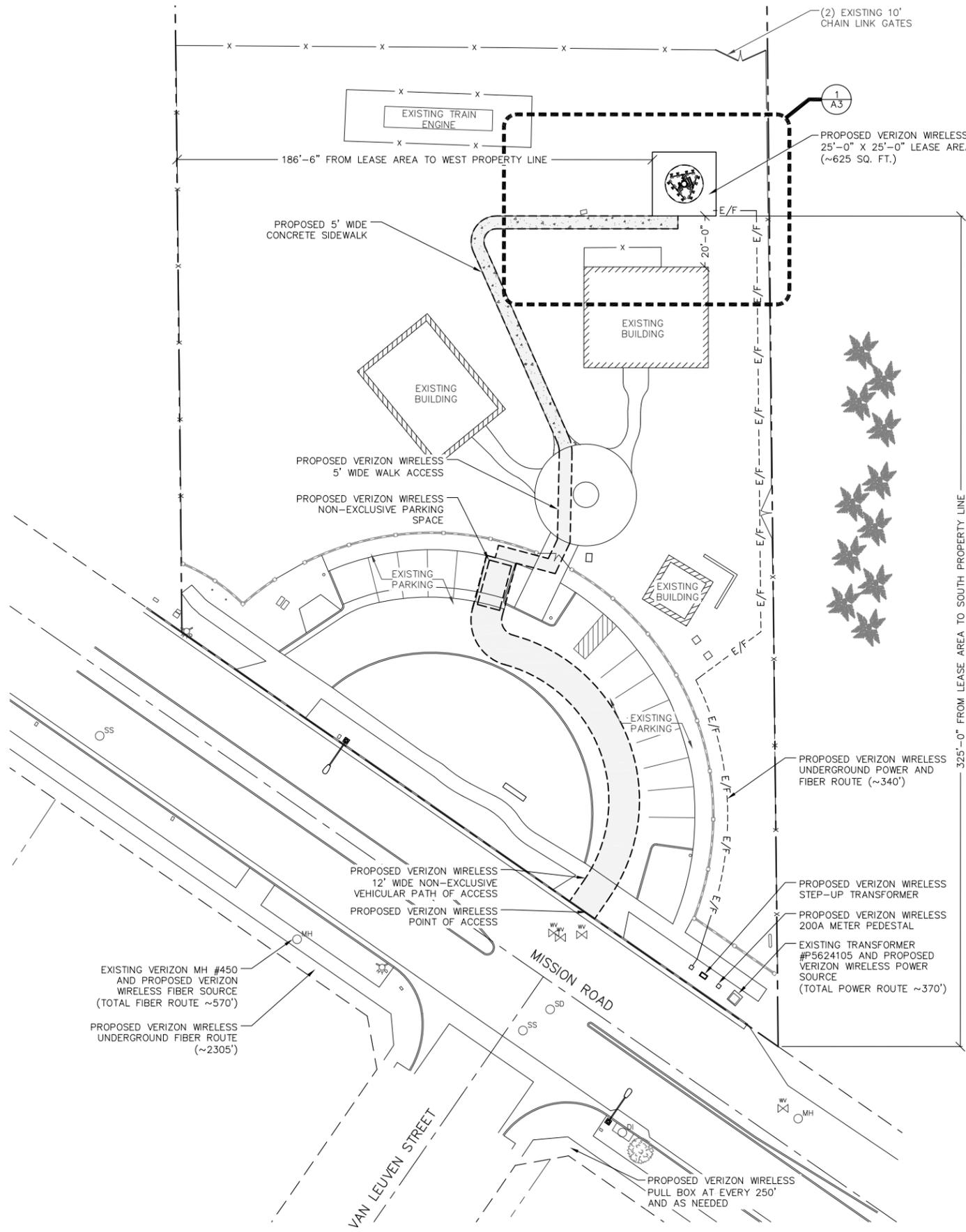
PLANS PREPARED BY:

 SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 PHONE: (909) 456-8401
 FAX: (909) 456-8408

LICENSURE:
 SHEET TITLE:
SITE PLAN

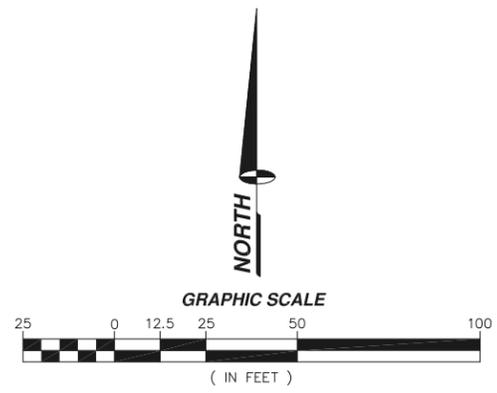
SHEET NUMBER:
A1

REVISION:
2
 LAX-484



LEGEND

--- (dashed line)	LEASE AREA
--- (long-dashed line)	CENTERLINE
--- (short-dashed line)	EASEMENT
--- (dash-dot line)	RIGHT-OF-WAY
--- (solid line)	SECTION LINE
--- (thick solid line)	PROPERTY LINE
--- (line with 'OHP')	OVERHEAD POWER
--- (line with 'x')	EXISTING CHAIN LINK FENCE
--- (line with 'x' and square)	PROPOSED CHAIN LINK FENCE
--- (line with square)	PROPOSED WROUGHT IRON FENCE
--- (line with 'xxxx')	EXISTING 1' CONTOUR
--- (line with 'xxxx')	EXISTING 5' CONTOUR
--- (thick dashed line)	EXISTING BLOCK WALL
--- (thick solid line)	PROPOSED BLOCK WALL
--- (circle with cross)	FIRE HYDRANT
--- (square with circle)	PARKING LOT AREA LIGHT
--- (circle)	O.R.
--- (circle with cross)	POWER POLE



PROJECT INFORMATION:
MEAD WAY
25964 MISSION ROAD
LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:
03/24/15

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:

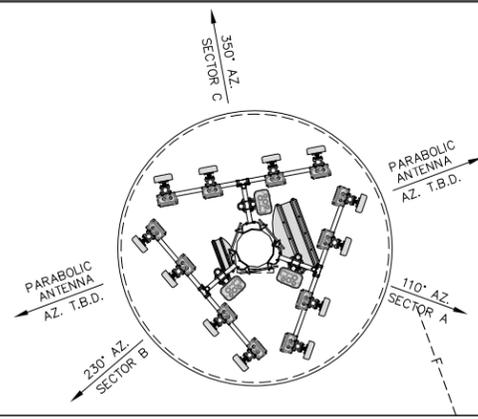
2	03/24/15	PLANNING REVISION	R.S.
1	02/06/15	100% ZONING	R.C.
0	01/27/15	90% ZONING	R.C.

PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (909) 456-8401
FAX: (909) 456-8408

LICENSURE:

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: A2 **REVISION:** 2
LAX-484



ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RRUS	CENTERLINE	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	110°	4	4	50'	80'	(4) 7/8" COAX	RED/GREEN RED/RED	5'	15'	..
SECTOR B	230°	4	4	50'	80'	(4) 7/8" COAX	BLUE/GREEN BLUE/RED	5'	15'	..
SECTOR C	350°	4	4	50'	80'	(4) 7/8" COAX	YELLOW/GREEN YELLOW/RED	5'	15'	..
MISC.	N/A	.	.	.	80'	(3) 1-5/8" HYBRIFLEX	.	.	.	..
PARABOLIC ANTENNA	T.B.D.	.	.	.	.	.	.	.	.	..
GPS	N/A	2	.	.	.	1/2" COAX	GRAY	.	.	..

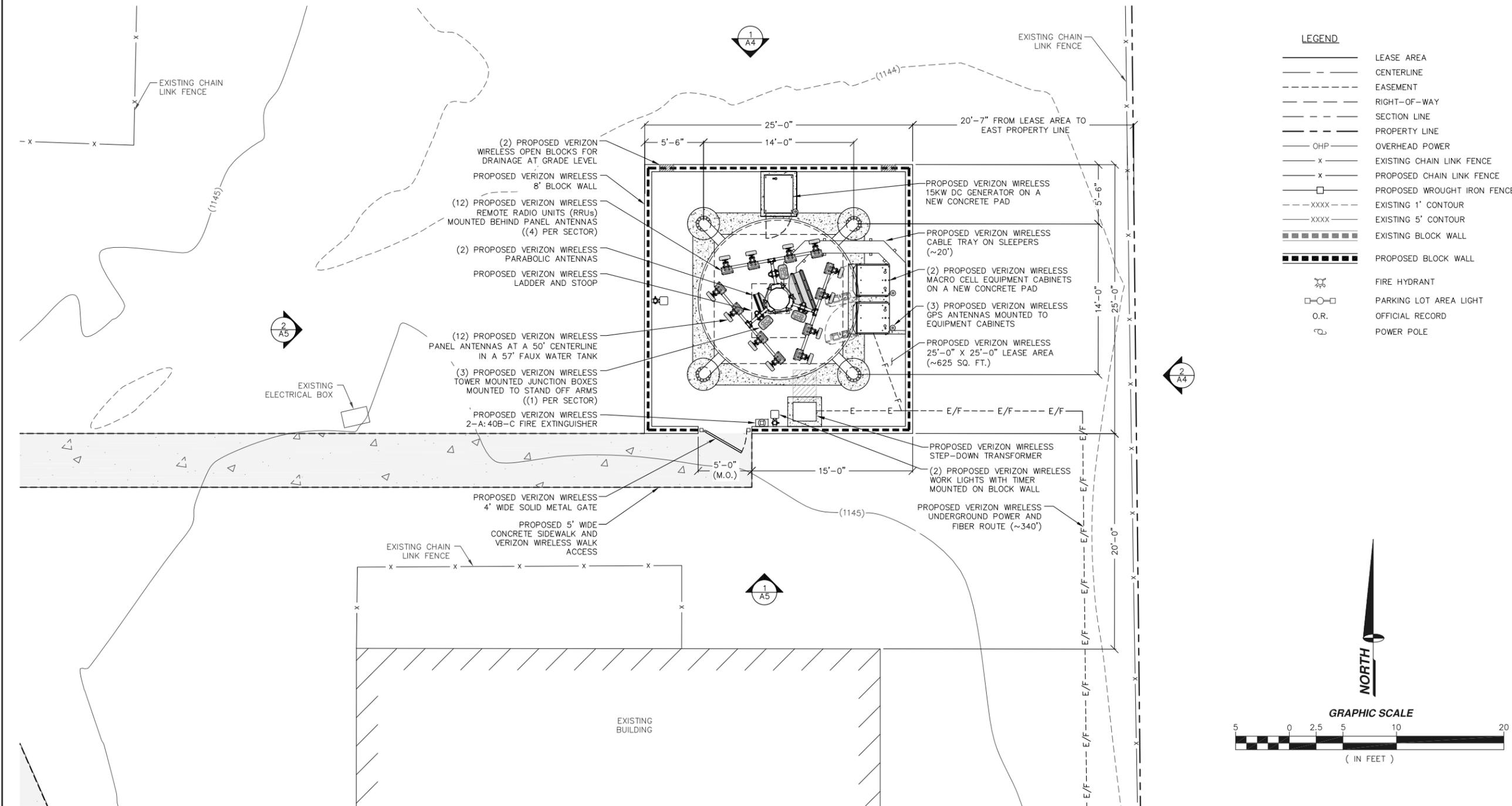
NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

ANTENNA LAYOUT

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

3 ANTENNA AND CABLE SCHEDULE

SCALE: NONE 2



SITE DETAIL

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



PROJECT INFORMATION:
MEAD WAY

25964 MISSION ROAD
LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:
03/24/15

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	03/24/15	PLANNING REVISION	R.S.
1	02/06/15	100% ZONING	R.C.
0	01/27/15	90% ZONING	R.C.

PLANS PREPARED BY:



LICENSURE:

SHEET TITLE:

SITE DETAIL, ANTENNA &
CABLE SCHEDULE AND
ANTENNA LAYOUT

SHEET NUMBER: REVISION:

A3 2
LAX-484

PROJECT INFORMATION:

MEAD WAY

25964 MISSION ROAD
LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:

03/24/15

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	03/24/15	PLANNING REVISION	R.S.
1	02/06/15	100% ZONING	R.C.
0	01/27/15	90% ZONING	R.C.

PLANS PREPARED BY:

SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (909) 456-8401
FAX: (909) 456-8408

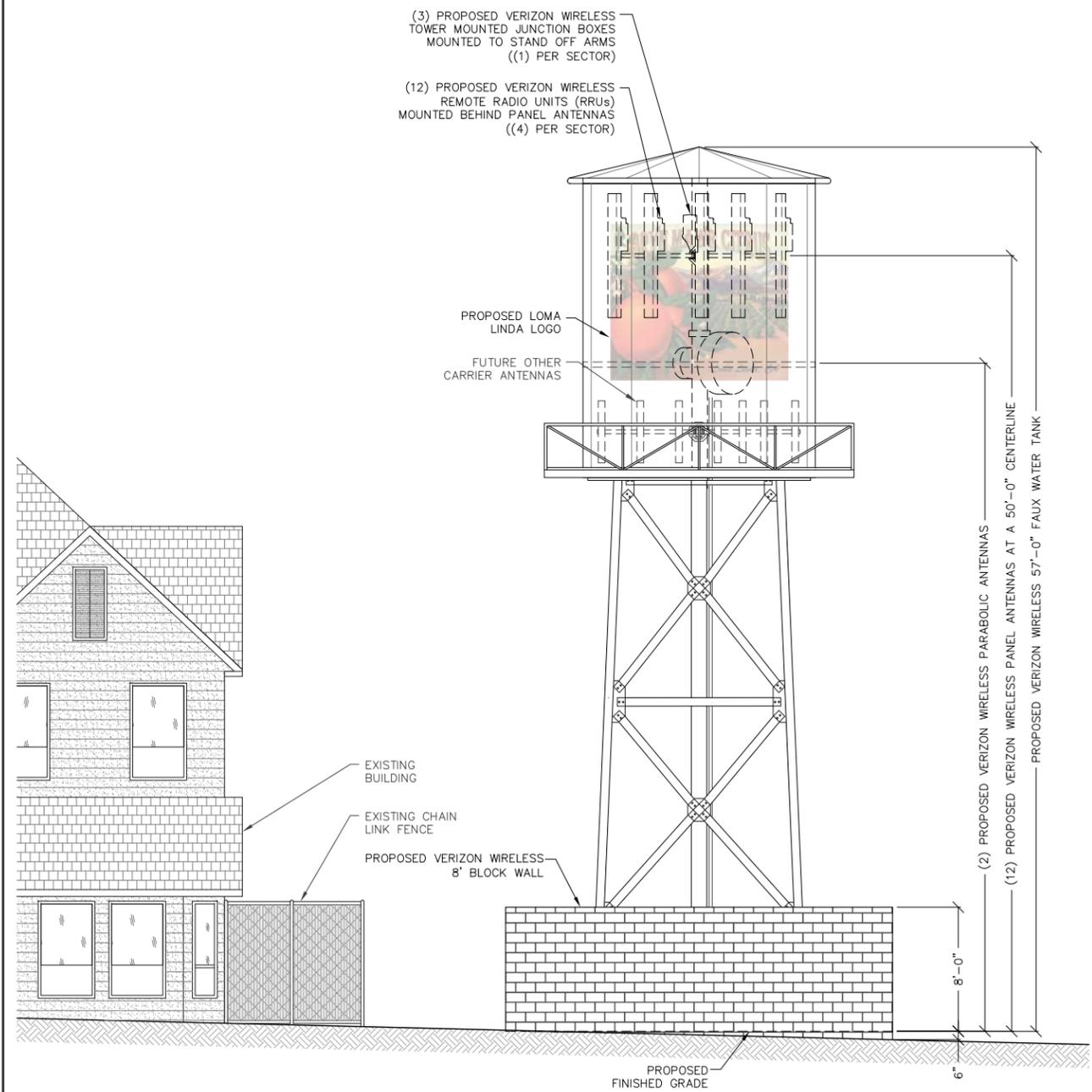
LICENSURE:

SHEET TITLE:

NORTH & EAST ELEVATIONS

SHEET NUMBER: REVISION:

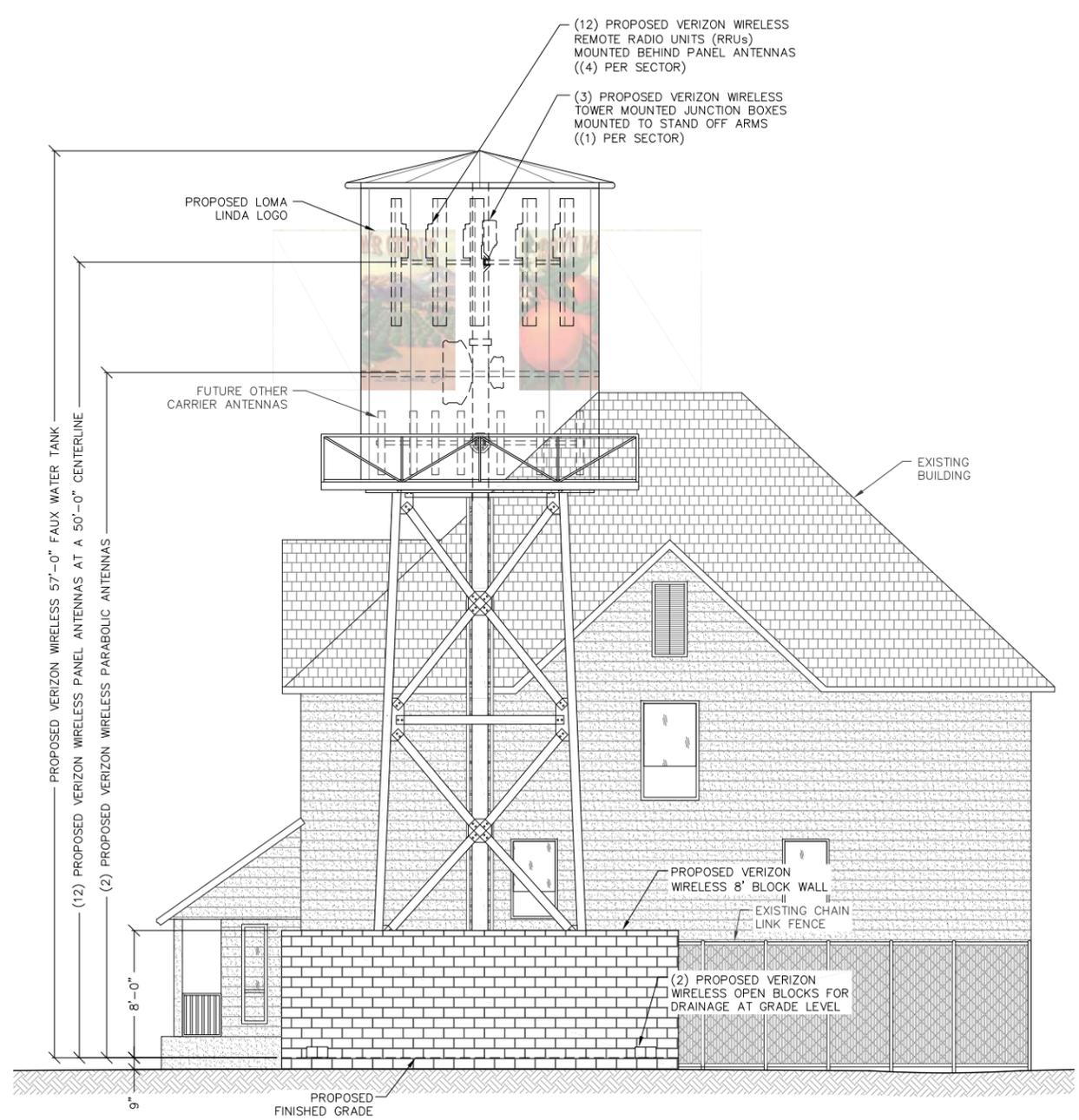
A4 **2**
LAX-484



EAST ELEVATION

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

2



NORTH ELEVATION

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

1

PROJECT INFORMATION:

MEAD WAY
25964 MISSION ROAD
LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:

03/24/15

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	03/24/15	PLANNING REVISION	R.S.
1	02/06/15	100% ZONING	R.C.
0	01/27/15	90% ZONING	R.C.

