

Agenda

City of Loma Linda

From the Department of Community Development

**PLANNING COMMISSION
REGULAR MEETING OF
December 2, 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. **VARIANCE (VA) NO. 15-138** – A variance request for relief from Section 17.18.030(36) – Definitions, of the Loma Linda Municipal Code (LLMC) which limits the height of a monument sign to six feet in height. The proposed monument sign will have a maximum height of 8-feet measured from the ground up. The proposed sign is for the existing Quaid Harley Davidson located at 25160 Redlands Blvd, in the East Valley Corridor Specific Plan – General Commercial Zone.

RECOMMENDATION

The recommendation is that the Planning Commission approve VA No. 15-138 based on the Findings and subject to the Conditions of Approval.

2. **CONDITIONAL USE PERMIT (CUP) NO. 15-154 AND VARIANCE NO. 15-156** – A request to construct a 60-foot wireless telecommunication facility (designed as a Eucalyptus tree) and a variance request to exceed the maximum allowable height located at 25765 Beaumont Avenue in the R-1 Zone.

RECOMMENDATION

The recommendation is for the Planning Commission to approve CUP No. 15-154 and Variance No. 15-156 based on the Findings, and subject to the Conditions of Approval (Exhibit D).

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 DECEMBER 2, 2015

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER

SUBJECT: VARIANCE (VA) NO. 15-138

Approved/Continued/Denied By Planning Commission Date _____

SUMMARY

A variance request for relief from Section 17.18.030(36) – Definitions, of the Loma Linda Municipal Code (LLMC) which limits the height of a monument sign to six feet in height. The proposed monument sign will have a maximum height of 8-feet measured from the ground up. The proposed sign is for the existing Quaid Harley Davidson located at 25160 Redlands Blvd, in the East Valley Corridor Specific Plan – General Commercial Zone.

RECOMMENDATION

The recommendation is that the Planning Commission approves VA No. 15-138 based on the Findings and subject to the Conditions of Approval.

PERTINENT DATA

Property Owner/Applicant: Quaid Harley –Davidson Loma Linda Properties, LLC

General Plan/Zoning:EVC - General Commercial

Site: 4.88 acres (combined)

Topography: Relatively Flat

Vegetation: Approved landscape plan

Special Features: Rectangular Shaped Lot

BACKGROUND AND EXISTING SETTING

Background

On October 7, 2015, the applicant submitted an application for the above referenced project.

Existing Setting

The 4.88 acre lot is located on the north side of Redlands Boulevard, between Anderson and Richardson Streets. The property is bounded by the I-10 Freeway, the Honda Dealership, the Holiday Inn Express, and other small commercial business along Redlands, as well as commercial developments along the south side of Redlands Boulevard.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The proposed monument sign is an accessory structure to an existing auto dealership. Therefore, the project is eligible for a Class 11 exemption from CEQA pursuant to the CEQA Guidelines, Section 15311(a).

Public Comments

Public notice for this project was posted and mailed to parcel owners within 300 feet of the project site on November 19, 2015. As of the writing of this report, there have been no written or oral comments received in opposition or in favor of the proposal.

ANALYSIS

Project Description

The project is a request to construct an internally illuminated, 8-foot monument sign. The illuminated sign will be double faced and have a surface area of approximately 31 square feet. The sign will be placed near the southwest corner of the property adjacent to the main driveway entrance. The variance request is seeking relief from the sign code that limits the height of a monument sign to 6 feet.

Site Analysis

The Quaid Harley-Davidson Dealership lot is uniquely shaped, with 225 linear feet of street frontage, and 359 linear feet of freeway frontage. The entry driveway is private property and is not counted as street frontage. The approximately 4 acre lot is uniquely shaped, with 250 feet of street frontage along Redlands Boulevard. The main buildings to the dealership are located over 650 feet away from the public right-of-way, making wall signage somewhat difficult to see from a passing vehicle along Redlands Boulevard. Wall signage visibility is limited due to the distance of the buildings.

Furthermore, the Quaid Harley Davidson Dealership is flanked to the east by the newly constructed Holiday Inn Express building as well as other small commercial buildings and to the west by the Honda dealership.

The proposed location of the site is presently improved with a relatively small, 3-foot high monument sign. Immediately adjacent to the subject site are three, 8-foot high monument signs, the *Loma Linda Auto Center* sign located in the middle of the private driveway, the Holiday Inn Express to the east, and the Honda monument sign with the Honda logo, to the west.

Due to limited visibility, the applicant is requesting approval of an 8-foot high monument sign along the front portion of the property. There will be no alterations to the existing structures on site. The proposed request will not affect any lot coverage, set back or building height requirements. The construction of the sign will not impede any existing access points to the site nor will it take away parking for the existing use. The sign will be located within a landscape planter area, improved with proposed cactus.

As stated previously, Section 17.18.030 (36) defines a monument sign as:

A sign, illuminated or not, detached from any building or structure which is generally horizontal in format, and which responds to form, materials, and colors of the building(s) which it is intended to advertise and incorporates the architectural style of

the buildings on the premises, and which is supported by a solid base. The base of the sign structure shall be free of advertisement. The required characteristics of a monument sign are:

- a. The height of the sign, including the base, shall not exceed six feet in height;
- b. The dimensions of the sign shall have a square to horizontal format where the width of the sign is from one to three times the height;
- c. Proper proportions of the sign elements shall be observed and will be reviewed on a case by case basis;
- d. The sign shall be as close to the street as possible.

The applicant provided photos of other similar types of signs located within the vicinity of the subject site on Redlands Boulevard, and found that many of the signs exceeded 6 feet in height (Exhibit C), ranging in height from 7 feet to 12 feet. The proposed monument sign measures 8 feet in height, below the height of most of the signs in the vicinity.

As shown on the site plan, the monument sign will also comply with section (d) above, as the proposed monument sign will be located adjacent to the required 25-foot corner cutoff area, per Section 17.14.020.

Design

The proposed sign will include a modern design with the following finishes:

- White acrylic plastic with applied vinyl logo graphics;
- Fabricated channelized letters to be internally illuminated, with letter returns to have a brushed aluminum enamel painted finish;
- Internally illuminated dimensional shaped metal cabinet;
- Opaque, silver vinyl background. Only lettering and outline will be illuminated.

The sign measures approximately 8 feet in width, 8-feet in height, and 2-feet in depth.

The sign will also be improved with drought tolerant landscaping. The applicant is proposing a total of 16 cacti along the base of the sign to add color and some minor protection.

Variance Findings

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

There are unique and unusual circumstances associated with the lot, in that the lot is uniquely shaped. The lot measures approximately 4.88 acres, with 250 feet of street frontage off Redlands Boulevard. The current 3-foot high sign looks out of scale relative to the size of the lot, and appears even smaller when compared to the signage on the adjacent parcels. Visibility, in particular, wall signage, is limited due to the distance of the building from Redlands Boulevard. Furthermore, the lot is flanked on the west by the Honda dealership, which includes two monument signs over seven-feet in height, the Loma Linda Auto Center Sign, as well as the Holiday Inn Express Sign. Therefore, an 8-foot high monument sign will allow the business suitable signage and visibility to help the business advertise more effectively.

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.*

As previously stated, other businesses in the immediate vicinity are improved with signs that range between 7 feet and 12-feet in height. The applicant will not gain an unfair advantage over other commercial properties with signs in the immediate vicinity. The proposed variance would allow the subject property to enjoy the same advantages possessed by other businesses in the neighborhood which include visibility and accessibility.