PLANS PREPARED BY:

SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (909) 456-8401
FAX: (909) 456-8408

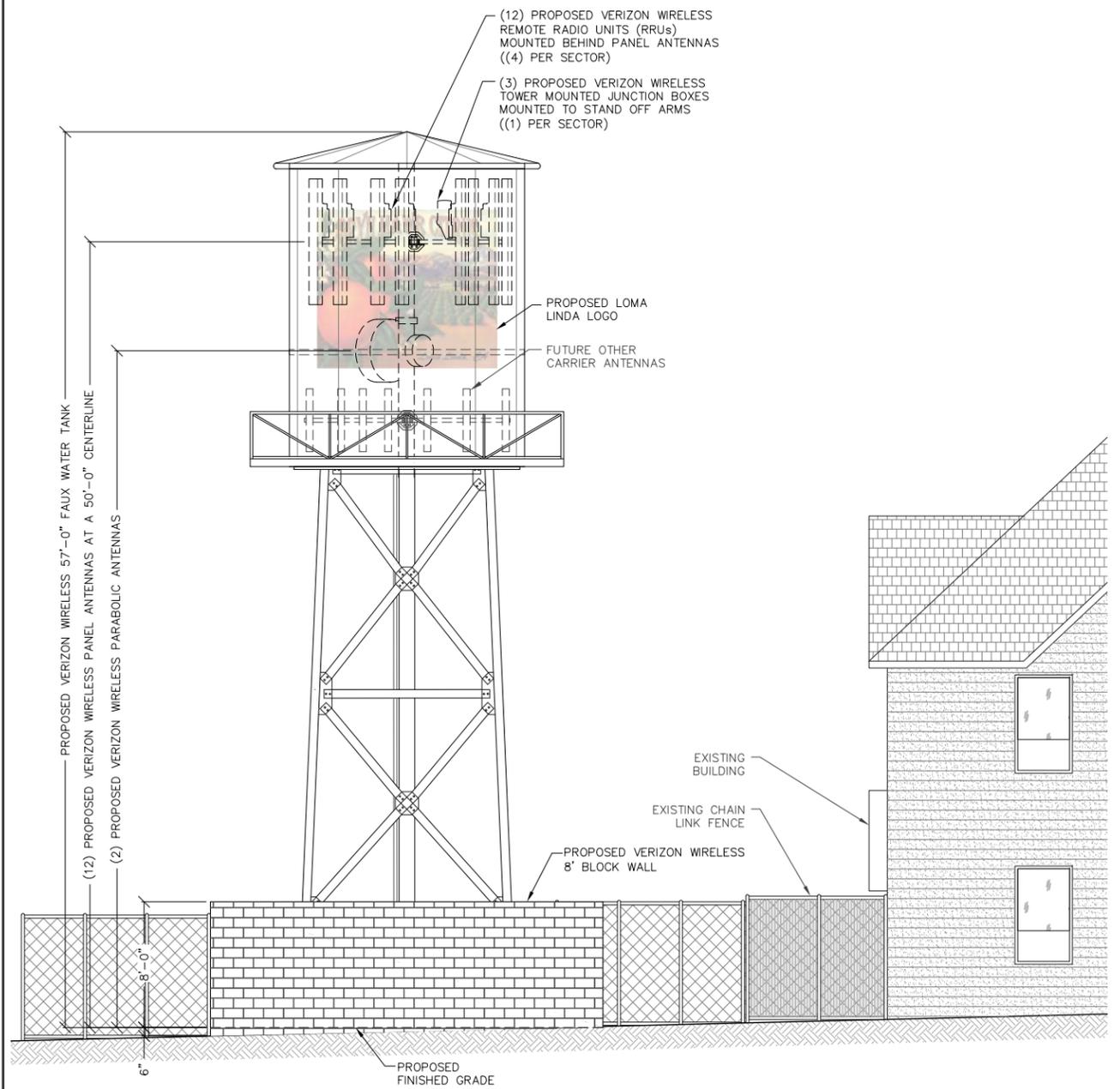
LICENSURE:

SHEET TITLE:

SOUTH & WEST ELEVATIONS

SHEET NUMBER: REVISION:

A5 **2**
LAX-484

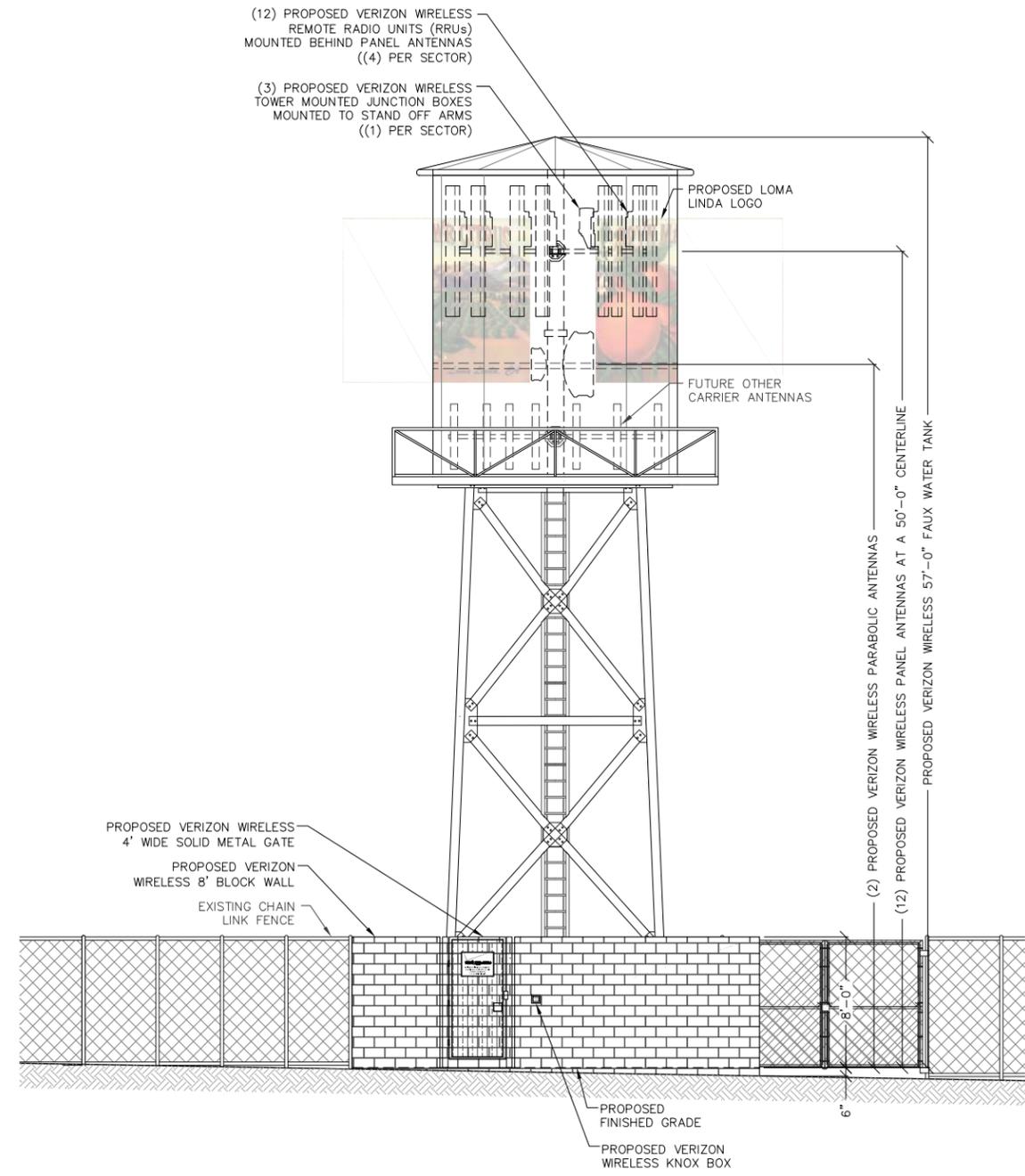


WEST ELEVATION

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

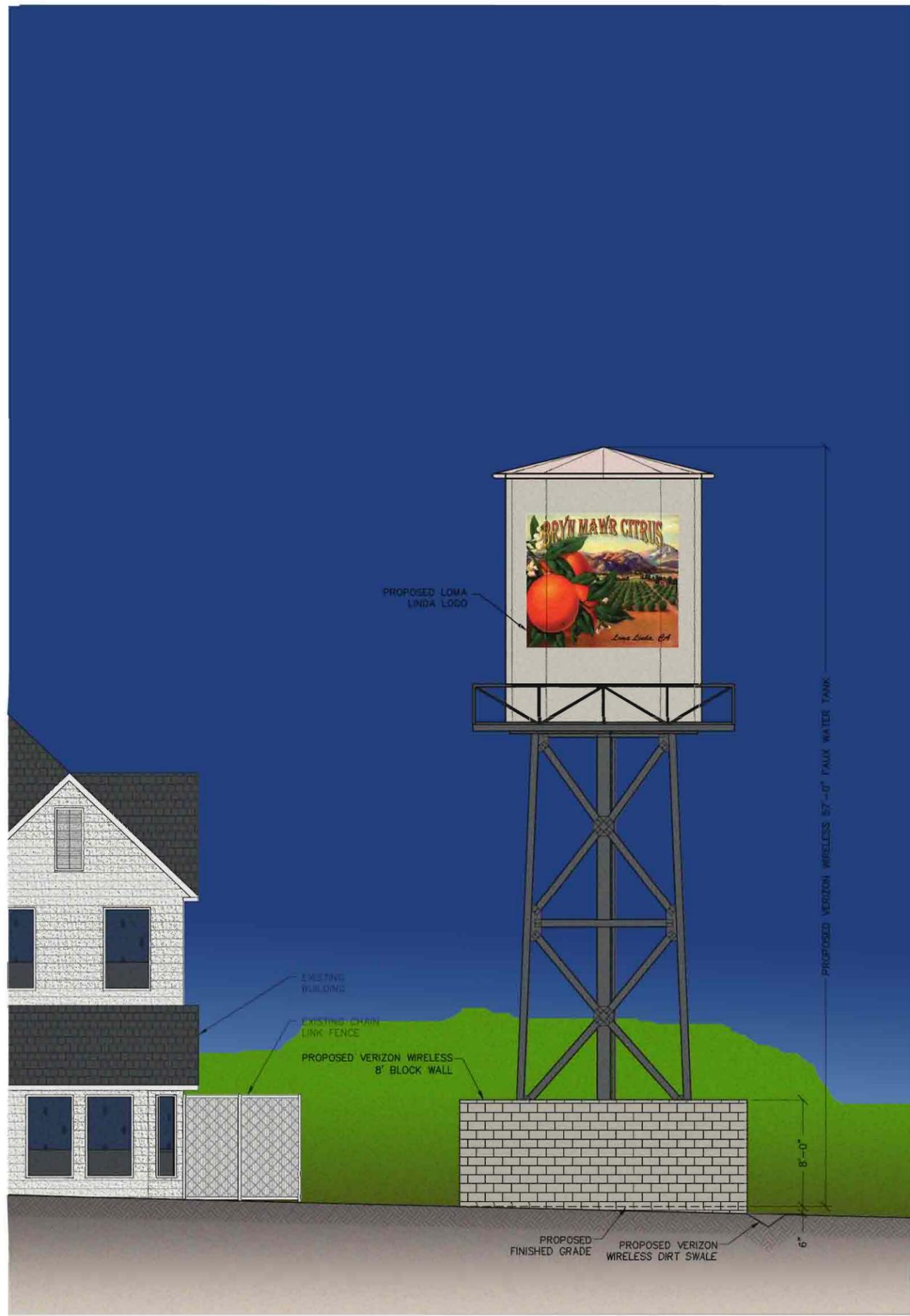
2

SOUTH ELEVATION



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

1



EAST ELEVATION

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

2



NORTH ELEVATION

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

1



15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:

MEAD WAY

25964 MISSION ROAD
LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:

03/18/15

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

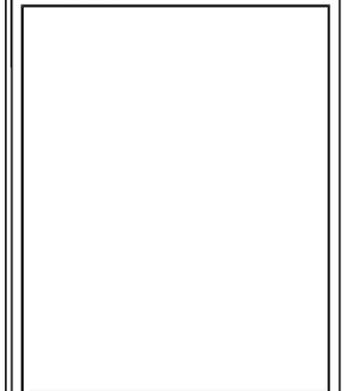
REV.	DATE	DESCRIPTION	BY
2	03/18/15	PLANNING REVISION	R.S.
1	02/06/15	100% ZONING	R.C.
0	01/27/15	90% ZONING	R.C.

PLANS PREPARED BY:



SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (909) 456-8401
FAX: (909) 456-8408

LICENSURE:



SHEET TITLE:

NORTH & EAST
ELEVATIONS

SHEET NUMBER: REVISION:

A4

2

LAX-484



WEST ELEVATION

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

2



SOUTH ELEVATION

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

1



15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:

MEAD WAY

25964 MISSION ROAD
LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:

03/18/15

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
2	03/18/15	PLANNING REVISION	R.S.
1	02/06/15	100% ZONING	R.C.
0	01/27/15	90% ZONING	R.C.

PLANS PREPARED BY:



SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (909) 456-8401
FAX: (909) 456-8408

LICENSURE:

SHEET TITLE:

SOUTH & WEST
ELEVATIONS

SHEET NUMBER: REVISION:

A5

2

LAX-484

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MAY 6, 2015

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH
ASSISTANT CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT (CUP) NO. 14-143 – 60-FOOT HIGH WIRELESS TELECOMMUNICATION FACILITY (MONOPINE) LOCATED AT 24740 REDLANDS BOULEVARD

SUMMARY

A request to construct a new 60-foot high wireless telecommunication facility (designed as a monopine) and associated ground equipment to be located at 24740 Redlands Boulevard (APN 0281-091-25). The lot is presently vacant with a gravel surface. The project site is located within the East Valley Corridor Specific Plan – General Commercial Zone.

RECOMMENDATION

The recommendation is for the Planning Commission to approve CUP No. 14-143 based on the Findings, and subject to the Conditions of Approval (Exhibit – C).

PERTINENT DATA

Property Owner:	City of Loma Linda
Applicant:	LASMA LP dba Verizon Wireless
General Plan:	Commercial
Zoning:	East Valley Corridor Specific Plan – General Commercial
Site:	12,762 square foot vacant site
Topography:	Flat
Vegetation:	None

BACKGROUND AND EXISTING SETTING

Background

On October 22, 2014, the Applicant submitted a CUP application with the required forms, plans, and mailing labels for the above referenced project. On November 13, 2014, the Administrative Review Committee (ARC) reviewed and provided comments on the project and deemed the project complete for processing pursuant to the California Permit Streamlining Act.

Existing Setting

The project area is located the north side of Redlands Boulevard, west of Anderson Street, within the East Valley Corridor Specific Plan – General Commercial zone. The property is presently vacant, improved with a gravel surface, with commercial uses to the east, west, and south.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The proposed construction has a Class 3 exemption per CEQA Guidelines § 15303(d), which allows for the construction of small new equipment and facilities including electrical, gas, and other utility extensions.

PUBLIC COMMENTS

On April 23, 2015, public hearing notices for this project were posted and mailed to property owners located within 300 feet of the project site. As of this report, the City has received no written or oral comments on the project.

ANALYSIS

Project Description

Verizon Wireless is proposing the construction of a new 55-foot cellular tower (water tower) and the associated ground mounted equipment located mid-lot, along the east property line. An 8-foot high block wall will enclose the proposed 625 square-foot lease area. The water tower and equipment will all be located within the block wall enclosure along the west property line.

The enclosure will include:

- 924 square foot (22' x 42'), with 8-foot high perimeter block wall around the equipment shelter.
- Features within the enclosure:
 - 60-foot cellular tower (monopine)
 - 30 kw generator (within enclosure)
 - 195 square foot equipment shelter (within enclosure)
 - Two equipment cabinets (within enclosure)

The monopine and accessory equipment shelter will be located along the west property line, approximately 25 feet from the rear property line (landscape buffer).

The cellular antenna will be designed to look like a pine tree. All wiring equipment will be encased within the “trunk” of the mono-pine and not visible along the public right-of-way. Staff has included a condition of approval that requires that all wiring and connections be encased within the “trunk” of the mono-pine.

The wireless site has been designed as a co-locatable facility for other carriers and has the room to accommodate additional antennas. The design for co-location will limit the potential for proliferation of cell towers in the immediate vicinity. Any new antennas will be integrated into the mono-pine design. Proposed antenna arrays and any future antenna arrays will be completely covered by the pine foliage. A condition of approval has been added that requires that all new antenna arrays will not be allowed to extend beyond the faux foliage limit.

Staff has also added a condition that requires the applicant to remove any graffiti within 48 hours of City notification.

Other improvements

The property will be improved with the following:

Off-site Improvements

- Sidewalk, curb and gutter. Driveway depression along west portion of lot will be removed and replaced with full height curb and gutter;
- Two (2) street trees;
- An 8’9” dedication along the front property line.

On-Site Improvements

- 25-foot wide landscape buffer along the rear of the lot;
- 12’-wide non-exclusive driveway;
- In order to provide the property owner with the ability to develop the lot in the future, the remaining portion of the lot will retain the gravel surface.

Landscaping

Due to the relatively small nature of this project, staff is requiring the applicant to landscape the rear portion of the lot, which would have to be landscaped regardless of the size or type of development, as a 25-foot wide buffer is required. The buffer will include the following:

- Six (6), 36”-box canary island pines, 15-feet on center;
- 24 5-gallon creeping cotoneaster shrubs, 7-feet on center;
- Gorilla-mulch ground cover.

When the remaining portion of the lot is developed, the remaining portion of the required landscaping will be installed.

Section 17.95.040 – General Standards for Wireless Communication Facilities

General Standards	Proposed	Complies
Wireless communication facilities shall comply with all applicable building codes and shall not be erected or used except as permitted	A condition is included in the Conditions of Approval that require the wireless telecommunication facility comply with this requirement	Yes
Wireless communication facilities and accessory wireless communication equipment shall be located, installed, and mounted in a manner to minimize to the greatest extent possible the visibility of the antennas and equipment	The cellular antenna will be designed to look like a pine tree and will include additional on-site trees. All equipment will be hidden within the “trunk” of the monopine, and all proposed and future antenna arrays will be required to stay within the limit of the monopine canopy/foilage.	Yes
Wireless communication facilities and accessory wireless communication equipment shall be painted in non-reflective matte finished shades designed to be compatible with the surrounding site and neighborhood	The monopine will be painted to mimic a pine tree with a brown trunk and green pine needles.	Yes

Wireless communication facilities and accessory wireless communication equipment shall be screened from view by an existing structure, or by constructing screening that blends in with the adjacent scenery or structures in color and form, or landscaping where constructed screening cannot occur. If landscaping is required, trees shall be a minimum twenty-four inch box size	The monopine and accessory equipment will be located within a 924 square foot, enclosed area, improved with an 8-foot high wall, located approximately 60' feet from the front property line. All equipment will be located within the 8-foot high enclosure.	Yes
The need for stealth-designed facilities (i.e., slim-line monopole, mono-palm, mono-pine, water tower, clock tower, windmill, weather vane, flag pole, sculpture or other interesting and artistic visual form) shall be determined by the planning commission based on the aesthetics and character of the area surrounding the project site and the appropriateness and compatibility of the proposed design with other existing features and structures in the area	The proposed wireless telecommunication facility will be designed as a faux pine tree (monopine).	Yes
No advertising, signs, or lighting shall be incorporated or attached to any wireless communication facility or accessory wireless communication equipment, except as required by the city's building division or federal regulations	Neither the monopine nor the accessory enclosure will be used for commercial advertising purposes.	Yes
The height of the proposed wireless communication facility shall be justified by the need for such height to effectively provide services by the applicant through a radio frequency analysis subject to review and approval by the city. The analysis shall be prepared by a qualified engineer and shall include the required technical information and an executive summary written in layman's terms	The proposed 60-foot high wireless communication facility is needed to effectively provide cellular service to the customers in the area, as shown in Exhibit B. The additional height will accommodate co-location of additional carriers. Any future antennas will be required to not exceed the limit of the tree canopy/foilage.	Yes

Section 17.95.050 – Special Standards for Ground-Mounted Structures

Special Standards	Minimum Required	Proposed	Complies
Ground-mounted structures and wireless communication facilities and/or accessory wireless communication equipment shall not be located within or project into any required setbacks of the underlying land use district	Front: 25' Side: 0' Rear: 25'	Front: ~ 60' Side: 3' Rear: 27'	Yes
Ground-mounted structures and wireless communication facilities or wireless communication accessory equipment shall not be located or project within ten feet of any right-of-way of a street, freeway, or railroad line	10-feet	60' – Redland Blvd 27' – 10 FWY	Yes
Ground-mounted structures for wireless communication facilities shall not be located on lots developed with residential uses nor within one hundred feet of any residential zone and/or residential use	North: 100' South: 100' East: 100' West: 100'	North: N/A South: 360' East: ~ 550' West: N/A	Yes

<p>The height of a ground-mounted structure shall be compatible with that of the surrounding neighborhood so that existing trees or other tall elements of the neighborhood can serve as a backdrop for the antenna and ground-mounted structure. No ground-mounted structure shall exceed the height limit of the underlying land use district without the review and approval of the planning commission. In the absence of a height limitation in a land use district, the maximum height of a ground-mounted structure shall be sixty-five feet</p>	<p>Max Height: 65'</p>	<p>Height: 60'</p>	<p>Yes</p>
<p>A new ground-mounted structure shall not be located within eight hundred feet of an existing ground-mounted structure for a wireless communication facility except in a temporary situation wherein a new structure is replacing an existing structure for purposes of locating more than one wireless communication facility on the structure (co-location).</p>	<p>Min: 800'</p>	<p>None within 800'</p>	<p>Yes</p>
<p>All security fencing shall be of a material, color, and design that is consistent and compatible with the character of the surrounding development or environment</p>		<p>Proposed: Solid 8' high block wall, with combination precision and split face block, with decorative cap.</p>	<p>Yes</p>
<p>Ground-mounted structures, including accessory equipment, shall be screened or architecturally or stealth designed (i.e., mono-palm, mono-pine, water tower, clock tower, windmill, weather vane, and sculpture or other interesting and artistic visual form and, antenna incorporated into existing light standards, flag poles, or building signs) if the planning commission determines that there is a need to mitigate negative aesthetic impacts and achieve compatibility with the surrounding site and neighborhood</p>		<p>Proposed: The proposed wireless telecommunication facility will be designed as a faux pine tree (monopine). Accessory equipment will all be located within an 8-foot high block wall enclosure.</p>	<p>Yes</p>

Conditional Use Permit Findings

The following findings must be addressed when considering a conditional use permit. As per LLMC Section 17.30.210, "The Planning Commission, in approving a conditional use permit, shall find as follows:"

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this title.*

The General Commercial zone in the East Valley Corridor Specific Plan does not state if it permits or prohibits wireless communication facilities. According to Section EV3.0710, land uses in the General Commercial zone are subject to a Conditional Use Permit or site approval. Therefore, this application, since the project site is in the General Commercial zone, is appropriate for a wireless communication facility. In addition, Section 17.30.140(A)(7) of the Loma Linda Municipal Code states that public utility structures including communication substations and towers require the application of a Conditional Use Permit.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

A wireless communication facility at this site is consistent with the Loma Linda General Plan. The General Plan Land Use Map indicates this site as Commercial, and the zoning for this site is General Commercial. The proposed wireless telecommunication facility is consistent with Section 4.6.1 of the General Plan which says “Foster a climate in which businesses in Loma Linda can prosper, enhancing Loma Linda’s image as a good community in which to operate business”. The installation of a ground mounted wireless telecommunication facility, designed as a monopine with an accessory equipment shelter, and off-site improvements, will provide increased coverage to wireless customers in the area, as well as improve the public right-of-way with a dedication to align the public right of way, and a new driveway approach, sidewalk, curb and gutter.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

The project site is adequate in size and shape to accommodate the proposed cell tower and equipment. As indicated, the proposed wireless communication facility will occupy approximately 900 square feet of the existing 12,762 square foot property. The project layout and design are consistent with the required height, setbacks, and screening requirements that are outlined in LLMC Chapter 17.95, *Wireless Communication Facilities* and Section EV3.0720 of the EVC-General Commercial development standards.

4. *That the site or the proposed use related to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

Additional traffic will not be generated as the result of this project. A temporary increase in trip generation may occur during the construction period, however no new trips would result after the construction is completed.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

The public health, safety and general welfare will be protected with the implementation of the Conditions of Approval for this application to insure compatibility with the neighborhood and to prevent any negative impacts to the surrounding area.

Wireless Communication Facilities Findings

All wireless communication facilities shall be subject to the following findings. These findings are in addition to any applicable criteria outlined in LLMC Chapter 17.30 Conditional Use Permits or the criteria for a small project application.

1. *There is adequate space on the property for the wireless communication facility and accessory wireless communication equipment. Adequate space shall mean that the wireless communication facility will not be in conflict with existing buildings or other structures on the property, or reduce required parking, landscaping or other property improvements based on city development standards.*

The project will occupy 900 square feet of the 12,762 square foot site, and comply with the development standards of Section EV3.0720 of the EVCSP – General Commercial zone

development standards. The project complies with setback requirements for structures and will not impact parking, landscaping or other property improvements, or generate additional vehicle trips to the site.

2. *The design and placement of the wireless communication facility and accessory wireless communication equipment will not adversely impact the use of the property, other buildings and structures located on the property, or the surrounding area or neighborhood (i.e., encroach on walkways or openings, block or impair valuable views of or from the subject property or nearby properties).*

As stated above, the project will comply with the Section EV3.0720 of the EVCSP – General Commercial development Standards. The property is vacant, and due to the location of the site, will allow the property owner future development possibilities of the site. The improvements associated with the project will include an approximate 9-foot dedication along the front property line, which will allow the construction of a new sidewalk, curb and gutter to City of Loma Linda standards.

3. *The wireless communication facility and accessory wireless communication equipment as proposed are consistent with the intent of this part and comply with the general standards for all wireless communication facilities and special standards for ground mounted structures below.*

The project is consistent with LLMC Chapter 17.95 which outlines specific design standards and requirements related to wireless communication facilities. The project meets the goals and policies of the adopted General Plan (May 26, 2009) for developments related to wireless facilities.

4. *The operation of the facility will not cause Radio Frequency Interference (RFI) to any of the city's communication operations including Public Works Department, Public Safety Department and San Bernardino County Sheriff's Department radio systems, other radio and communications systems, computer and/or electronic equipment, and SCADA facilities. In addition, the operation of the facility will not cause RFI to Loma Linda University, Loma Linda University Medical Center, Jerry L. Pettis Veterans Medical Center, Loma Linda University Community Medical Center, or other medical or educational related facilities' communications operations, computer equipment, and/or sensitive medical research and/or testing equipment, or to other consumer electronic products (i.e., televisions, radios, amateur radios, cordless telephones or other communications devices, hearing aids, or stereos), or to railroad communications, control or telemetry systems.*

Condition No. 13 of the project's Conditions of Approval ensures compatibility with the communication operations of the Civic Center, City Corp Yard (and other City facilities), San Bernardino County Sheriff's Department, and the Loma Linda-based hospitals.

CONCLUSION

All elements of project are consistent with the adopted General Plan (May 26, 2009). The project is also in compliance with the Wireless Communication Facilities regulations found in Zoning Code Chapter 17.95 and the development standards for the General Commercial Zone in the East Valley Corridor Specific Plan. The site design and layout will meet the stealth design criteria while providing wireless coverage to a part of town where there now exists a coverage gap. The project has been designed in a manner that is compatible with the existing storage site, and surrounding neighborhood and community.

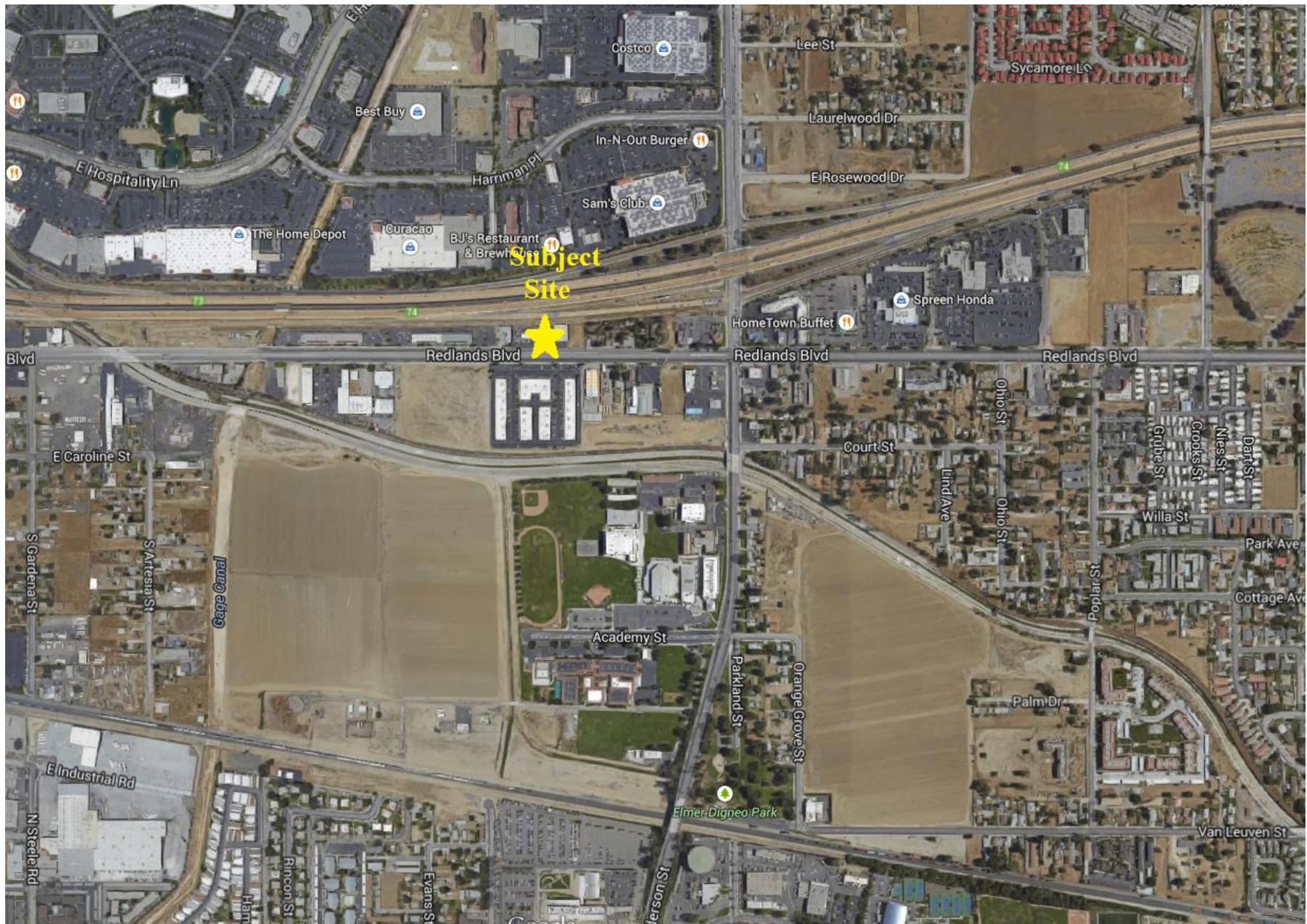
Respectfully submitted by:

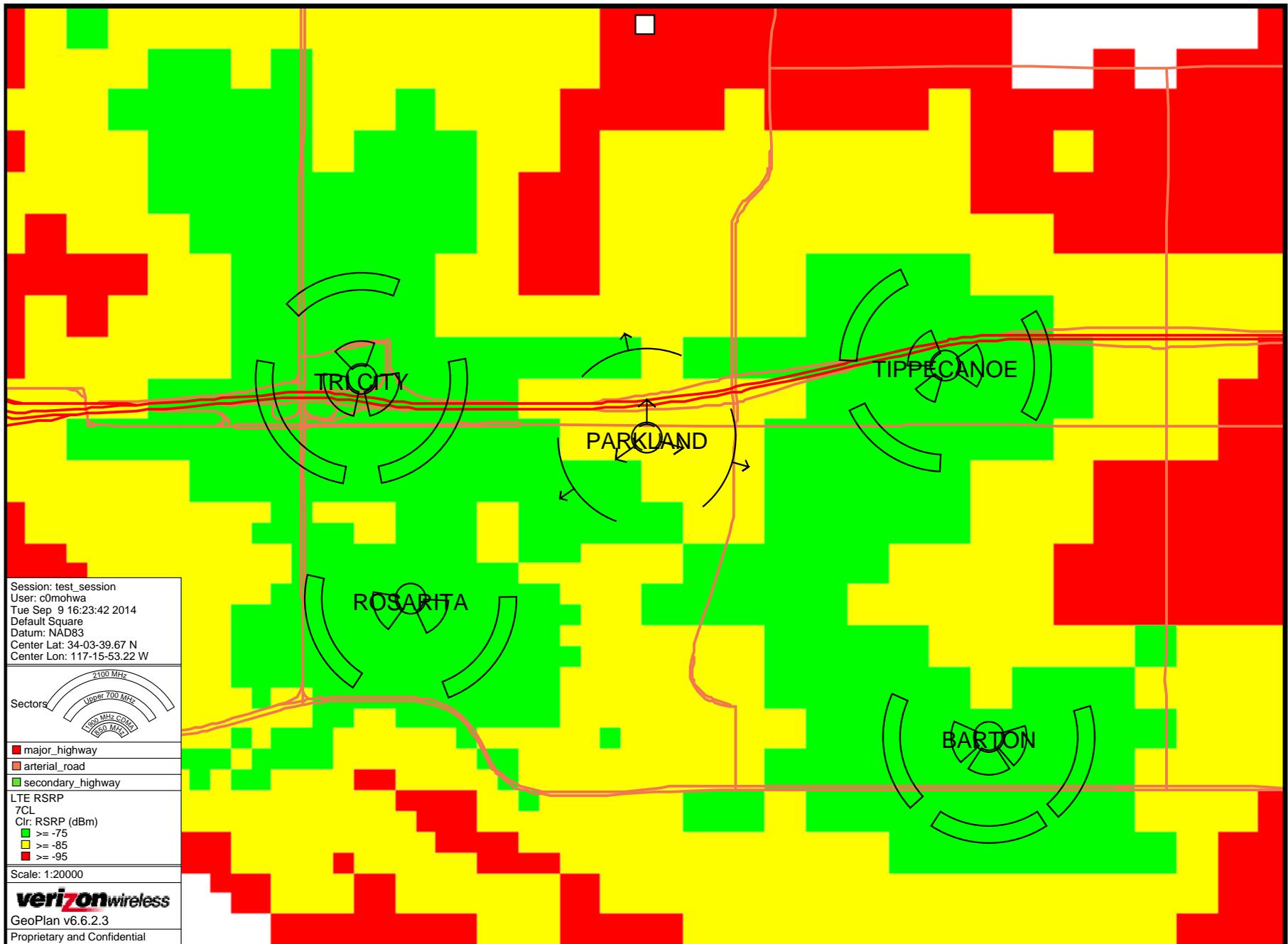
Guillermo Arreola
Associate Planner

EXHIBITS

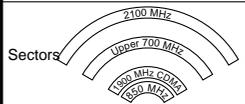
- A. Vicinity Map
- B. Coverage Maps
- C. Conditions of Approval
- D. Project Plans

VICINITY MAP





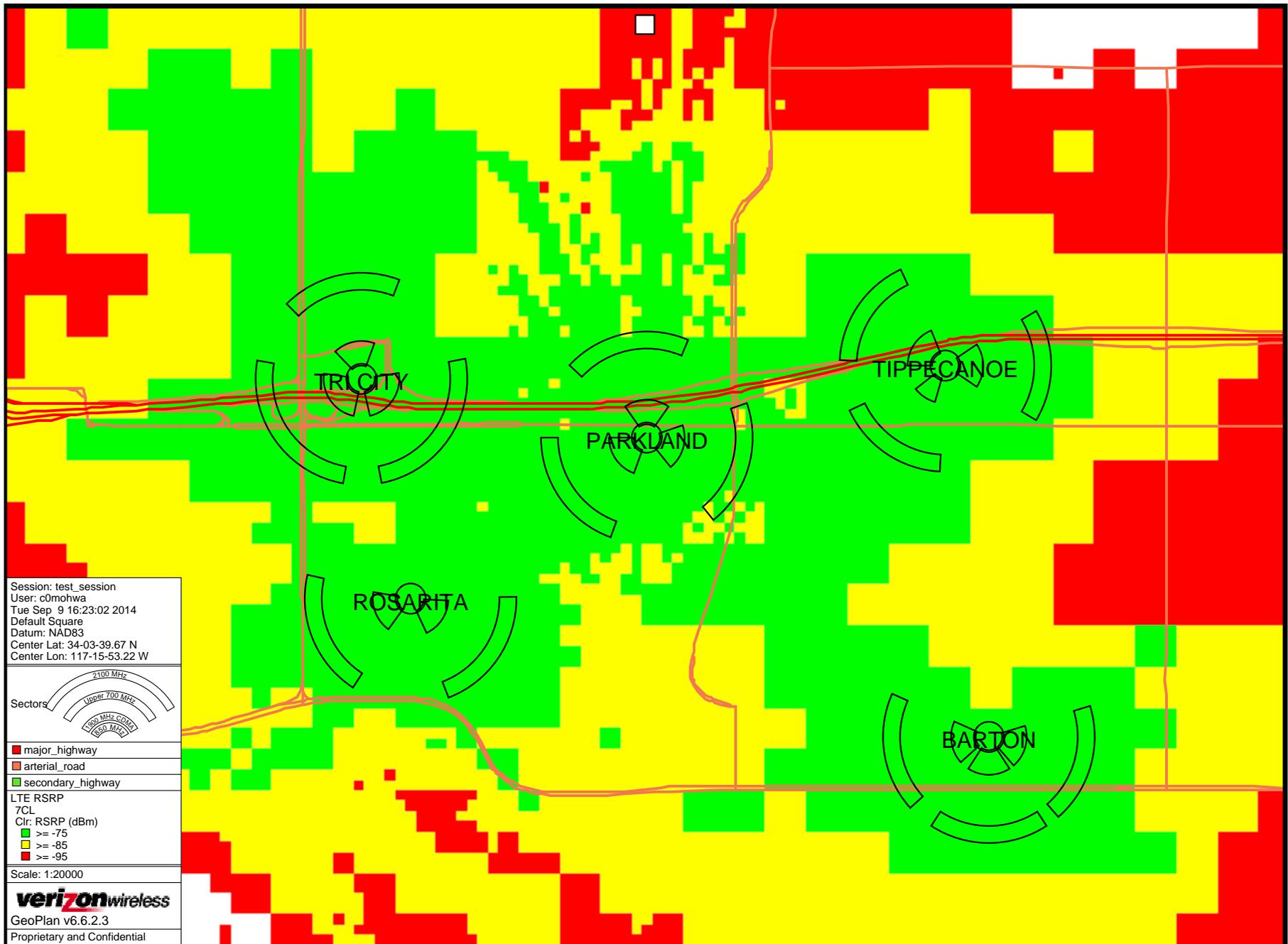
Session: test_session
 User: c0mohwa
 Tue Sep 9 16:23:42 2014
 Default Square
 Datum: NAD83
 Center Lat: 34-03-39.67 N
 Center Lon: 117-15-53.22 W



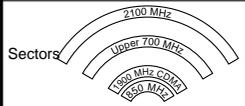
- major_highway
- arterial_road
- secondary_highway

LTE RSRP
 7CL
 Clr: RSRP (dBm)
 ■ >= -75
 ■ >= -85
 ■ >= -95

Scale: 1:20000



Session: test_session
 User: c0mohwa
 Tue Sep 9 16:23:02 2014
 Default Square
 Datum: NAD83
 Center Lat: 34-03-39.67 N
 Center Lon: 117-15-53.22 W



- major_highway
- arterial_road
- secondary_highway

LTE RSRP
 7CL
 Clr: RSRP (dBm)
 ■ >= -75
 ■ >= -85
 ■ >= -95

Scale: 1:20000

verizonwireless
 GeoPlan v6.6.2.3
 Proprietary and Confidential

Commission (FCC) safety standards. Facilities that are no longer in operation shall be removed within 90 days after the date of discontinuation.

8. If no annual certification is provided, the Planning Commission may commence proceedings to revoke the conditional use permit for the wireless communication facility. Prior to revocation of a permit, the Commission shall provide the owners of record written notice of their failure to provide the annual certification and inform them of the revocation hearing before the City Council
9. Prior to the issuance of a Building Permit for the wireless communication facility, the applicant may be required to provide a deposit with the City for removal of the facility and any accessory wireless equipment if such facility is found to be abandoned or the Conditional Use Permit is revoked by the City Council.
10. Notice of change of ownership of the wireless communication facility shall be provided to the City within thirty (30) days of title transfer.
11. Submittal to the Building and Safety Division for Structural Plan Check, shall include two sets of specifications on the proposed facility. Staff shall keep one and forward the other to San Bernardino County ISD Network Services for the database of wireless facilities in the area.
12. The wireless telecommunications service provider shall submit to the Director, ten (10) days after installation of the facilities and every two (2) years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions, and current applicable standards established by the American National Standards Institute (ANSI) and Institute of Electrical and Electronics Engineers (IEEE) for safe human exposure to EMF and RFR. The report shall be written in plain English.
13. Within ten (10) days of commencement of the operation and as otherwise requested by the Public Works Department and Public Safety Department, the operation of the facility shall be tested and evaluated to the satisfaction of the Public Works and Public Safety Departments that the facility will not cause RFI to any of the City's communication operations including Public Works, Public Safety Departments and San Bernardino County Sheriff's Department radio systems, other radio and communications systems, computer and/or electronic equipment, and SCADA facilities. In addition, the operation of the facility will not cause RFI to Loma Linda University or Loma Linda University Medical Center communications operations, computer equipment, and/or sensitive medical research and/or testing equipment, or to other consumer electronic products (i.e., televisions, radios, amateur radios, cordless telephones or other communications devices, hearing aids, or stereos), or to railroad communications, control or telemetry systems.
14. All graffiti and other forms of vandalism shall be promptly removed and/or repaired within 48 hours of notification.
15. Signage shall be maintained at the facility identifying all wireless telecommunications facility equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards, including the RF radiation hazard warning symbol identified in ANSI C95.2-1982, to notify persons that the facility could cause exposure to RF emissions.

16. Fencing, barriers or other appropriate structures or devices to restrict access to the facilities shall be maintained.
17. The use of lighting shall not be allowed on wireless communication facilities unless required as a public safety measure. Where lighting is used, it shall be shielded to prevent glare on adjacent uses.
18. The service provider shall provide signage as required, including phone numbers of the utility provider, for use in case of an emergency. The signs shall be visibly posted at the communications equipment/structure.
19. The applicant shall provide specifications that are similar to or exhibit the same quality as the monopine designed by Cell Trees, Inc.
20. The review authority may, upon an application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
21. All wiring and connections from the enclosure to the antenna arrays shall be encased within the “trunk” of the mono-pine.
22. All proposed and future antenna arrays shall not extend beyond the proposed limit of the tree canopy/foilage and shall be painted a matching color to the proposed foliage.

Applicant signature

Date

Owner signature

Date

End of Conditions



15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PARKLAND

UNADDRESSED PARCEL
APN: 0281-091-25
LOMA LINDA, CALIFORNIA 92354



PROJECT INFORMATION:
PARKLAND
UNADDRESSED PARCEL
APN: 0281-091-25
LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:
04/21/15

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
4	04/21/15	PLANNING REVISION	P.A.
3	01/28/15	INCOMPLETE LETTER	R.S.
2	10/30/14	TITLE REVISION	R.S.
1	08/27/14	100% ZONING	V.H.
0	08/21/14	90% ZONING	R.C.

PLANS PREPARED BY:



LICENSURE:

ISSUED FOR:

SHEET INDEX	ZONING
-------------	--------

SHEET TITLE:

TITLE SHEET

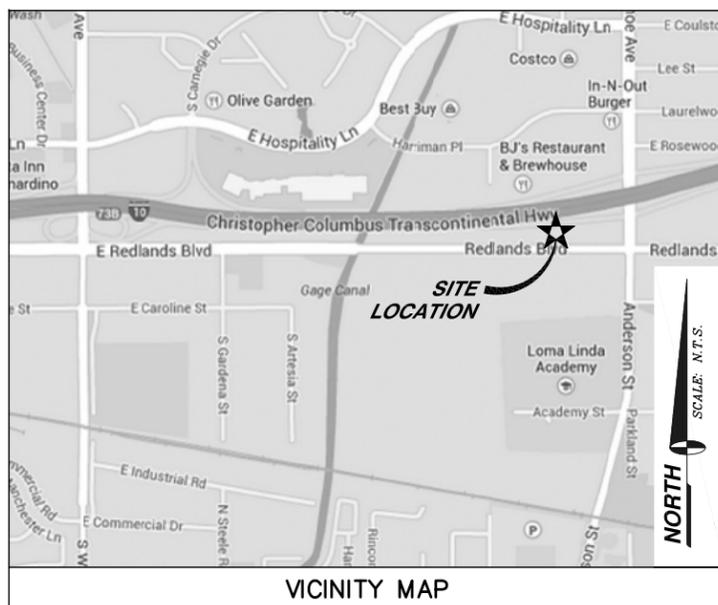
SHEET NUMBER: REVISION:

T1 4
LAX-450

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF A 924 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
- INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS AT A 50' CENTERLINE MOUNTED ON A NEW 60' ANTENNA STRUCTURE
- INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS
- INSTALLATION OF (12) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs) ((4) PER SECTOR)
- INSTALLATION OF (3) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES ((1) PER SECTOR)
- INSTALLATION OF A VERIZON WIRELESS 11'-6" X 16'-10.5" EQUIPMENT SHELTER
- INSTALLATION OF (2) VERIZON WIRELESS GPS ANTENNAS
- INSTALLATION OF A VERIZON WIRELESS 8' BLOCK WALL
- INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE
- INSTALLATION OF A VERIZON WIRELESS 30KW GENERATOR WITH A 211 GALLON DIESEL TANK MOUNTED ON A NEW 5' X 9' CONCRETE PAD
- COAXIAL/HYBRIFLEX CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW FIBER CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



APPLICANT/LESSEE
VERIZON WIRELESS
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618
(949) 286-7000

PROPERTY INFORMATION
OWNER: THE LAWRENCE A. VERES AND SHELLY A. VERES REV. TRUST
11840 HOLLIS COURT
LOMA LINDA, CALIFORNIA 92354

CONTACT: LAWRENCE VERES
PHONE: (951) 333-3536

AREA OF CONSTRUCTION: ~924 SQ. FT.

OCCUPANCY TYPE: S-2

CONSTRUCTION TYPE: V-B

CURRENT ZONING: GENERAL COMMERCIAL (EVC)

JURISDICTION: CITY OF LOMA LINDA

APN: 0281-091-25

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY

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 CALIFORNIA ADMINISTRATIVE CODE
- 2013 CALIFORNIA BUILDING STANDARDS CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

CODE COMPLIANCE

SITE ACQUISITION/ PLANNING
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
CHRIS COLTEN
PHONE: (909) 456-8401
FAX: (909) 456-8408

CIVIL ENGINEER
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
CHRIS WENER
PHONE: (909) 456-8401
FAX: (909) 456-8408

STRUCTURAL ENGINEER:
T.B.D.

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

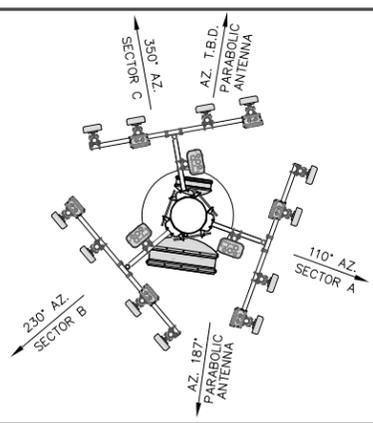
SURVEYOR:
DIAMONDBACK LAND SURVEYING
5506 SOUTH FORT APACHE ROAD, SUITE 110
LAS VEGAS, NEVADA 89148
TRENT J. KEENAN
PHONE: (702) 823-3257

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	4
T2	ABBREVIATIONS, LEGEND, GENERAL & CONSTRUCTION NOTES	4
A1	SITE PLAN	4
A2	ENLARGED SITE PLAN	4
A3	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	4
A4	NORTH & EAST ELEVATIONS	4
A5	SOUTH & WEST ELEVATIONS	4
L1	LANDSCAPE PLAN	4
L2	IRRIGATION PLAN	4
L3	LANDSCAPE DETAILS	4

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		

APPROVAL LIST



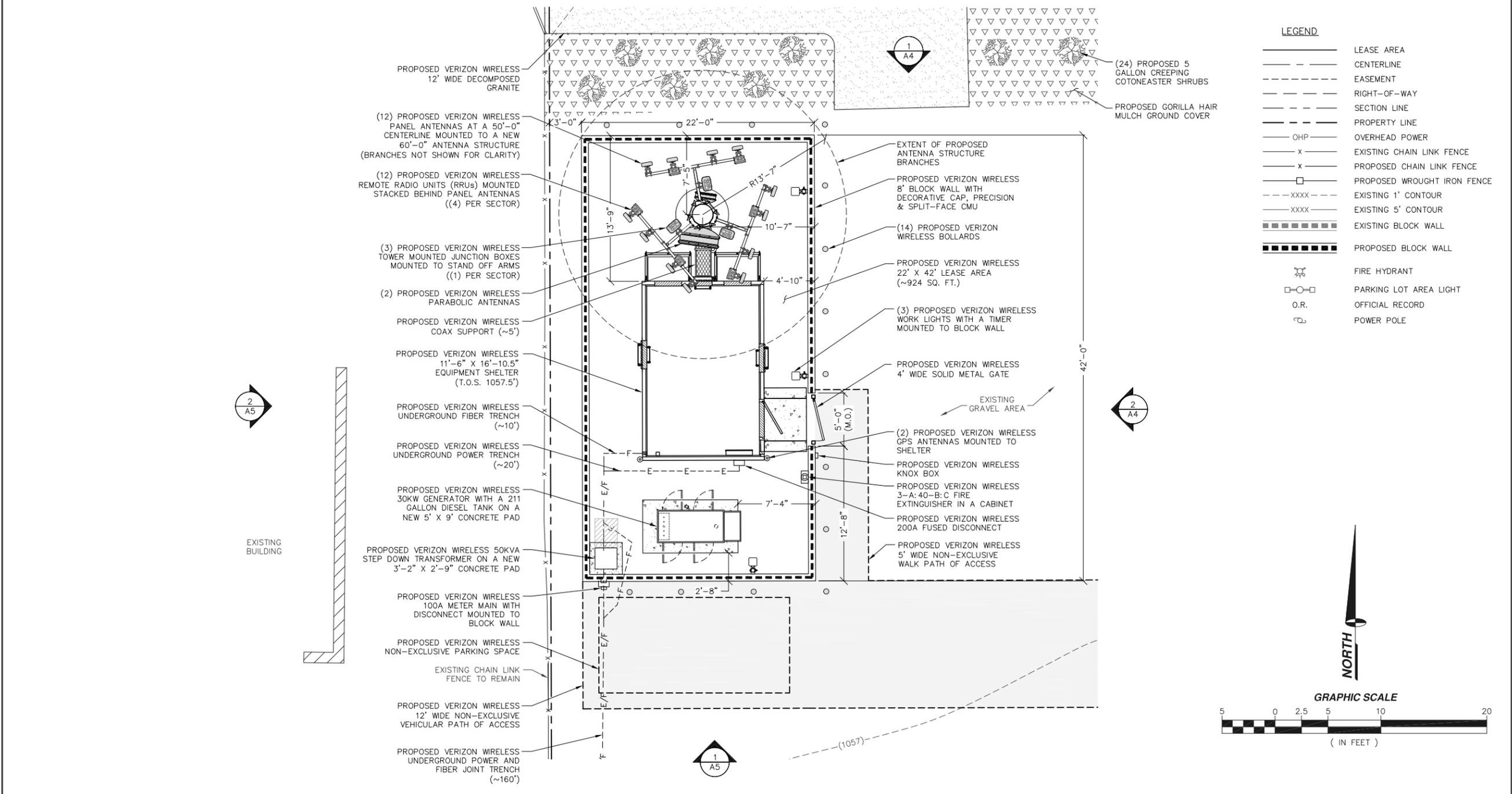
ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RRU'S	CENTERLINE	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	110°	4	4	50'	70'	(4) 7/8" COAX	RED/GREEN RED/RED	15'	15'	..
SECTOR B	230°	4	4	50'	70'	(4) 7/8" COAX	BLUE/GREEN BLUE/RED	15'	15'	..
SECTOR C	350°	4	4	50'	70'	(4) 7/8" COAX	YELLOW/GREEN YELLOW/RED	15'	15'	..
MISC	N/A	.	.	N/A	70'	(3) 1-5/8" HYBRIFLEX	.	.	.	..
PARABOLIC ANTENNA	187° T.B.D.	2	.	T.B.D. T.B.D.	.	.	.	.	.	..
GPS	N/A	2	.	.	.	1/2" COAX	GRAY	N/A	N/A	..