3. *That the granting of such a 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 proposed relief from Section 17.18.030(36) of the LLMC will not be detrimental to the public welfare or injurious to property and improvements in that the majority of the property will not be altered in any way. The variance will not create a sub-standard lot but addresses some of disadvantages to the unique lot configuration. In addition the construction will be subject to the necessary building code requirements to ensure compatibility and safety.

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

The proposed variance is consistent with the objectives of the General Plan found in the Guiding Policies Section 4.6.1.1 which states, "Foster a climate in which businesses in Loma Linda can prosper, enhancing Loma Linda's image as a good community in which to operate a business". The location of the new 8-foot monument allows for visibility which provides the Quaid Harley-Davidson dealership with a strong presence along the Redlands Boulevard corridor that it now lacks.

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 request is scheduled for review on the December 2, 2015 Planning Commission Meeting. The conditions to the project are included as Exhibit D to this report.

CONCLUSION

Staff recommends approval of the project because it is consistent with the General Plan and the findings can be made to support the approval of the variance request. The project will maintain the existing land use and is compatible with the future uses in the surrounding area.

Report prepared by:

Guillermo Arreola
Senior Planner

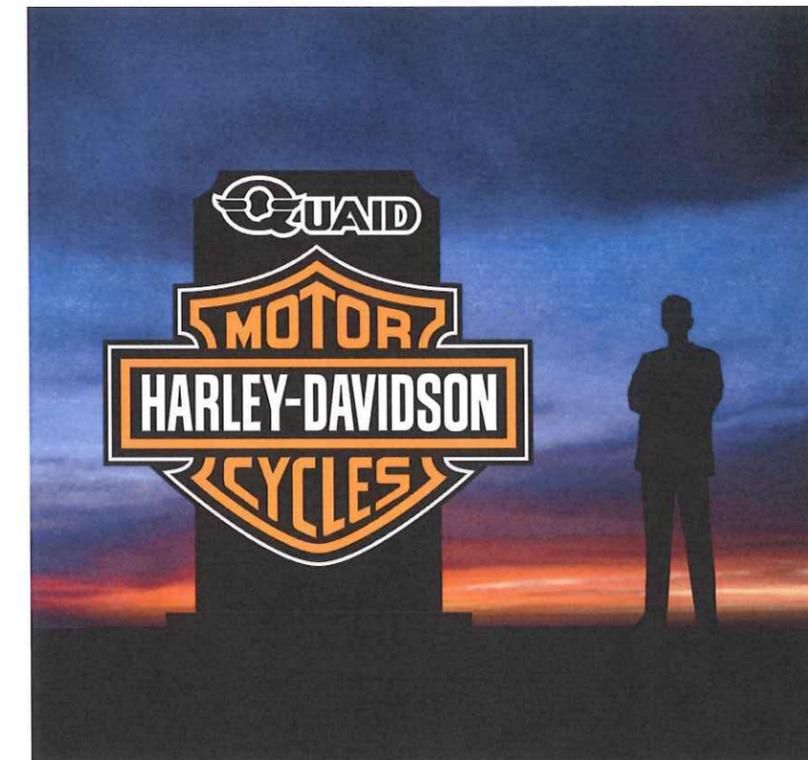
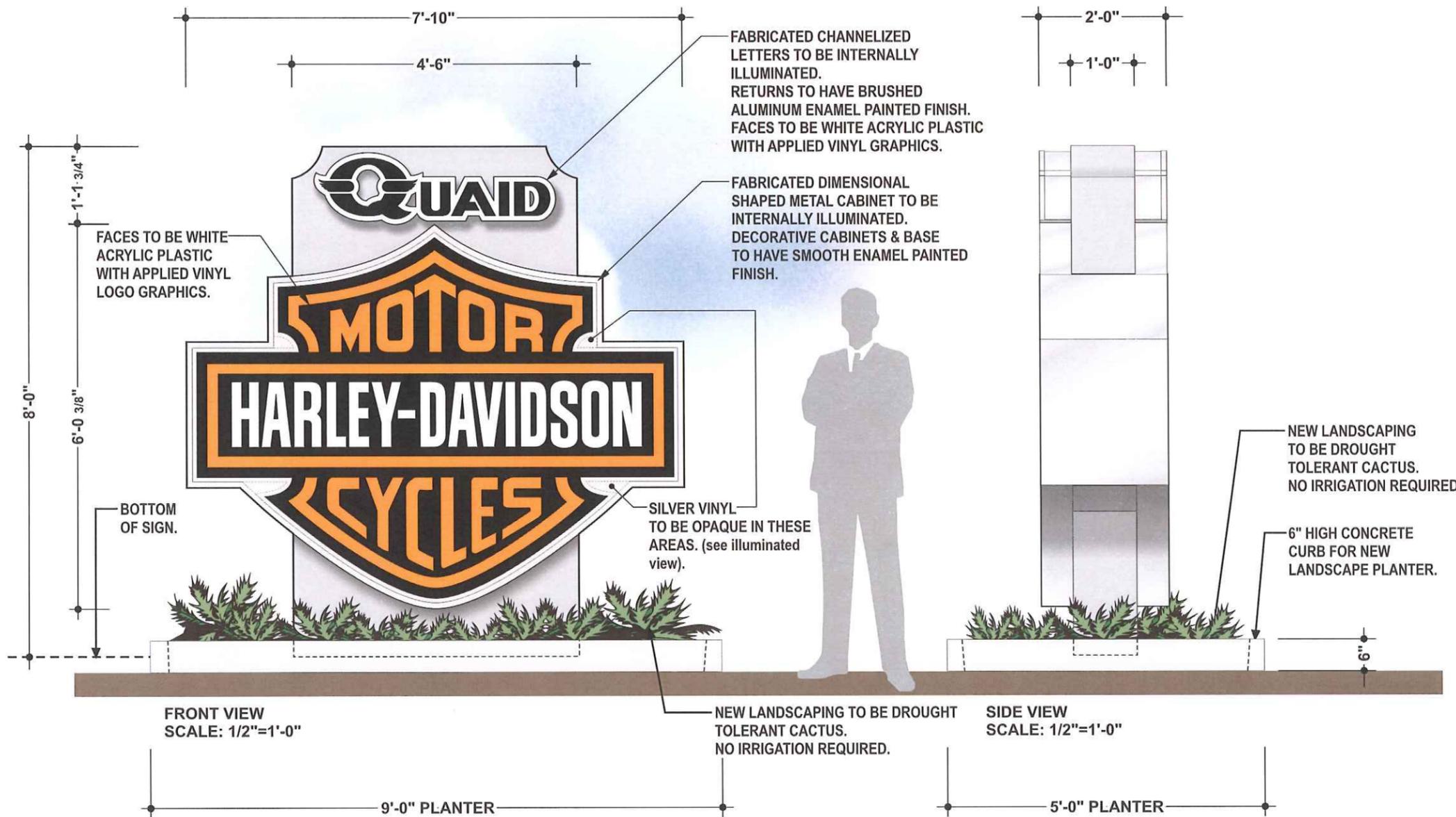
EXHIBITS

- A. Vicinity Map
- B. Project Plans
- C. Photographs of Surrounding Signs
- D. Conditions of Approval