NOTE:
 1. CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.
 2. PROPOSED ANTENNAS AND OTHER TOWER-MOUNTED EQUIPMENT TO BE PAINTED OR WRAPPED TO MATCH THE TOWER.

ANTENNA LAYOUT

11" X 17" SCALE 24" X 36" SCALE 3 ANTENNA AND CABLE SCHEDULE

SCALE: NONE 2



SITE DETAIL

11" X 17" SCALE 24" X 36" SCALE 1



PROJECT INFORMATION:

PARKLAND
 UNADDRESSED PARCEL
 APN: 0281-091-25
 LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:

04/21/15

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
4	04/21/15	PLANNING REVISION	P.A.
3	01/28/15	INCOMPLETE LETTER	R.S.
2	10/30/14	TITLE REVISION	R.S.
1	08/27/14	100% ZONING	V.H.
0	08/21/14	90% ZONING	R.C.

PLANS PREPARED BY:



LICENSURE:

SHEET TITLE:

SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: REVISION:

A3 4
 LAX-450

NOTE:
1. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH ANTENNA STRUCTURE AND COVERED WITH LEAF SOCKS

NOTE:
1. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH ANTENNA STRUCTURE AND COVERED WITH LEAF SOCKS



PROJECT INFORMATION:
PARKLAND
UNADDRESSED PARCEL
APN: 0281-091-25
LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:
04/21/15

ISSUED FOR:
ZONING

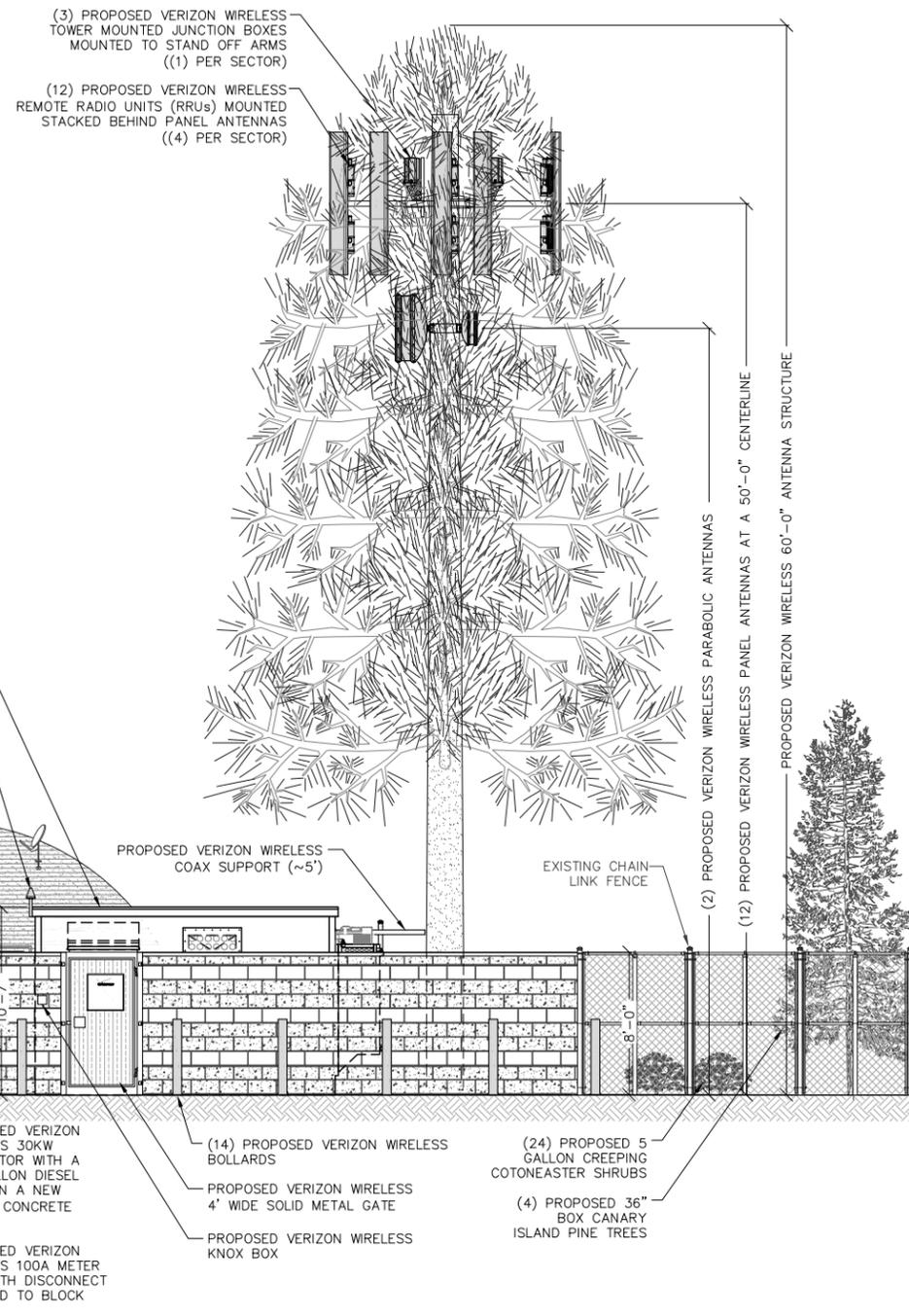
REV.:	DATE:	DESCRIPTION:	BY:
4	04/21/15	PLANNING REVISION	P.A.
3	01/28/15	INCOMPLETE LETTER	R.S.
2	10/30/14	TITLE REVISION	R.S.
1	08/27/14	100% ZONING	V.H.
0	08/21/14	90% ZONING	R.C.

PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 456-8401
FAX (909) 456-8408

LICENSURE:

SHEET TITLE:
NORTH & EAST ELEVATIONS

SHEET NUMBER: **A4** REVISION: **4**
LAX-450

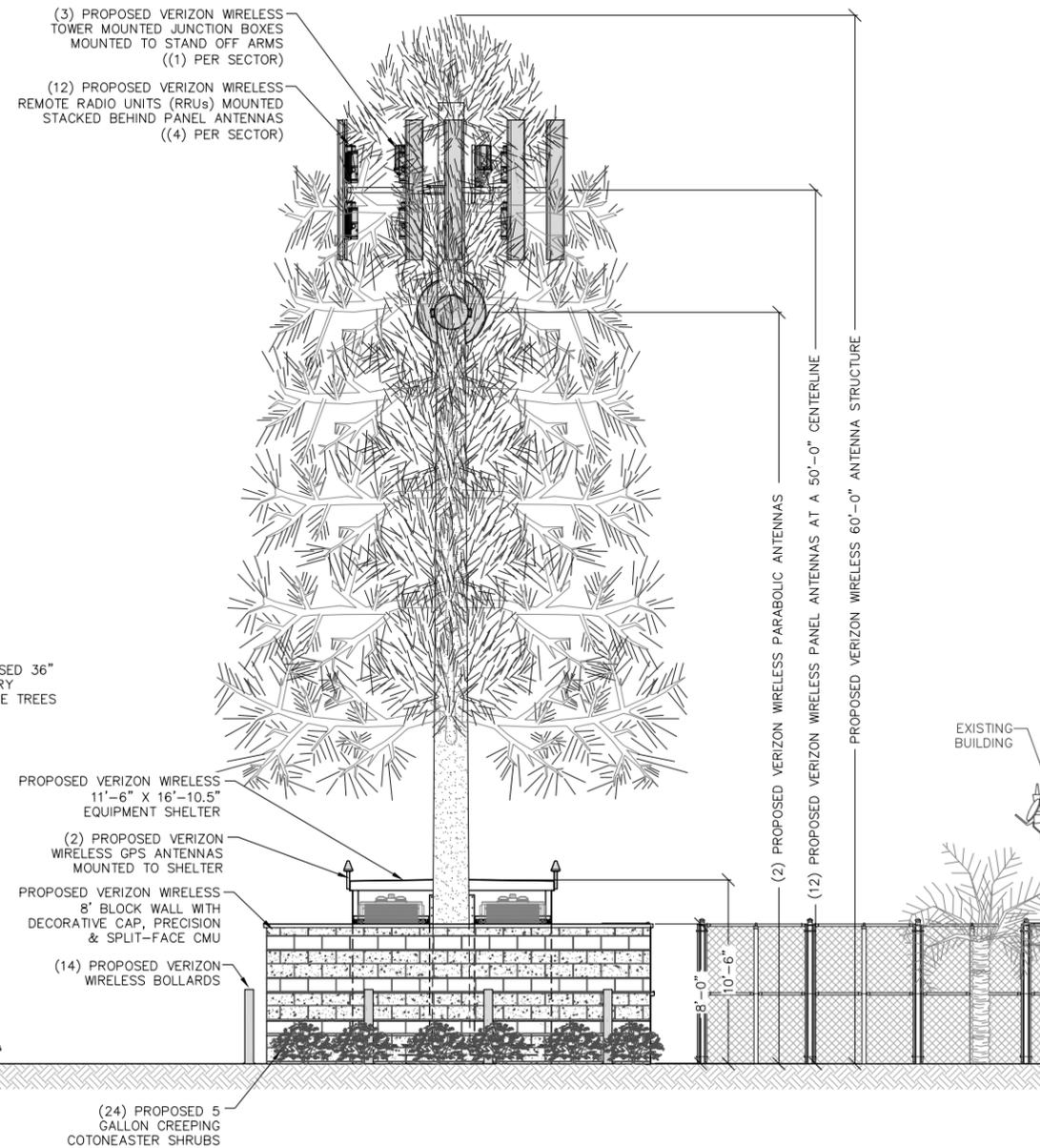


EAST ELEVATION

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

2

NORTH ELEVATION

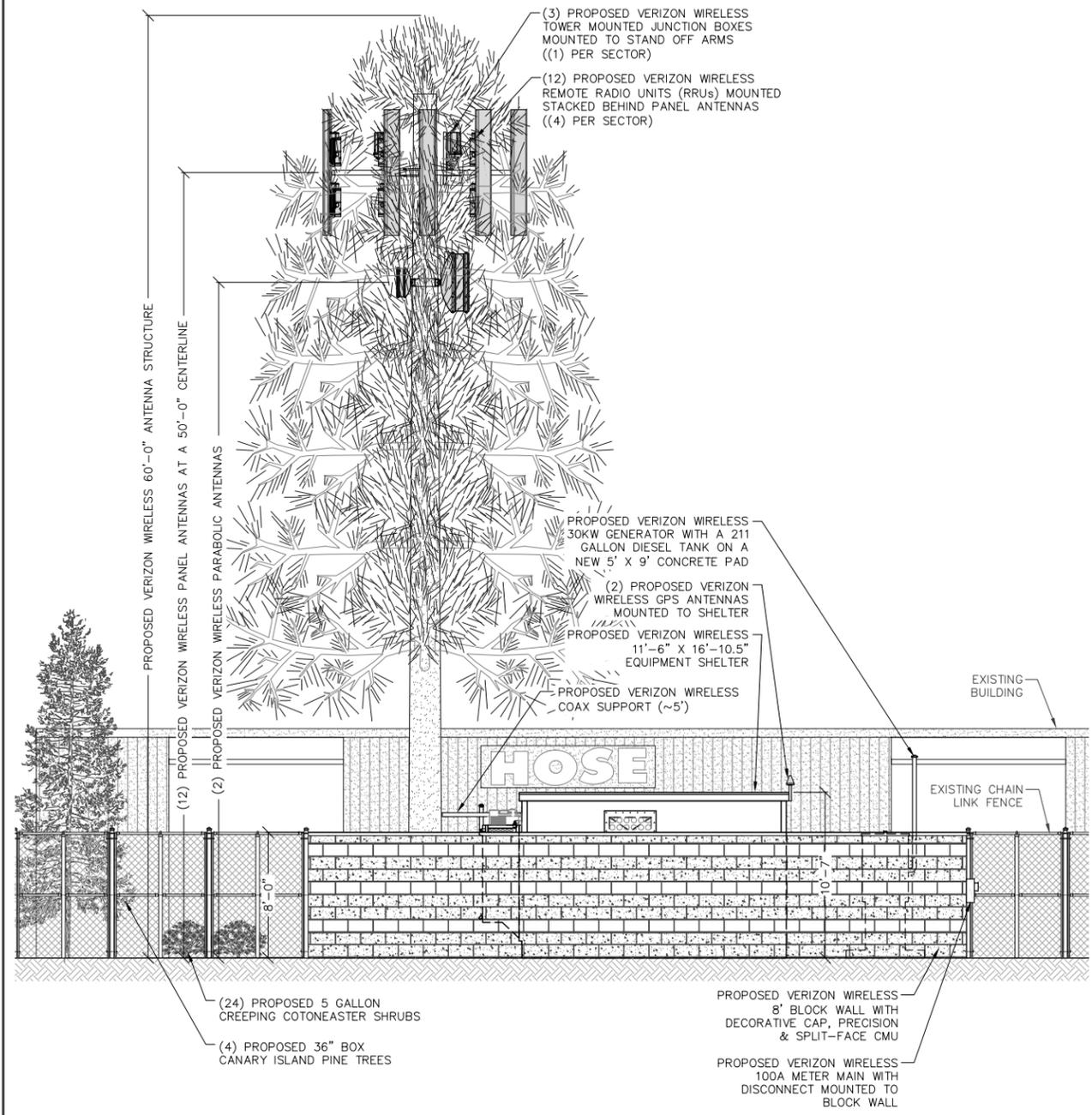


11" X 17" SCALE 24" X 36" SCALE
1" = 10' 1" = 5'

1

NOTE:
1. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH ANTENNA STRUCTURE AND COVERED WITH LEAF SOCKS

NOTE:
1. ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH ANTENNA STRUCTURE AND COVERED WITH LEAF SOCKS

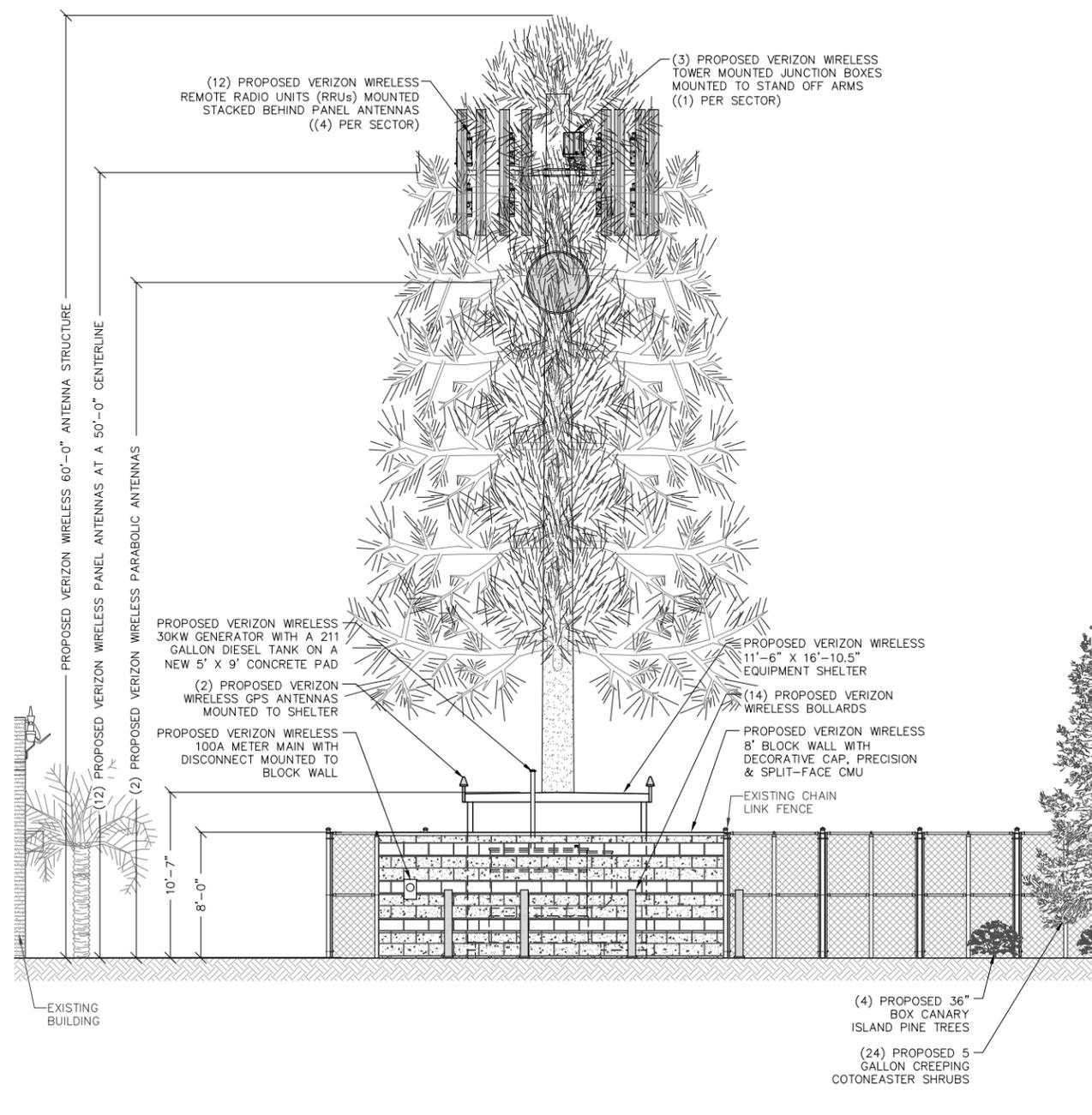


WEST ELEVATION

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

2

SOUTH ELEVATION



SOUTH ELEVATION

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

1



PROJECT INFORMATION:

PARKLAND
UNADDRESSSED PARCEL
APN: 0281-091-25
LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:

04/21/15

ISSUED FOR:

ZONING

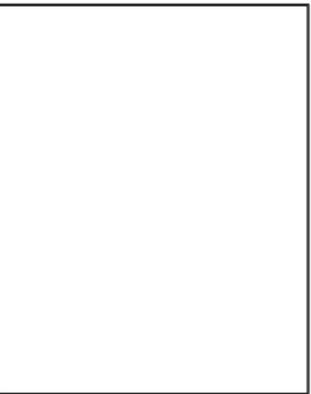
REV.: DATE: DESCRIPTION: BY:

4	04/21/15	PLANNING REVISION	P.A.
3	01/28/15	INCOMPLETE LETTER	R.S.
2	10/30/14	TITLE REVISION	R.S.
1	08/27/14	100% ZONING	V.H.
0	08/21/14	90% ZONING	R.C.

PLANS PREPARED BY:



LICENSURE:



SHEET TITLE:

SOUTH & WEST ELEVATIONS

SHEET NUMBER: REVISION:

A5 4
LAX-450

PLANT MATERIAL LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT SPACING	PLANT SIZE	QUANTITIES	PLANT FACTOR (PF)
	COTONEASTER ADPRESSUS PRAECOX	CREeping COTONEASTER	AS SHOWN	5 GAL	24	.5 (MED)
	PINUS CANARIENSIS	CANARY ISLAND PINE	AS SHOWN	36" BOX	6	.5 (MED)
	METASEQUOIA GLYPTOSTROBODES	GORILLA HAIR MULCH	-	-	-	-

- SOIL PREPARATION**
- BACKFILL MIX FOR USE OF PLANTING ALL SHRUBS/PALM TREES
 - 6 PARTS BY VOLUME ON SITE SOIL.
 - 4 PARTS BY VOLUME ORGANIC AMENDMENT.
 - 1 LB. 12-12-12 COMMERCIAL FERTILIZER PER CUBIC YARD.
 - 1 LB. IRON SULFATE PER CU. YD. OF MIX.
 (NOTE: THIS BACKFILL MIX IS FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE SOIL SAMPLES TO BE TESTED BY A SOIL AND PLANT LAB FOR ACTUAL BACKFILL AND SOIL AMENDMENT REQUIREMENTS.)
 - PLANT TABLE FOR ALL SHRUBS/PALM TREES
 - 3-21 GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON STOCK
 - 4-21 GRAM AGRIFORM FERTILIZER TABLETS PER 15 GALLON STOCK

PLANTING NOTES AND PLANT MATERIAL LEGEND

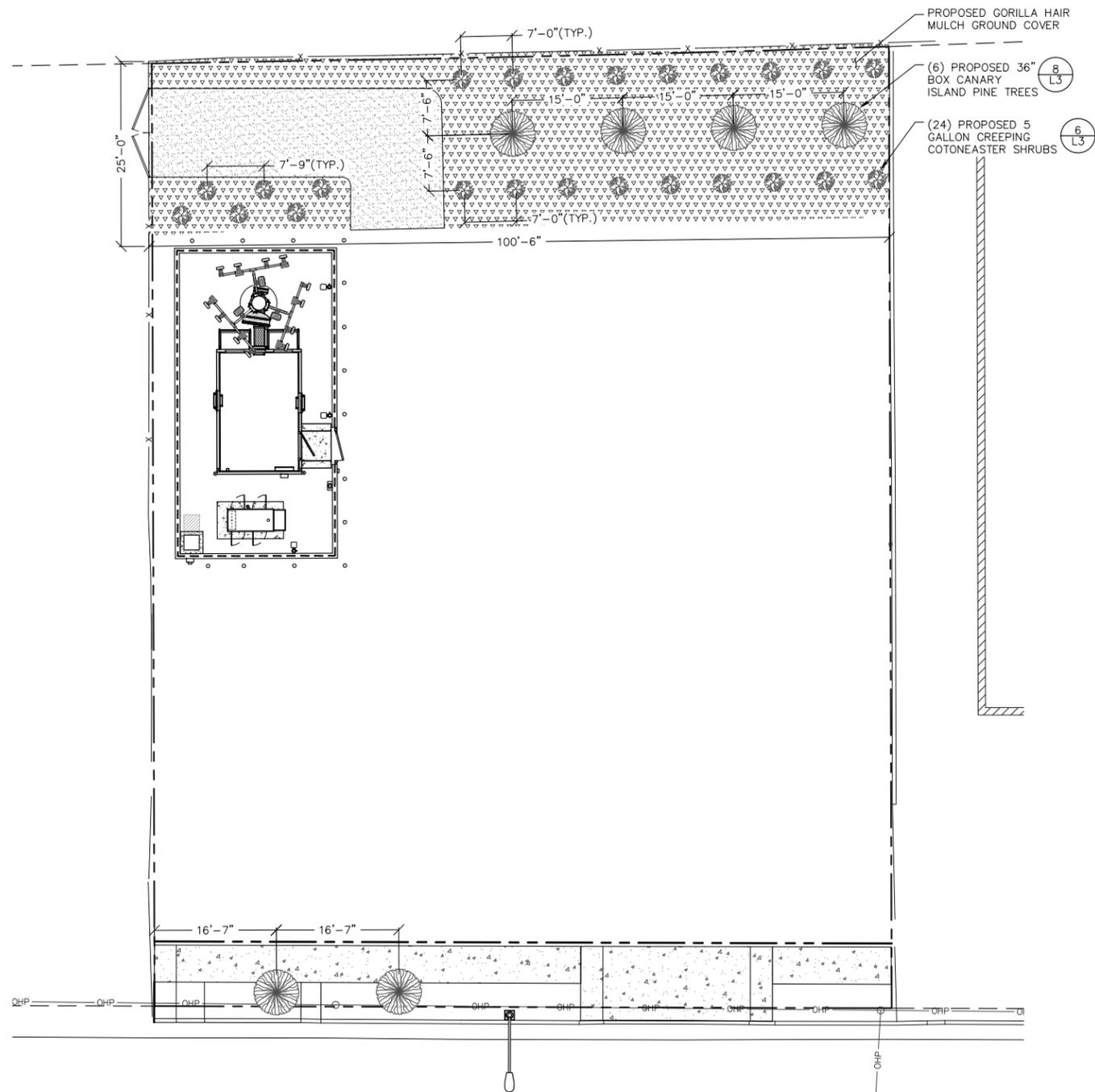
SCALE: NONE **3**

- SCOPE OF WORK**
THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, PERMITS, TAXES, AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED ON THE ACCOMPANY DRAWINGS.
- GENERAL CONDITIONS**
- INTERPRETATION OF PLANS AND SPECIFICATIONS:** THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND THE DECISION WILL BE FINAL.
 - LICENSE REQUIREMENTS:** THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.
 - INSURANCE COVERAGE:** THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER THE WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LIEN.
 - KNOWLEDGE OF SITE:** IT IS ASSUMED THAT THE CONTRACTORS HAVE VISITED THE SITE AND FAMILIARIZED THEMSELVES WITH SITE CONDITIONS, AND SHALL HAVE VERIFIED ALL DIMENSIONS AND OTHER FACTORS AFFECTING THE WORK.
 - INCREASED COSTS:** IF EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE OWNER SHALL SIGN THE CONTRACTOR'S WRITTEN REQUEST FOR SUCH ADDITIONAL FUNDS PRIOR TO ACTUALLY DOING THE WORK.
 - CHANGES:** THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION TO INSURE PRACTICALITY AND FOR AESTHETIC REASONS, AT NO ADDITIONAL COSTS.
 - GRADING:** GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO ENSURE PROPER GRADING AND DRAINAGE AS INDICATED ON THE PLANS. UNLESS OTHERWISE NOTED, FINISHED GRADES SHALL BE BELOW HARDSCAPE AS FOLLOWS: 2" IN GROUND COVER, 1" IN LAWN AREAS.
- PLANTING**
- CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO TIMES WIDER THAN PLANT CONTAINER AND A DEPTH OF TWICE THE HEIGHT OF PLANT CONTAINER. PLANT CROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT. (SHRUBS ONLY)
 - ALL PLANTS SHALL BE WATERED IMMEDIATELY, PRIOR TO BACKFILLING PLANTING PITS.
 - USE AGRIFORM 20-10-5, 21 GRAM TABLETS PER MAKER'S SPECIFICATIONS, WITH ALL SHRUBS AND TREES. 1 PER 1 GAL. 2 PER 5 GAL. 3 PER 15 GAL. AND 4 PER FOOT OF BOX WIDTH.
 - PROVIDE A WATERING BASIN AROUND ALL 5 GALLON AND LARGER SIZE MATERIAL APPROX AS FOLLOWS:
5 GAL. 2" DEPTH X 1-1/2 TIMES CONTAINER
 - SCARIFY THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT GROWTH IS EVIDENT. IF CIRCULAR ROOTS EXIST, PLANTS WILL BE REJECTED
- CLEAN UP**
- UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY ALL WORK AND THE SURROUNDING AREAS USED BY THEM, AND REMOVE ANY OR ALL EXCESS MATERIALS, DIRT, DEBRIS FROM THE SITE, OR DISPOSE OF SAME AS DIRECTED BY OWNER, ARCHITECT OR LANDSCAPE ARCH.
- MAINTENANCE**
- MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER FOLLOWING THE WALK-THRU.
 - MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION: 60 DAYS.
 - THE CONTRACTOR SHALL KEEP SITE WEED FREE, CLEAR OF DEBRIS, AND ADJUST IRRIGATION SYSTEM AS REQUIRED. LAWNS SHALL BE PROPERLY CUT AND ALL CUTTINGS REMOVED FROM SITE. DEAD FOLIAGE REMOVED FROM PLANTS AND STAKING OF TREES SHALL BE ADJUSTED IF NECESSARY. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN PLANTING AFTER ONE YEAR.
- GUARANTEE AND REPLACEMENTS**
- CONTRACTOR SHALL GUARANTEE HEALTHY PLANT ESTABLISHMENT FOR A PERIOD OF 12 MONTHS AND SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO EXTREME WIND OR EXCESSIVE RAIN RUN-OFF ON NEW PLANTED GROUND COVER AREAS. SUCH "NATURAL DAMAGE" SHALL BE REPAIRED ON A TIME AND MATERIAL BASIS.
 - ANY PLANT MATERIAL FAILING TO SURVIVE DUE TO CONTRACTOR'S IMPROPER INSTALLATION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

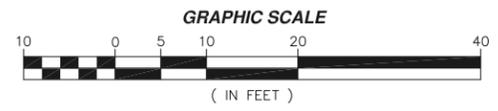
LANDSCAPE NOTES

SCALE: NONE **2**

LANDSCAPE PLAN



- NOTE:**
- CONTRACTOR TO VERIFY PSI AT THE TAP TO THE MAIN IRRIGATION LINE.
 - STATIC LINE PRESSURE APPROXIMATELY 88 PSI (CONTRACTOR TO VERIFY)



PROJECT INFORMATION:
PARKLAND
UNADDRESSED PARCEL
APN: 0281-091-25
LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:
04/21/15

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
4	04/21/15	PLANNING REVISION	P.A.
3	01/28/15	INCOMPLETE LETTER	R.S.
2	10/30/14	TITLE REVISION	R.S.
1	08/27/14	100% ZONING	V.H.
0	08/21/14	90% ZONING	R.C.

PLANS PREPARED BY:

LICENSURE:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER: REVISION:

L1 **4**
LAX-450

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

IRRIGATION LEGEND						
SYMBOL	MANUFACTURER	DESCRIPTION	PATTERN	RADIUS	GPM	PSI
F, H, Q, VAN						
	HUNTER-PCN-25	TREE 6" POP-UP BUBBLER	TRICKLE	1'	.25	30
	HUNTER-PCN-25	SHRUB 6" POP-UP BUBBLER	TRICKLE	1'	.25	30
		WATER METER				
	HUNTER MODEL ICC-800-SS-PED-SS	8 STATION WITH SOLAR SYNC AND RAIN SENSOR				
	FEBCO MODEL 710A	ATMOSPHERIC VACUUM BREAKER, 12" ABOVE HIGHEST HEAD				
		LINE SIZE BRASS BALL VALVE IN BOX BELOW GRADE NIBCO T-580				
	HUNTER PGV	REMOTE CONTROL VALVE IN PVC BOX BELOW GRADE, SIZE AS NOTED				
		NON-PRESSURE LATERAL, PVC SCH 40 (PURPLE PIPE), (SOLVENT WELD) BURY MIN. 12" BELOW GRADE. SIZE NOTED				

PROJECT LANDSCAPE AREA:	= 816 SQUARE FEET
MAXIMUM WATER BUDGET:	= (ET _o) (0.62) [(0.7 x LA)+(0.3 x SLA)] = (55.6)(0.62) [(0.7 x 816)+(0.3 x 0)] = 19,690 (GALLONS/YEAR)
ESTIMATED WATER USE SHRUBS:	= (ET _o) (0.62) [(PF x HA/IE) + SLA] = (55.6)(0.62) [(0.5 x 600/0.85) + 0] = 12,167 (GALLONS/YEAR)
ESTIMATED WATER USE TREES:	= (ET _o) (0.62) [(PF x HA/IE) + SLA] = (55.6)(0.62) [(0.5 x 216/0.85) + 0] = 3,723 (GALLONS/YEAR)
TOTAL ESTIMATED WATER USE:	= 15,890 (GALLONS/YEAR)

TOTAL LANDSCAPE AREA	
SQ. FT. OF SHRUB	= 600
SQ. FT. OF TREE	= 216
TOTAL AREA	= 816

SCHEDULE 40 LATERAL LINE SIZING	
0 - 8 GPM	= 3/4"
8.1 - 12 GPM	= 1"
12.1 - 20 GPM	= 1-1/4"
20.1 - 35 GPM	= 1-1/2"



PROJECT INFORMATION:
PARKLAND
UNADDRESSED PARCEL
APN: 0281-091-25
LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:
04/21/15

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
4	04/21/15	PLANNING REVISION	P.A.
3	01/28/15	INCOMPLETE LETTER	R.S.
2	10/30/14	TITLE REVISION	R.S.
1	08/27/14	100% ZONING	V.H.
0	08/21/14	90% ZONING	R.C.

PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 456-8401
FAX (909) 456-8408

IRRIGATION LEGEND SCALE: NONE **5**

SCOPE OF WORK
1. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, ETC., TO COMPLETE THE PROJECT "PER PLAN"
2. CONTRACTOR SHALL CONFIRM WATER PRESSURE PRIOR TO INSTALLATION AND REQUEST PLAN CHANGES, IF NECESSARY TO PROVIDE 100% COVER AT MAXIMUM EFFICIENCY.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.

CODES
1. ALL INSTALLATION AND MATERIALS SHALL BE AS PER LOCAL CODES AND ORDINANCES. PLANS AND SPECIFICATIONS SHALL NOT BE CONSTRUED AS WAIVING ANY SUCH REQUIREMENTS.

DRAWINGS AND VERIFICATION OF DIMENSIONS
1. ALL IRRIGATION SHALL BE IN ACCORDANCE WITH PLANS AND SPECS.
2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED ON THE PLOT PLAN. THE CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE VERIFIED ALL DIMENSIONS AND SHALL INDICATE ALL DISCREPANCIES IN PLOT PLAN, IF ANY. ANY INDICATED DISCREPANCIES WILL BE CHECKED IMMEDIATELY BY THE OWNER BY IN FIELD MEASUREMENTS AND IF ANY DISCREPANCY BE FOUND, THE OWNER WILL AUTHORIZE IN WRITING ALL NECESSARY ADDITIONS OR DELETIONS, IF ANY.
3. IF THE CONTRACTOR SHOULD FAIL TO NOTIFY THE OWNER, HE SHALL, IN ALL EVENTS, SUPPLY ALL ITEMS INDICATED BY THE PLOT PLAN WITHOUT RIGHT TO COMPENSATION FOR ANY NECESSARY ADDITIONS.

MATERIALS
1. ALL LATERAL LINES SHALL BE CLASS 200 OR HIGHER
2. A RAIN SWITCH MUST BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
3. ALL DIRECT BURIAL CONTROL WIRE SHALL BE 24V, SINGLE
4. CONDUCTOR SOLID COPPER, U.L. APPROVED. 14 GA. MIN. PILOT WIRE PER MAKER'S RECOMMENDATIONS, 12 GA. MIN FOR COMMON GROUND WIRE.

INSTALLATION
1. PLANS ARE DIAGRAMMATIC, ALL LINES SHALL BE IN PLANTING AREAS WHENEVER POSSIBLE.
2. MAINLINE INSTALLATION SHALL BE AS FOLLOWS: LATERAL LINES SHALL BE FLUSHED PRIOR TO INSTALLATION OF HEADS.
3. SCH. 40 AT 18" DEEP

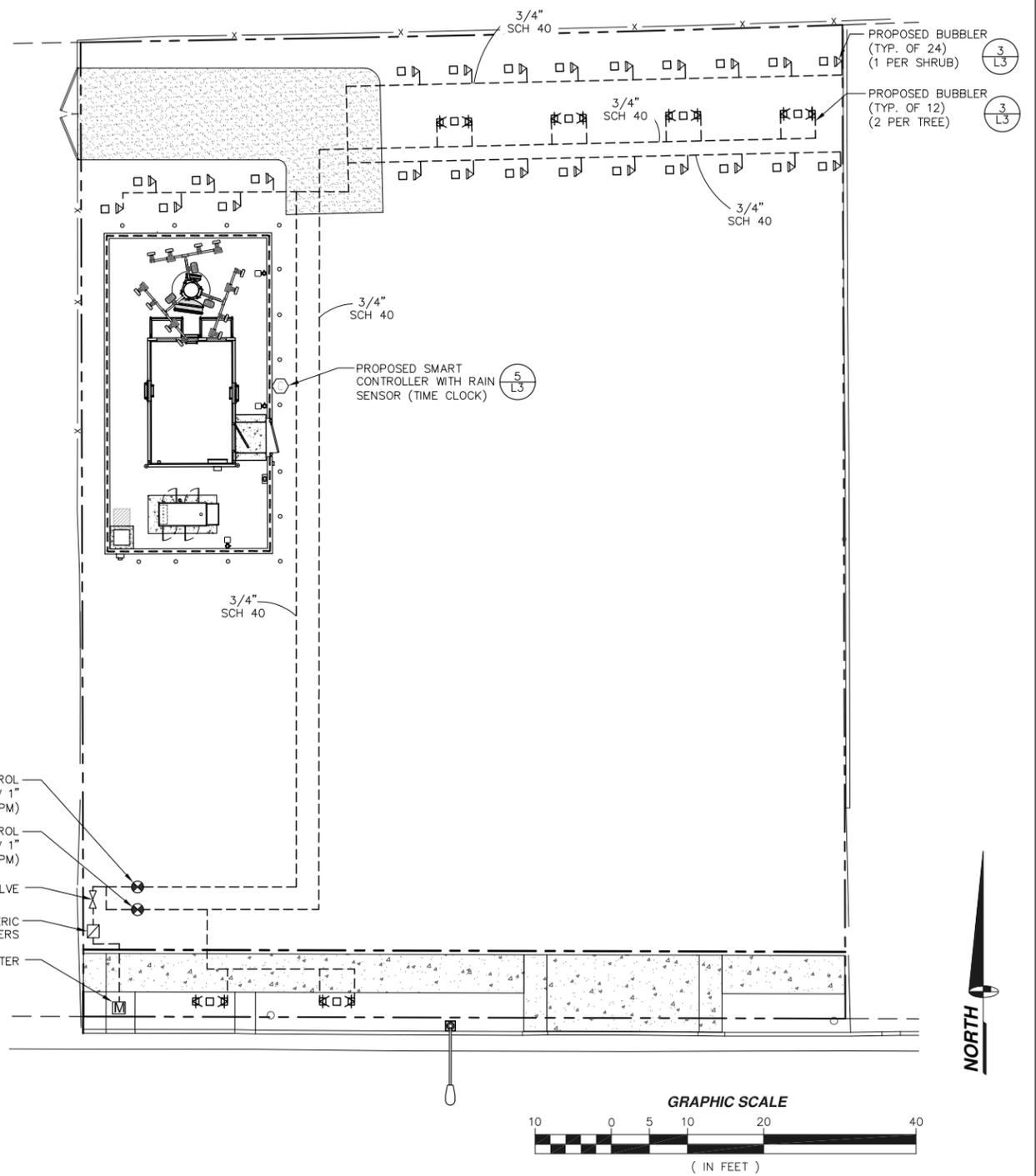
TESTING
1. SHOW OWNER SYSTEM WORKS AND CLOCK CONTROLS SYSTEM.
2. THE ABOVE TESTING SHALL BE COMPLETE PRIOR TO PLANTING OF ANY LANDSCAPING.

*CONTRACTOR MUST SHOW THAT EACH VALVE IS CONTROLLED BY THE CLOCK

COVERAGE TEST
1. WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE.
2. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE SATISFACTION OF THE OWNER AND PRIOR TO FINALIZING THE PROJECT.

GUARANTEE
1. THE CONTRACTOR SHALL GUARANTEE SYSTEM AGAINST DEFECTIVE INSTALLATION FOR A PERIOD OF 12 MONTHS, AND AGAINST DEFECTIVE MATERIALS FOR A PERIOD OF ONE YEAR, PARTS ONLY. DURING THIS TIME, REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL FURNISH THE OWNER WITH THE FOLLOWING:
A. MANUAL VALVE KEYS PER EACH CONTROLLER
B. OPERATION MANUALS FOR AUTOMATIC CONTROLLERS AND VALVES

MAWA CALCULATIONS SCALE: NONE **2**



- PROPOSED REMOTE CONTROL VALVES-HUNTER PGV 1" (6 GPM)
- PROPOSED REMOTE CONTROL VALVES-HUNTER PGV 1" (3 GPM)
- PROPOSED BALL VALVE
- (2) PROPOSED ATMOSPHERIC VACUUM BREAKERS
- PROPOSED WATER METER

NOTE:
1. CONTRACTOR TO VERIFY PSI AT THE TAP TO THE MAIN IRRIGATION LINE.
2. STATIC LINE PRESSURE APPROXIMATELY 88 PSI (CONTRACTOR TO VERIFY)

IRRIGATION SPECIFICATIONS SCALE: NONE **4**

1. 120 V. ELECTRICAL POWER OUTLET FOR CONTROLLER TO BE PROVIDED BY OTHERS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HOOKUP FROM OUTLET TO CONTROLLER.
2. ALL WIRE FROM CONTROLLER TO ELECTRICAL CONTROL VALVES TO BE COPPER UGH #14 DIRECT BURIAL INSTALL IN COMMON TRENCH WITH MAIN LINE WHERE POSSIBLE. PROVIDE 18" COVER.
3. PROVIDE MINIMUM 18" COVER OVER ALL PRESSURE MAIN LINE AND 12" OVER ALL NON-PRESSURE LATERAL LINE PIPE. ALL PIPE UNDER PAVED AREAS TO HAVE SCH. 40 PVC SLEEVES INSTALLED PRIOR TO PAVING.
4. FINAL LOCATION OF AUTOMATIC CONTROLLER TO BE DETERMINED BY OWNER'S REP. AND/OR LANDSCAPE ARCHITECT.
5. THIS DESIGN IS DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTED AREAS WHERE POSSIBLE.
6. IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAX PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, DRIVES, AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS.
7. DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGNING. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE; OTHERWISE, THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL NECESSARY REVISIONS.
8. INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS.
9. SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION. MAXIMUM GPM DEMAND SPECIFIED. IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES AT SITE PRIOR TO CONSTRUCTION.
10. UPON COMPLETION OF JOB, PROVIDE OWNER WITH A REPRODUCIBLE SET OF "AS BUILT DRAWINGS".
11. THE SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR. ANY DEFECTIVE MATERIAL OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER.

IRRIGATION NOTES SCALE: NONE **3**

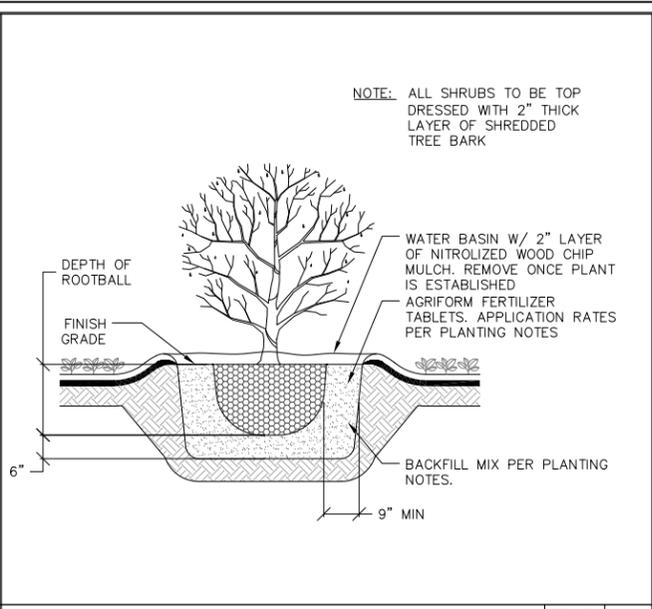
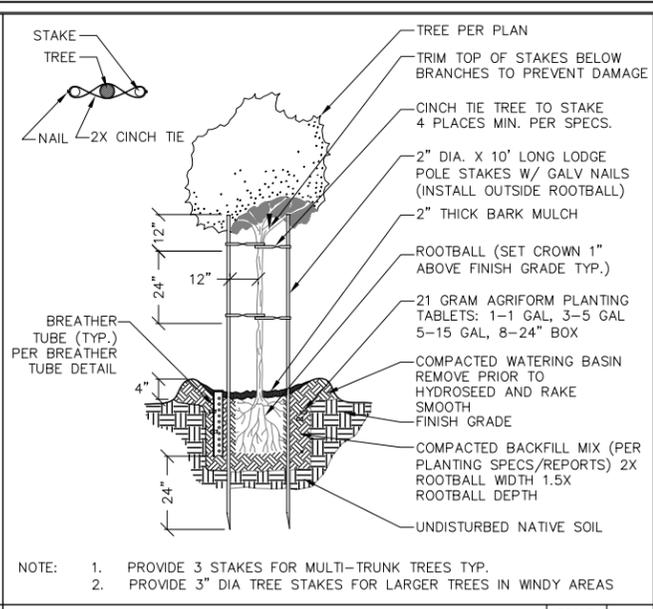
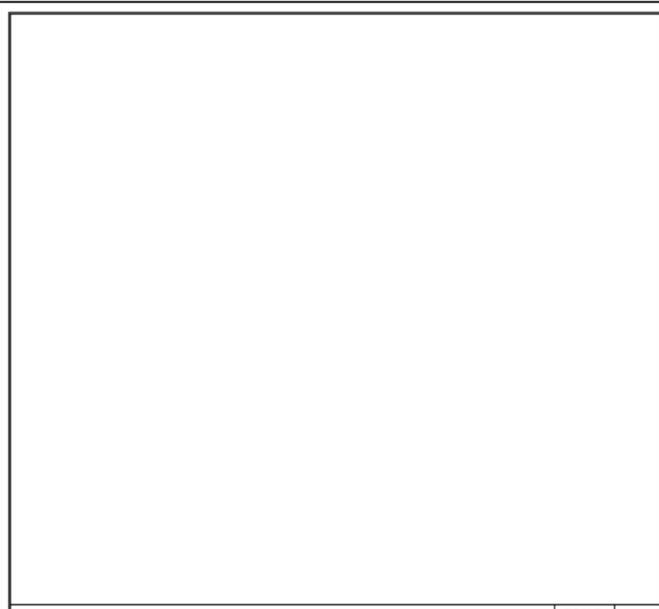
IRRIGATION PLAN SCALE: NONE **1**

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

LICENSURE:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER: **L2** REVISION: **4**
LAX-450

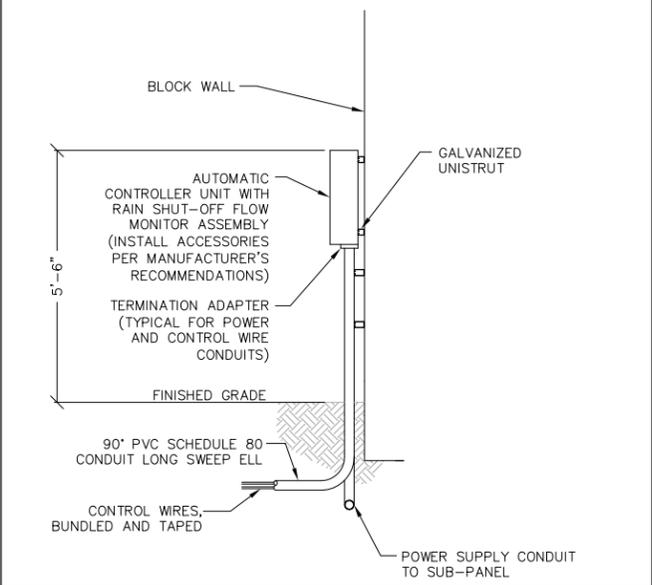
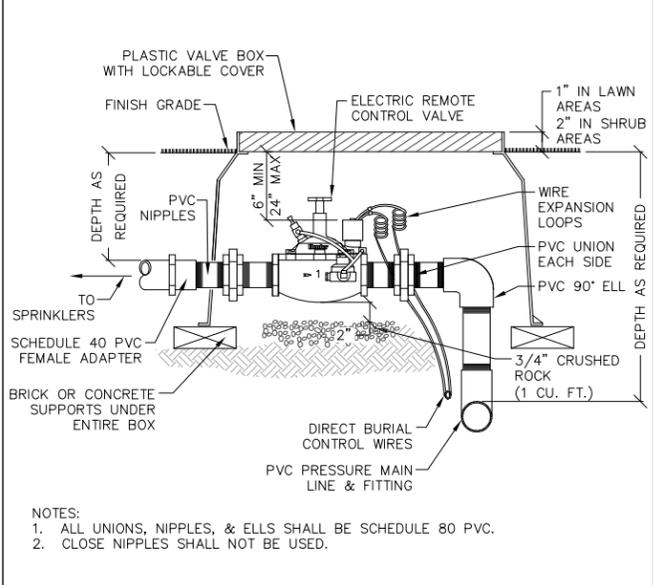


NOT USED SCALE: NONE 11

TREE PLANTING SCALE: NONE 8

SHRUB PLANTING SCALE: NONE 6

SPRAYHEADS/POPUP TREE BUBBLER SCALE: NONE 3

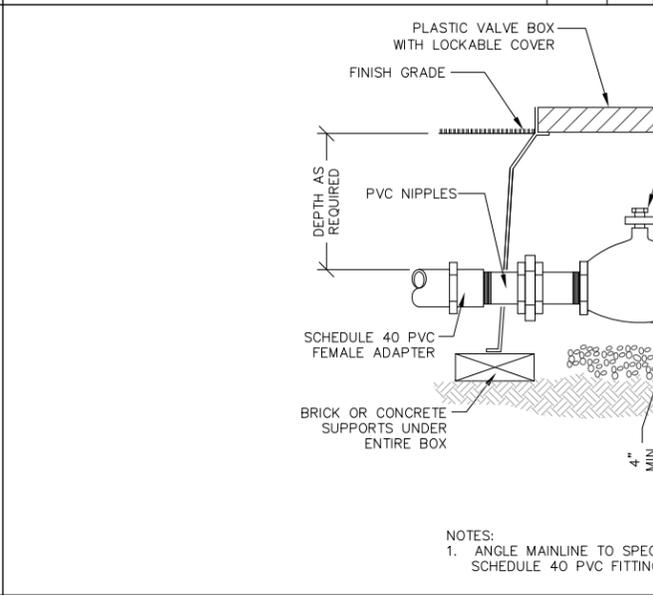
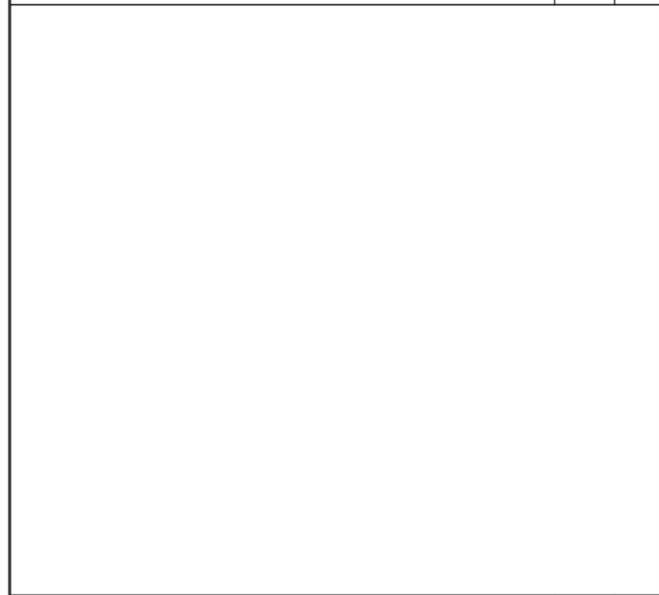


NOT USED SCALE: NONE 10

REMOTE CONTROL VALVE SCALE: NONE 7

AUTOMATIC CONTROLLER SCALE: NONE 5

ATMOSPHERIC VACUUM BREAKER SCALE: NONE 2



NOT USED SCALE: NONE 9

BALL VALVE SCALE: NONE 4

PIPE TRENCHING SCALE: NONE 4

PIPE TRENCHING SCALE: NONE 1



PROJECT INFORMATION:

PARKLAND

UNADDRESSED PARCEL
APN: 0281-091-25
LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:

04/21/15

ISSUED FOR:

ZONING

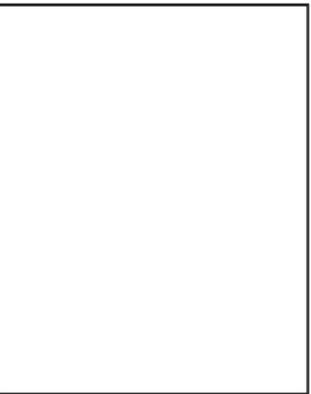
REV.: DATE: DESCRIPTION: BY:

4	04/21/15	PLANNING REVISION	P.A.
3	01/28/15	INCOMPLETE LETTER	R.S.
2	10/30/14	TITLE REVISION	R.S.
1	08/27/14	100% ZONING	V.H.
0	08/21/14	90% ZONING	R.C.