S:\PROJECT FILES\VARIANCE\2015\15-138 Quaid Sign\PC 12-02-15 SR.doc

VICINITY MAP



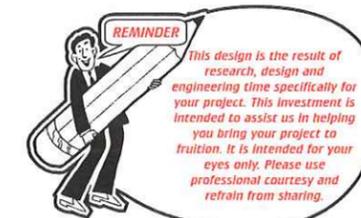


ILLUMINATED VIEW OF PROPOSED MONUMENT SIGN

**CONCEPT FOR NEW DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT SIGN
SIGN TO BE INSTALLED IN DEDICATED LANDSCAPE AREA**

COLOR SCHEME

FACE PANELS	GRAPHIC OVERLAY	GRAPHIC OVERLAY	GRAPHIC OVERLAY	CABINETS	BASE	FACE PANELS
7328 WHITE ACRYLIC PLASTIC	230-22 BLACK VINYL W/ SHOW-THRU GRAPHICS	230-44 ORANGE VINYL SHOW-THRU GRAPHICS	230-51 SILVER GRAY VINYL (BORDERS) Opaque in areas shown	BRUSHED ALUMINUM ENAMEL PAINTED	MEDIUM GREY ENAMEL PAINTED	7328 WHITE ACRYLIC PLASTIC



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Client & Location

PURCHASER: _____ PHONE NO.: _____

NAME: Quaid Harley-Davidson

ADDRESS: 25160 Redlands Blvd., Loma Linda, CA 92354

COMPUTER FILE: Quaid Harley-Davidson 15114B

DATE DRAWN: 04/23/2015 SERVICE NO.: 63132

DRAWN BY: MP JOB NO.: _____

SALESPERSON: Gary Quiel DRAWING NO.: 15114B

Original Drawing & Revisions					
Rev #	Revision Description	Time	Designer	Sales Rep	Date
	NEW MONUMENT SIGN	2.0	MP	TQ	4-23-15
A	OPAQUE AREAS AS SHOWN, MAKE "QUAID" LETTERS BOLDER	.5	MP	TQ	4-27-15
B	REVISE, USE "QUAID" LOGO STYLE LETTERS AS SHOWN, ADD LANDSCAPE PLANTER 9-21-15	.5	MP	TQ	4-30-15

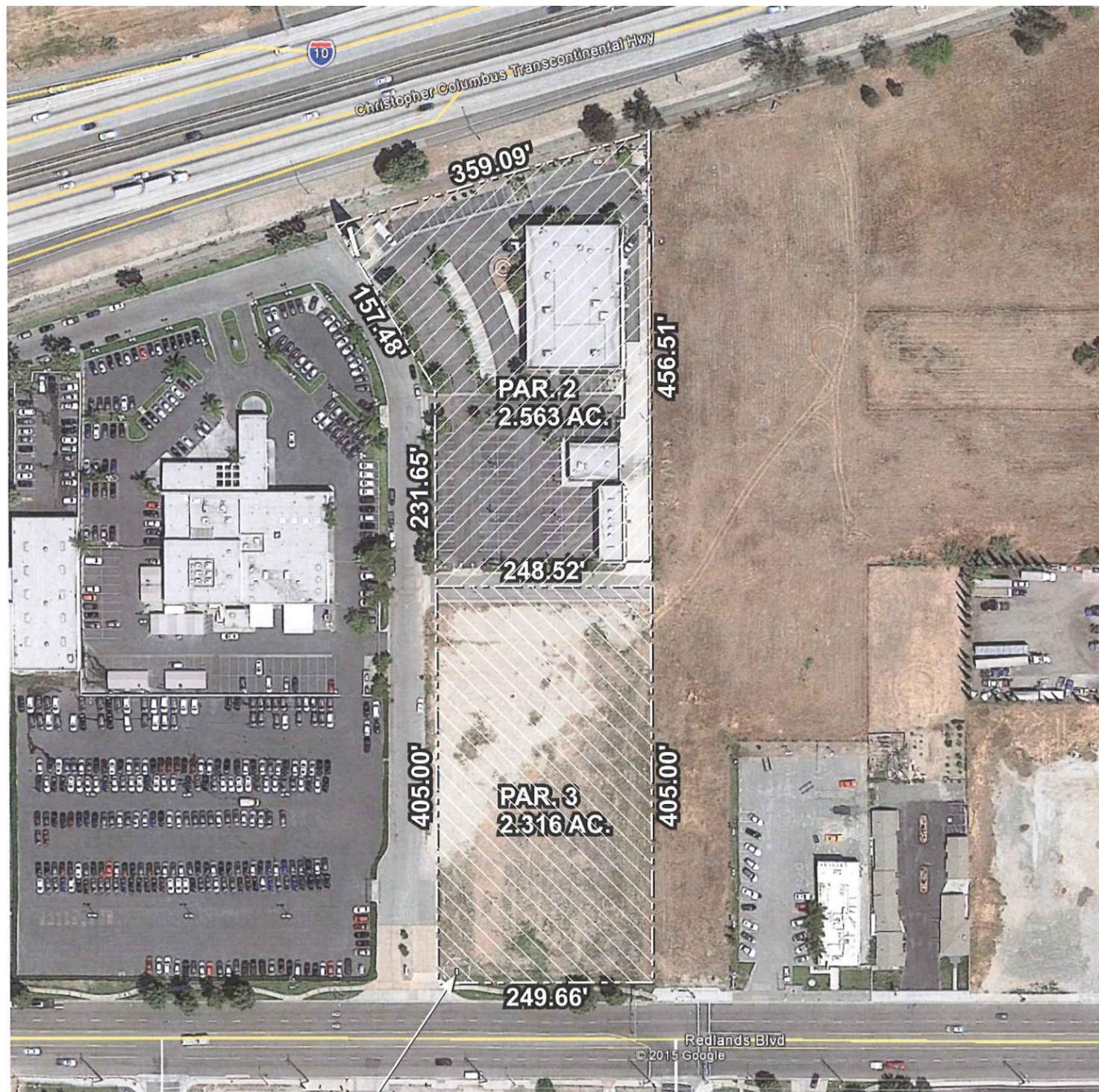
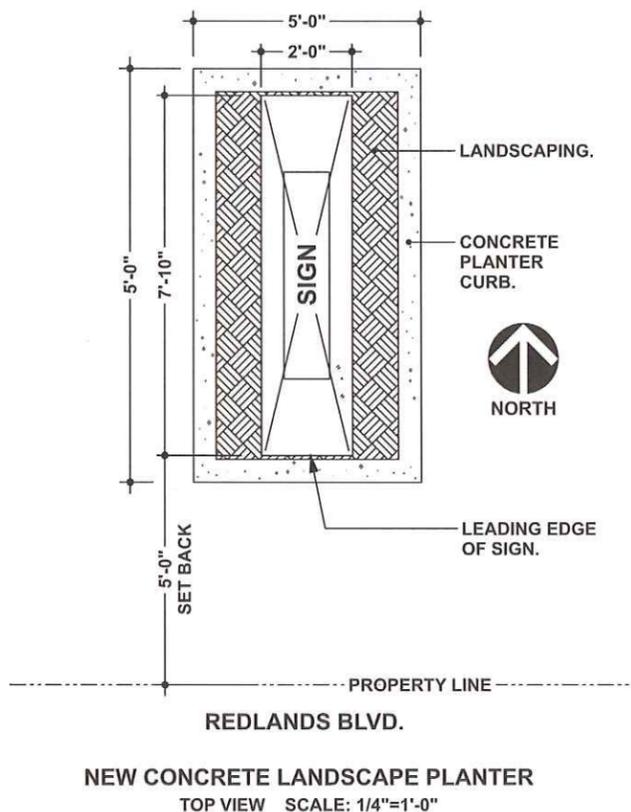
CUSTOMER APPROVAL
Approval for Size, Design and Colors

X _____
Date: _____

Do to limitations of the printing process color will vary on finished product

ESTIMATORS COPY

SALES APPROVAL



SITE / PARCEL: SIGN LOCATION
NOT TO SCALE

REMINDER
This design is the result of research, design and engineering time specifically for your project. This investment is intended to assist us in helping you bring your project to fruition. It is intended for your eyes only. Please use professional courtesy and refrain from sharing.



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Client & Location

PURCHASER: _____ PHONE NO.: _____
NAME: Quaid Harley-Davidson
ADDRESS: 25160 Redlands Blvd., Loma Linda, CA 92354
COMPUTER FILE: Quaid Harley-Davidson 15114B (Site Parcel)
DATE DRAWN: 04/23/2015 SERVICE NO.: 63132
DRAWN BY: MP JOB NO.: _____
SALESPERSON: Gary Quiel DRAWING NO.: 15114B (Site Parcel)

Original Drawing & Revisions

Rev #	Revision Description	Time	Designer	Sales Rep	Date
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A	OPAQUE AREAS AS SHOWN, MAKE "QUAID" LETTERS BOLDER	.5	MP	TQ	4-27-15
B	REVISE, USE "QUAID" LOGO STYLE LETTERS AS SHOWN, ADD LANDSCAPE PLANTER 9-21-15	.5	MP	TQ	4-30-15
B(Site Parcel)	SITE PLAN / PARCEL	1.25	MP	TQ	9-21-15

CUSTOMER APPROVAL
Approval for Size, Design and Colors

X _____
Date: _____

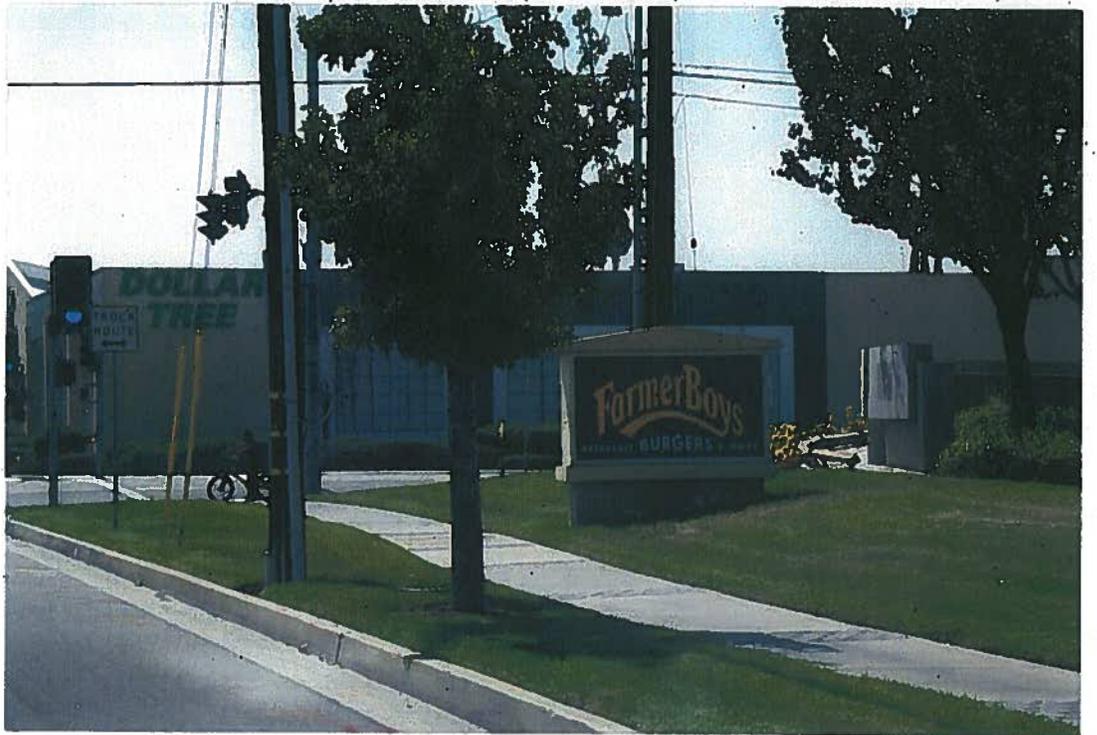
Do to limitations of the printing process color will vary on finished product.

ESTIMATORS COPY

SALES APPROVAL



EXHIBIT - C







CONDITIONS OF APPROVAL

VARIANCE NO. 15-138

All applicable provisions and requirements of City Codes and Ordinances shall be met for this project. All conditions unless otherwise specifies are due prior to the issuance of building permits. The following specific requirements shall also apply:

COMMUNITY DEVELOPMENT DEPARTMENT

1. Within one year of this approval, the Variance shall be exercised or the permit/approval shall become null and void. Within one year of development approval, commencement of construction shall have occurred or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of six months, then the permit/approval shall become null and void.

PROJECT:

Variance No. 15-138

EXPIRATION DATE:

December 2, 2016

2. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, its officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
3. All construction shall meet the requirements of the editions of the *Uniform Building Code* (UBC)/California Building Code (CBC) and the *Uniform Fire Code* (UFC)/California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative process. Any modification, which exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority as applicable.
5. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17, and the East Valley Corridor Specific Plan – General Business zone in effect at the time of approval. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.

6. The proposed landscape planter and plans shall be maintained on a regular basis.
7. Within 48 hours of approval of the subject project, the applicant shall deliver to the Community Development Department, a check or money order made payable to the **CLERK OF THE BOARD OF SUPERVISORS** in the amount of \$50.00 (fifty dollars) to enable the City to file the appropriate environmental documentation for the project. If within such 48 hour period that applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act may be significantly lengthened.

End of Conditions

Applicant signature

Date

Owner signature

Date

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF DECEMBER 2, 2015

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH
ASSISTANT CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT (CUP) NO. 15-154 AND VARIANCE NO. 15-156 – A REQUEST TO CONSTRUCT A 60-FOOT WIRELESS TELECOMMUNICATION FACILITY (DESIGNED AS A EUCALYPTUS TREE) AND A VARIANCE REQUEST TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT LOCATED AT 25765 BEAUMONT AVENUE IN THE R-1 ZONE.

SUMMARY

A request to construct a new 60-foot cell tower designed as a eucalyptus tree and associated ground equipment to be located at 25765 Beaumont Avenue (APN 0293-052-21) (Exhibit A). The site will be located within undeveloped portion of the Loma Linda Dog Park. 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. 15-154 and Variance No. 15-156 based on the Findings, and subject to the Conditions of Approval (Exhibit D).

PERTINENT DATA

Property Owner:	City of Loma Linda
Applicant:	Cortell, LLC
General Plan:	Park
Zoning:	Single Residence (R-1) Zone
Site:	Loma Linda Dog Park Property (10.26 acres)
Topography:	Sloping, undeveloped
Vegetation:	Brush, trees

BACKGROUND AND EXISTING SETTING

Background

On October 29, 2015, the Applicant submitted a CUP and Variance application with the required forms, plans, and mailing labels for the above referenced project. On November 12, 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 on Beaumont Avenue, on the Loma Linda Dog Park property, but located on the developed portion of the lot, approximately 210 feet away from Beaumont Avenue, and east of the actual dog park.