PLANS PREPARED BY:



LICENSURE:



SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER: REVISION:

L3 4

LAX-450



15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:

PARKLAND

UNADDRESSED PARCEL
APN: 0281-091-25
LOMA LINDA, CALIFORNIA 92354

CURRENT ISSUE DATE:

03/19/15

ISSUED FOR:

CONSTRUCTION

REV: DATE: DESCRIPTION: BY:

REV	DATE	DESCRIPTION	BY
2	03/19/15	CLIENT REVISION	R.S.
1	03/11/15	100% CONSTRUCTION	P.A.
0	02/19/15	90% CONSTRUCTION	C.P.

PLANS PREPARED BY:



SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 456-8401
FAX (909) 456-8408

LICENSURE:



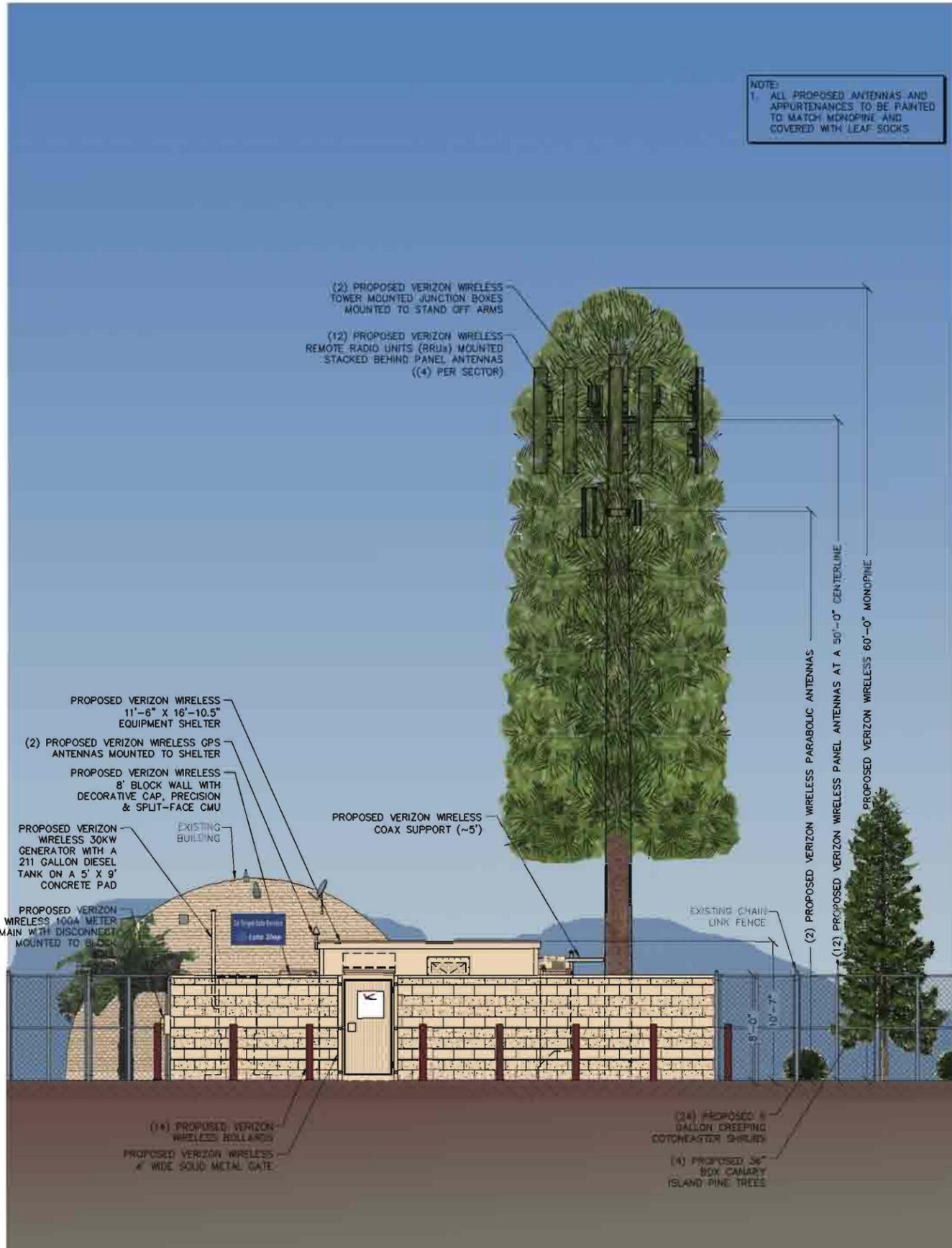
MAR 19 2015

SHEET TITLE:

NORTH & EAST ELEVATIONS

SHEET NUMBER: REVISION:

A4 2
LAX-450

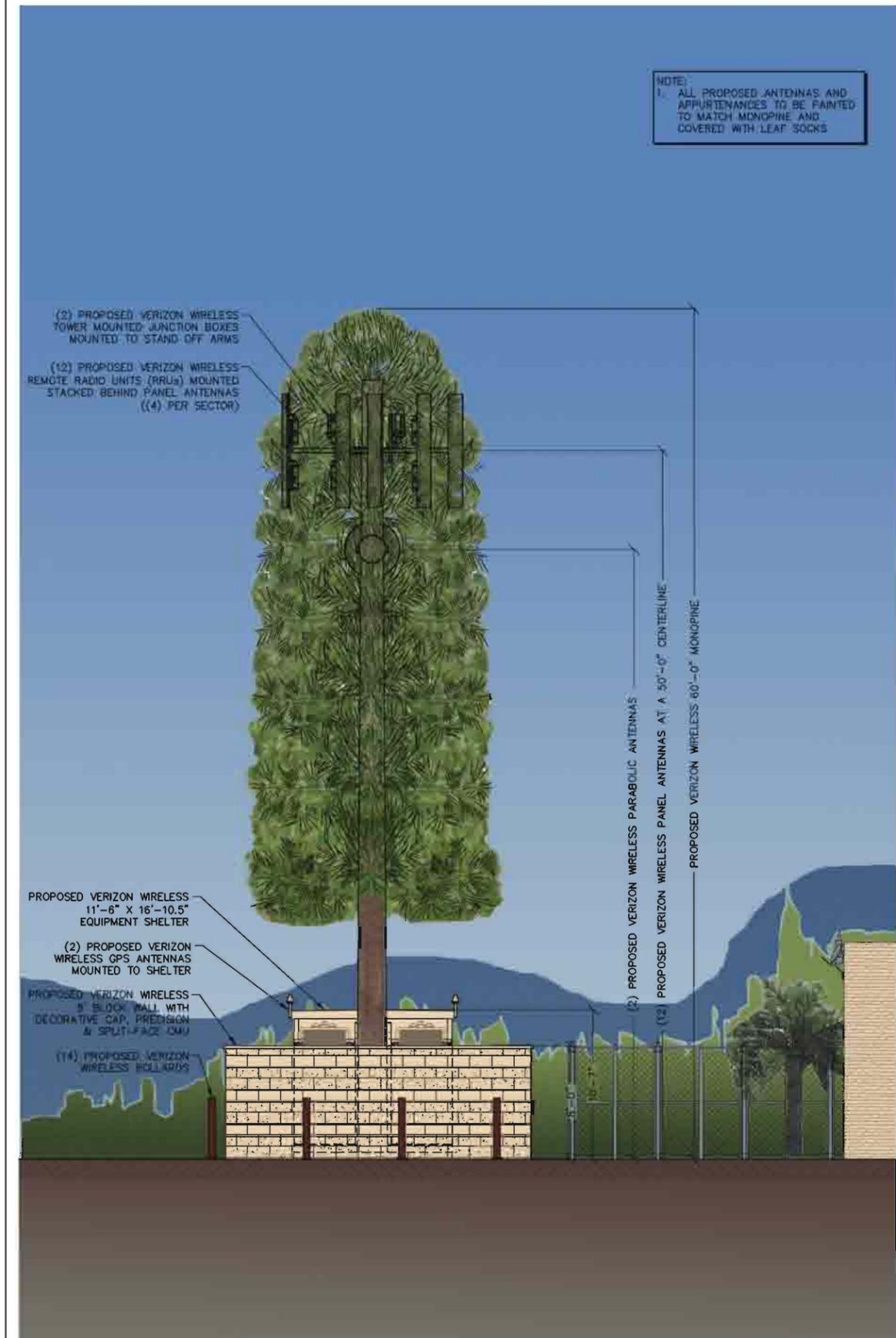


EAST ELEVATION

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

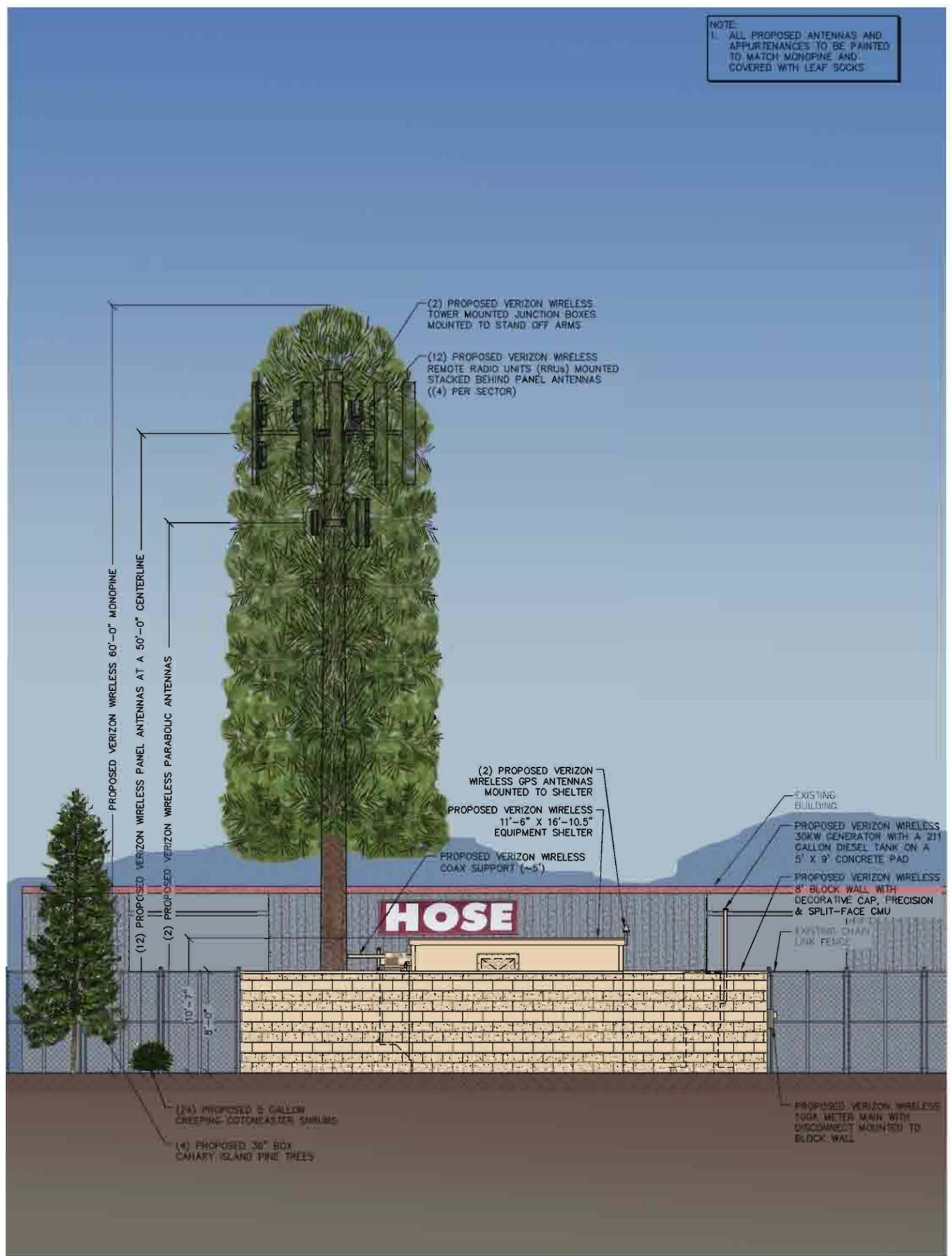
2

NORTH ELEVATION



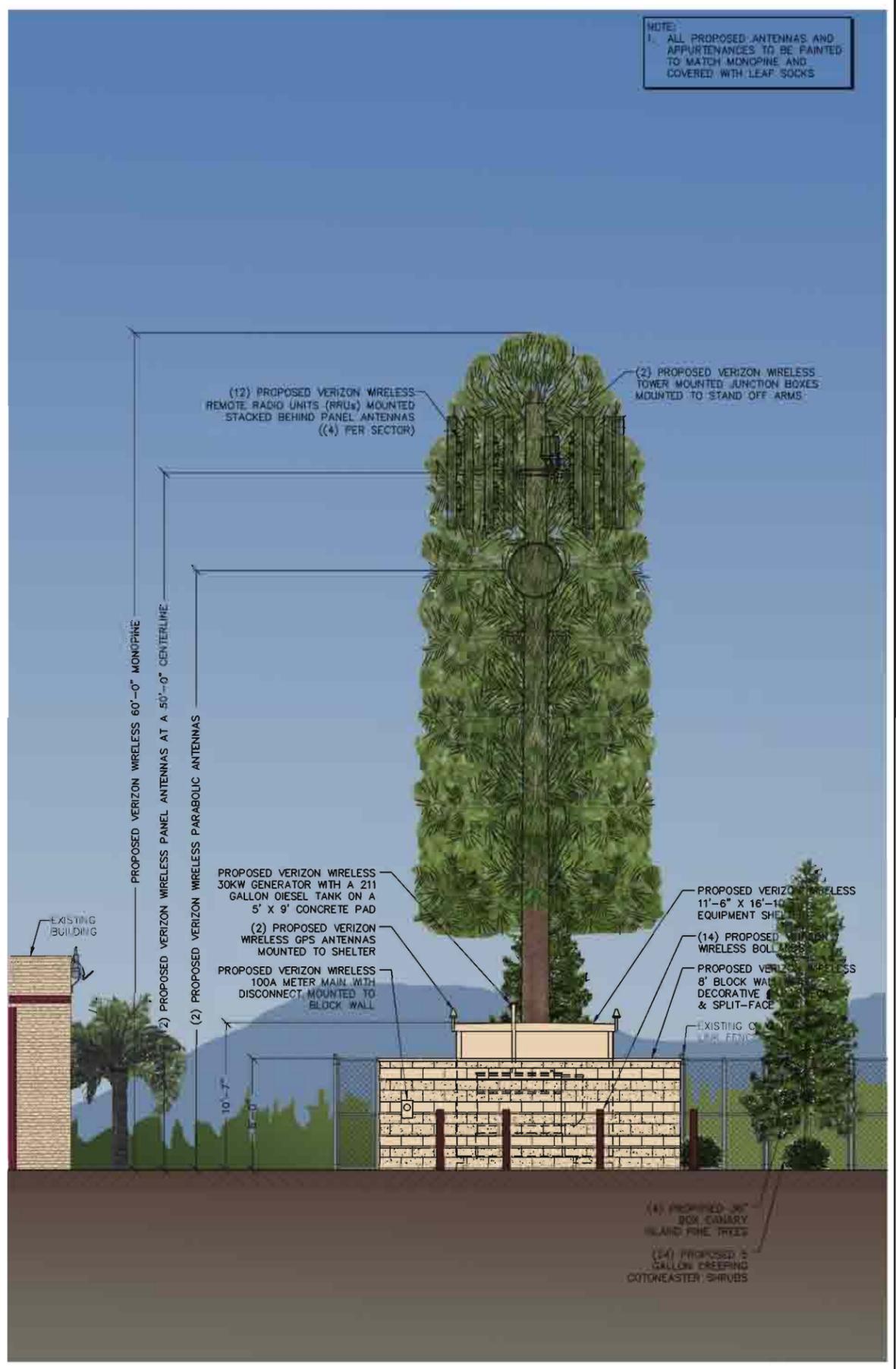
11" X 17" SCALE 24" X 36" SCALE
1" = 10' 1" = 5'

1



WEST ELEVATION

11" X 17" SCALE | 24" X 36" SCALE | 2
1" = 10' | 1" = 5'



SOUTH ELEVATION

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



PROJECT INFORMATION:
PARKLAND
UNADDRESSSED PARCEL
APN: 0281-091-25
LOMA LINDA, CALIFORNIA 92354

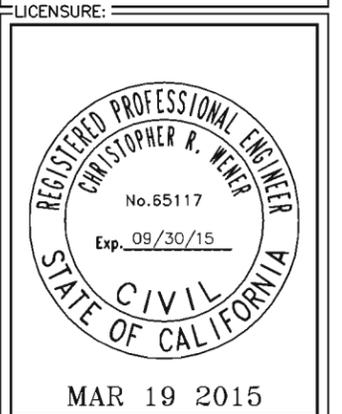
CURRENT ISSUE DATE:
03/19/15

ISSUED FOR:
CONSTRUCTION

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
2	03/19/15	CLIENT REVISION	R.S.
1	03/11/15	100% CONSTRUCTION	P.A.
0	02/19/15	90% CONSTRUCTION	C.P.

PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 456-8401
FAX (909) 456-8408



SHEET TITLE:
SOUTH & WEST ELEVATIONS

SHEET NUMBER: **A5** REVISION: **2**
LAX-450