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 November 19, 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 60-foot cellular tower (faux eucalyptus tree) and the associated ground mounted equipment built into the hillside (Exhibit E). The equipment will be enclosed with a combination 8-foot high block wall and chain link fence, which will enclose the proposed 974 square-foot lease area.

The enclosure will include:

- 60-foot mono-eucalyptus tower
- 974 square foot (23' x 42.3')
- Combination of perimeter retaining wall and chain link fence (8-feet high) around the equipment shelter
- 50 kw generator
- Equipment shelter

The telecommunication facility and enclosure will be located on the Loma Linda dog park property, on the southeast portion of the property, approximately 210 feet away from Beaumont Avenue.

The cellular antenna will be designed to look like a eucalyptus tree. All antenna arrays, wiring equipment will be encased inside of the mono-eucalyptus trunk and enclosure. The mono-eucalyptus is designed to appear just like a large eucalyptus tree, with sufficient foliage to conceal the antenna arrays. The “trunk” will include a bark-like finish, and coloring to match that of an actual eucalyptus tree. There will be no reflective material on the “tree”, and will comply with the General Standards for Wireless Telecommunication Facilities.

The wireless site has been designed as a co-locatable facility. 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 eucalyptus tree design.

The applicant is also proposing three (3) *California Pepper* trees in front of the enclosure. Staff has added a condition of approval that requires the trees be a minimum 36-inch box in size.

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 eucalyptus tree will include materials that will disguise the tower to look like a eucalyptus tree, and blend in with the surrounding environment, which is made up of trees, brush, etc. The “tree” will include life-like bark and leaves.	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 designed to mimic a eucalyptus tree, and will include leaves to match a particular type of eucalyptus trees, include life-like bark on the pole portion of the tower. A condition of approval has been added that requires that the accessory equipment use non-reflective matte finished colors.	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 974 square foot, enclosed area, improved with a combination retaining wall and chain link fence will be located approximately 210’ feet from the front property line, and southeast of the actual dog park portion of the property.	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 eucalyptus tree. The telecommunications tower will be designed and situated to provide the appearance of eucalyptus tree, which will blend in with the undeveloped area of the dog park.	Yes
No advertising, signs, or lighting shall be incorporated or attached to any wireless communication facility or accessory wireless communication equipment, except as required	The telecommunication facility will not be used for commercial advertising purposes, as the facility will be designed as a eucalyptus tree designed to blend with the	Yes

by the city's building division or federal regulations	existing environment (Exhibit C)	
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 60-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 tree canopy and would not be visible from the exterior of the tree canopy.</p> <p>It is not uncommon to find eucalyptus trees in a natural setting to far exceed the 60-foot height proposed for this tower, and will not look out of place when compared to other trees in the area.</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: ~210' Side: 332' and 300' Rear: 190'	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	~ 210' from Beaumont Avenue	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: ~ 255' South: N/A' East: N/A' West: N/A'	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: 60'	No. Requires approval of a variance.
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).	Minimum: 800'	Proposed: None located within the immediate vicinity	Yes
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		Proposed: Combination of a solid, retaining block wall with chain link fencing.	Yes**
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		Proposed: A mono-eucalyptus tree designed telecommunication facility.	Yes

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 974 square feet of area located on the 10.26 acre Loma Linda Dog Park property. 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 cellular telecommunications facility site and use will not be detrimental to the surrounding neighborhood due to its location, which is over 200' from Beaumont Avenue, and approximately 260' to the nearest residentially zoned property. As previously stated, the cell tower site will also be approximately 190' from the nearest property line (south).

- 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 974 square feet of the existing 10.26 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. The existing vehicular access (dirt) will be improved with all-weather surfacing, as well as one parking space for a service vehicle and a hammerhead turnaround, constructed per Loma Linda Fire Department standards. 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 200 feet away from the north property line, and approximately 260 feet to the nearest residentially zoned property across Beaumont Avenue. The proposed wireless communication facility will be designed to look like a eucalyptus tree made to blend in with the existing setting. The proposed wireless communication facility will measure 60 feet in height. The cellular telecommunication facility is designed to accentuate blend in with the existing natural setting. Three *California Pepper* trees will be planted in front of the proposed enclosure to further conceal the accessory equipment and will therefore 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. 14 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-foot will provide the necessary coverage for cellular service (Exhibit B). The additional 15-foot 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-foot, without a variance, however the proposed antenna would exceed

the maximum height allowed by 25 feet. However, due to the unique size of the lot (10.26 acres), the proposed cell tower would be located approximately 260 feet from the nearest residentially zoned property. 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 25 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 eucalyptus tree and be approximately 200 feet from Beaumont Avenue, designed to blend in with the existing hillside. Furthermore, the applicant will improve the site with three *California Pepper* trees to further conceal the equipment enclosure.

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 25 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. A portion of the site is developed with the Loma Linda Dog Park, with the remaining portion of the lot undeveloped. The cell tower and equipment shelter will be located approximately 260 feet from the residential development to the north. The cell tower (mono-eucalyptus tree) will be designed to blend in with the natural environment. The project site will also include three *California Pepper* trees to help conceal the proposed equipment enclosure.

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 allow the cellular telecommunication facility to blend in with the existing setting, and will include three *California Pepper* trees in front of the proposed equipment shelter. 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 (December 2, 2015) Planning Commission Agenda as a public hearing item.

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 the existing undeveloped setting of the hillside.

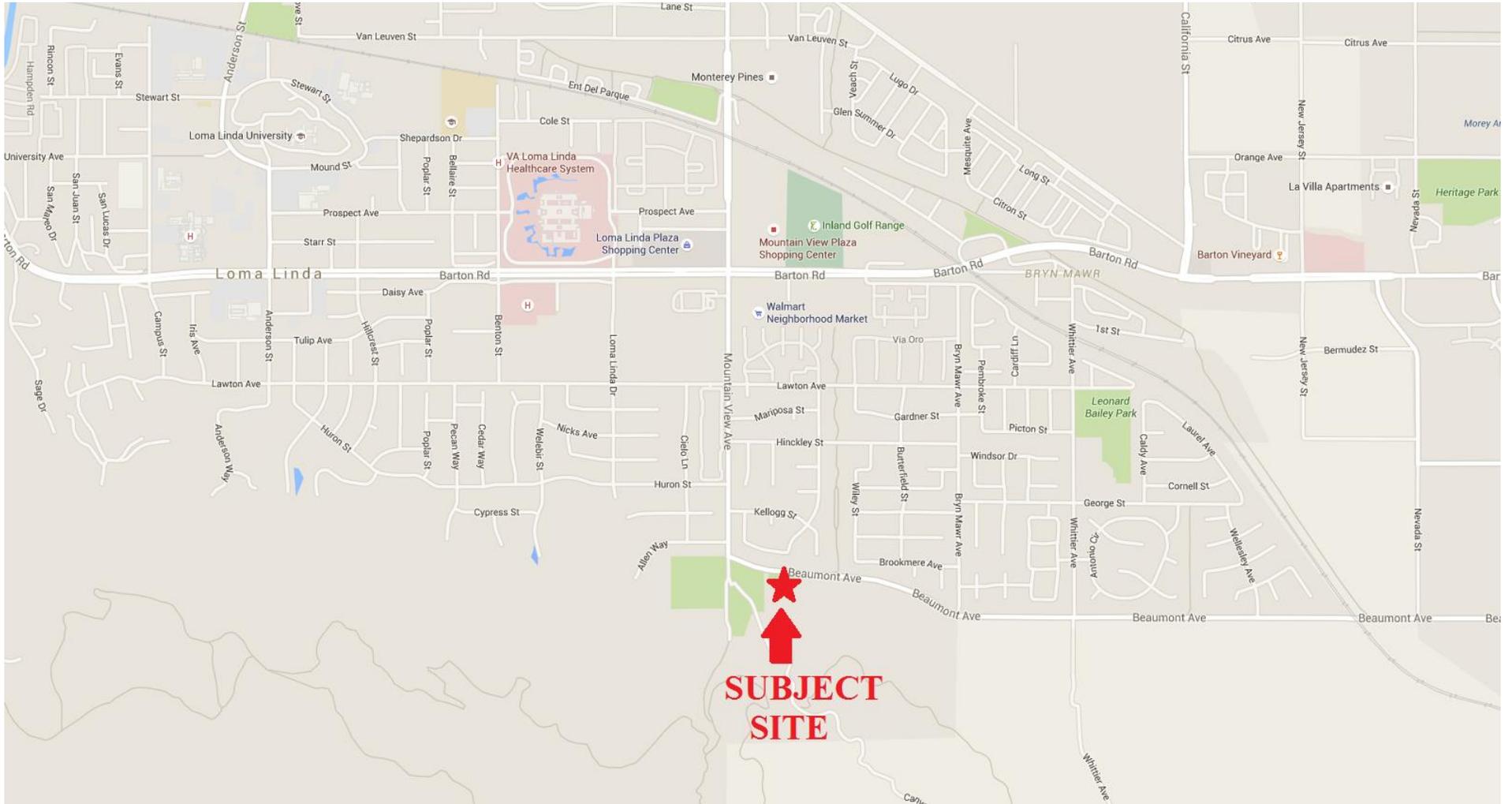
Respectfully submitted by:

Guillermo Arreola
Senior Planner

ATTACHMENTS

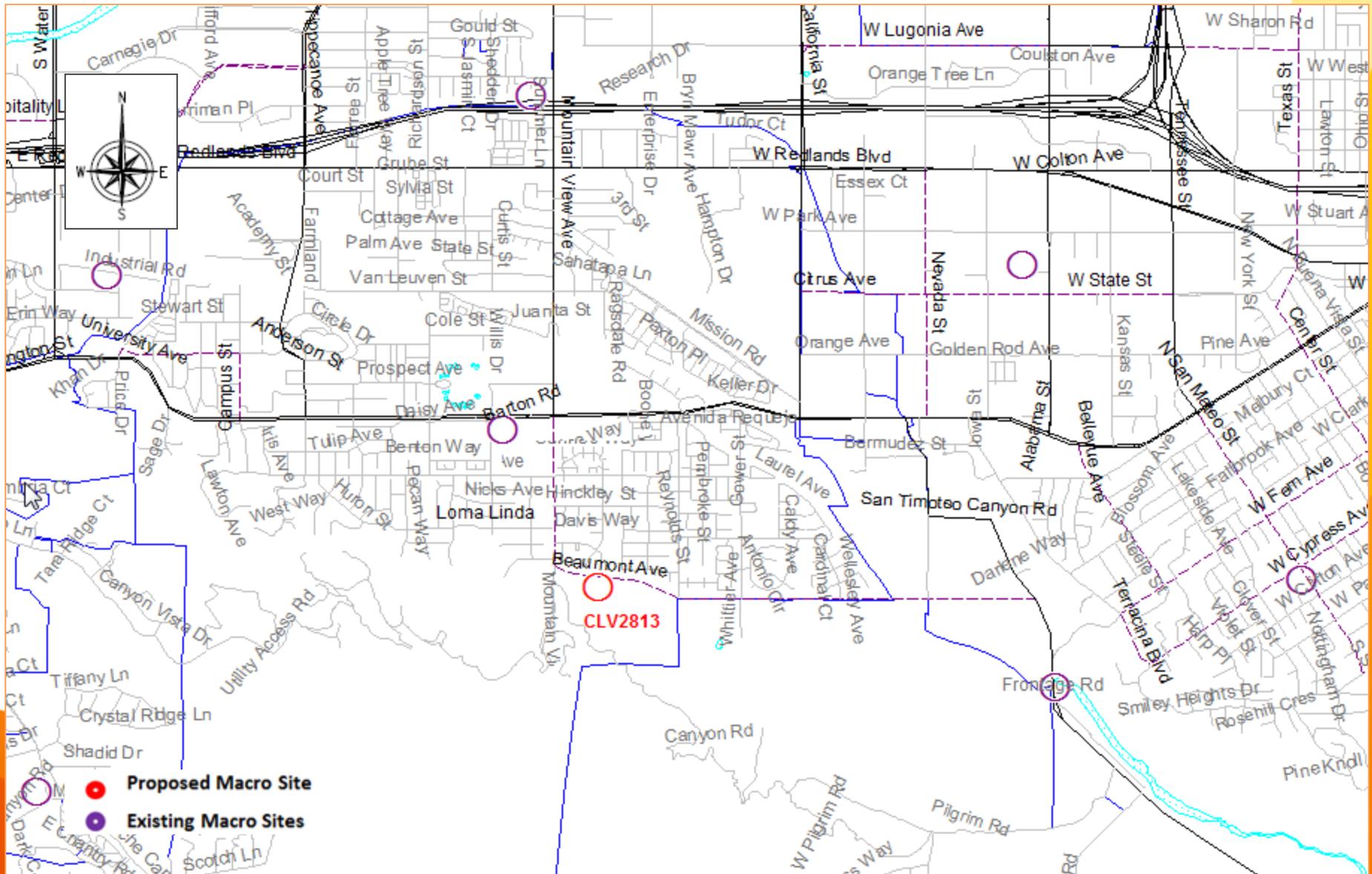
- A. Vicinity Map
- B. Coverage Maps – Existing and Proposed Coverage
- C. Photo Sims
- D. Conditions of Approval
- E. Project Plans

VICINITY MAP

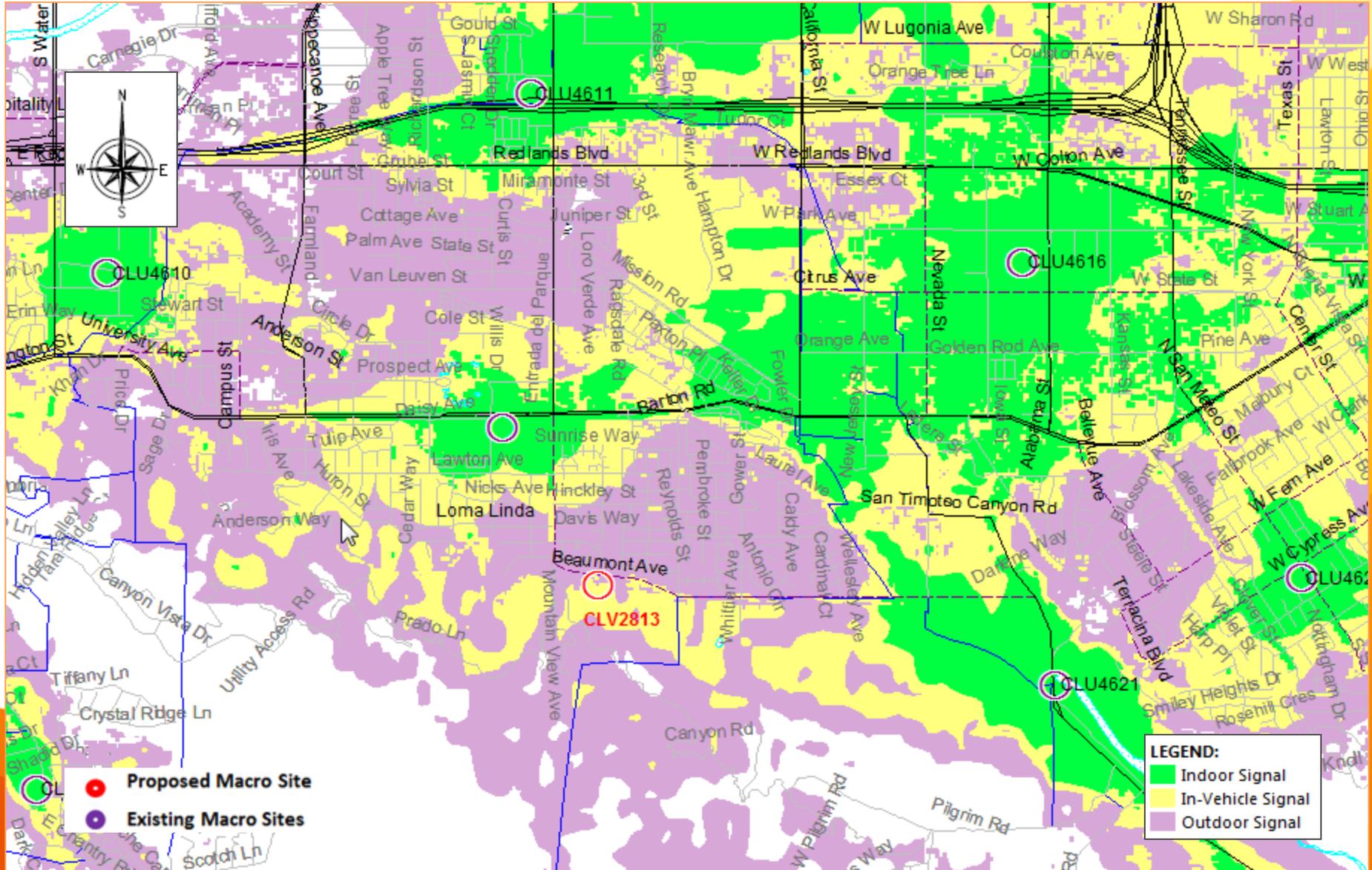


Coverage Site: CLV2813

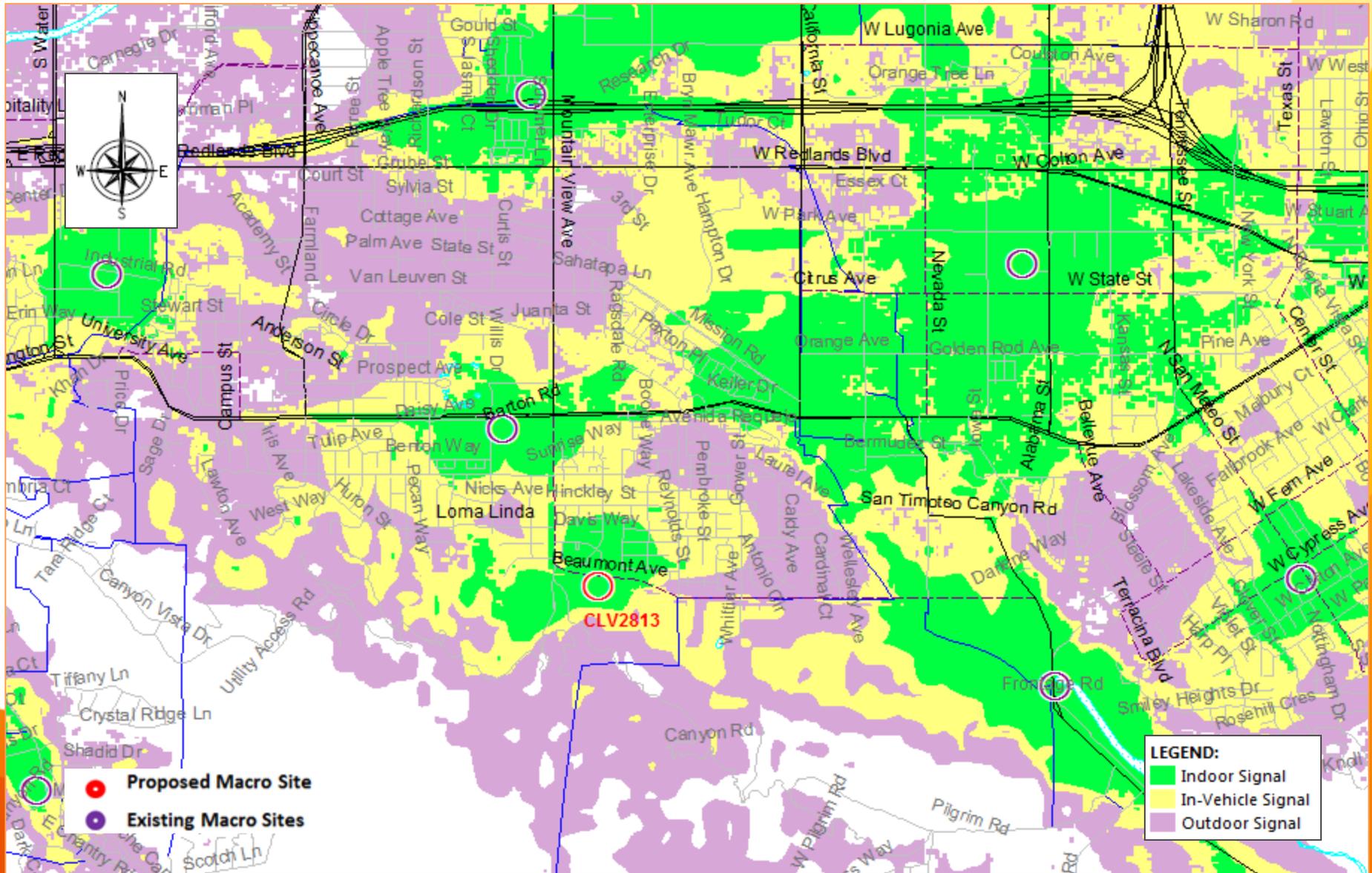
EXHIBIT - B



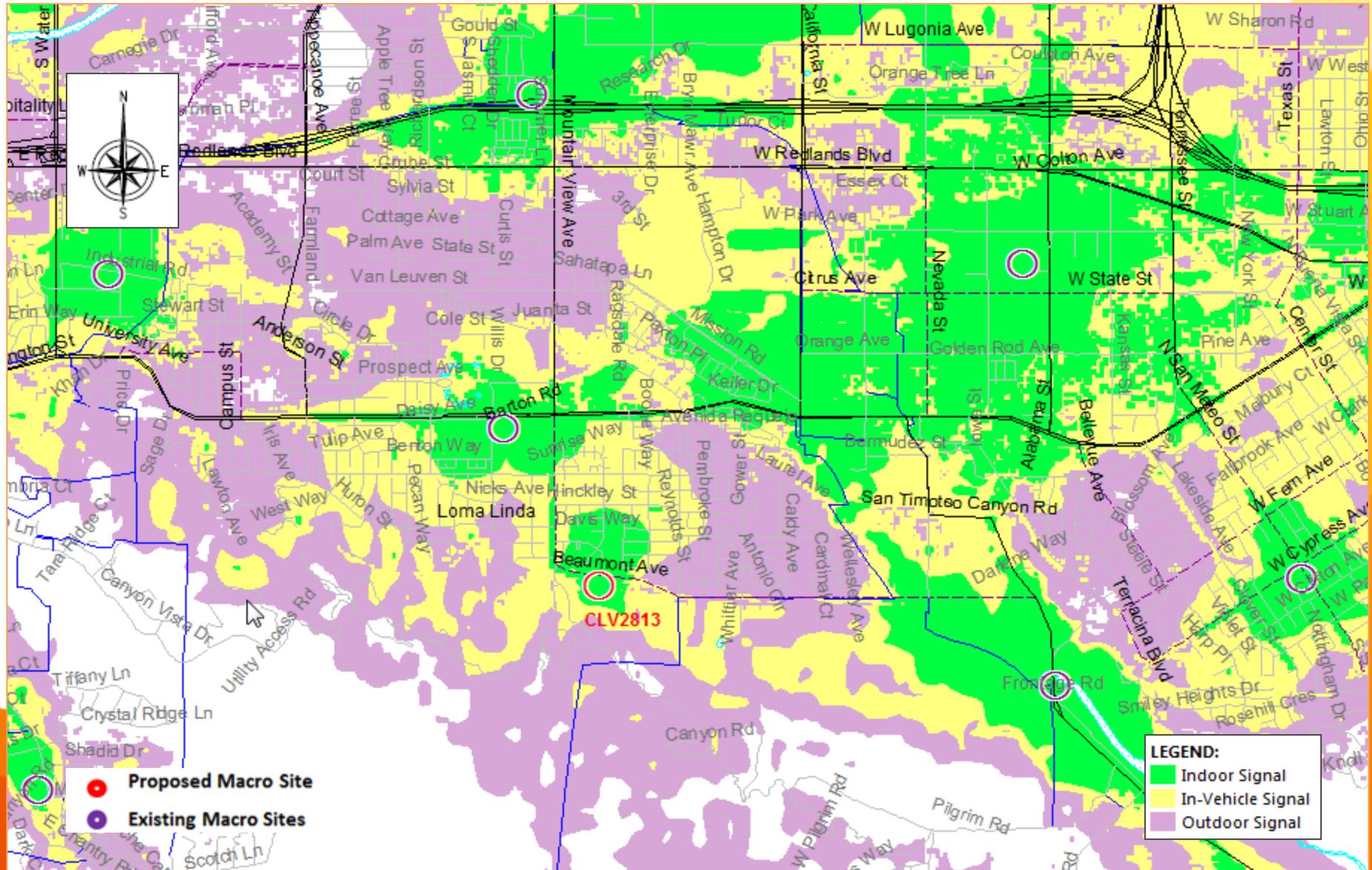
UMTS Coverage – Neighboring Site of CLV2813



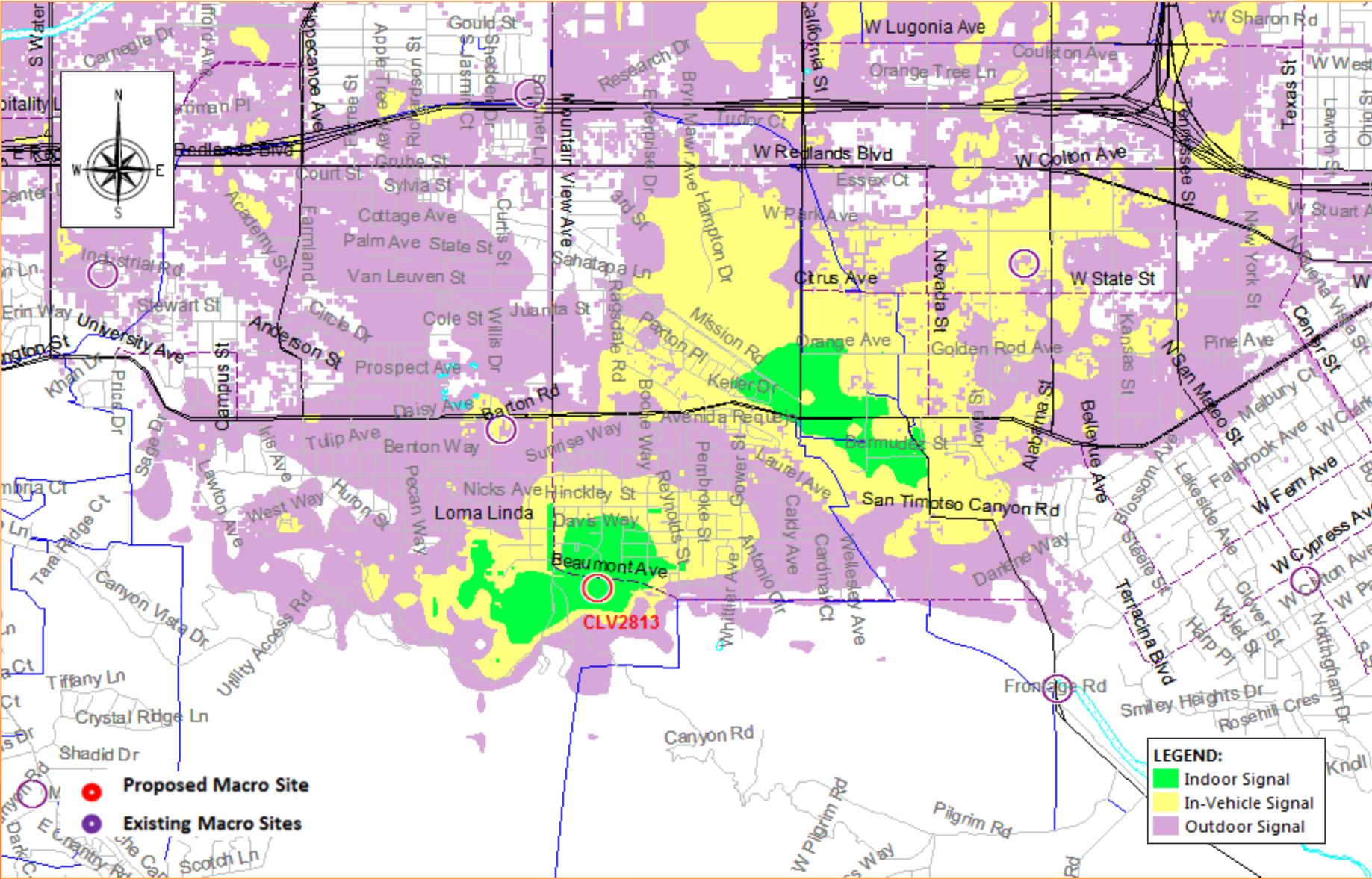
UMTS Coverage – Neighboring Site with CLV2813 @ RAD 52ft. (Str. Ht of 60 ft')



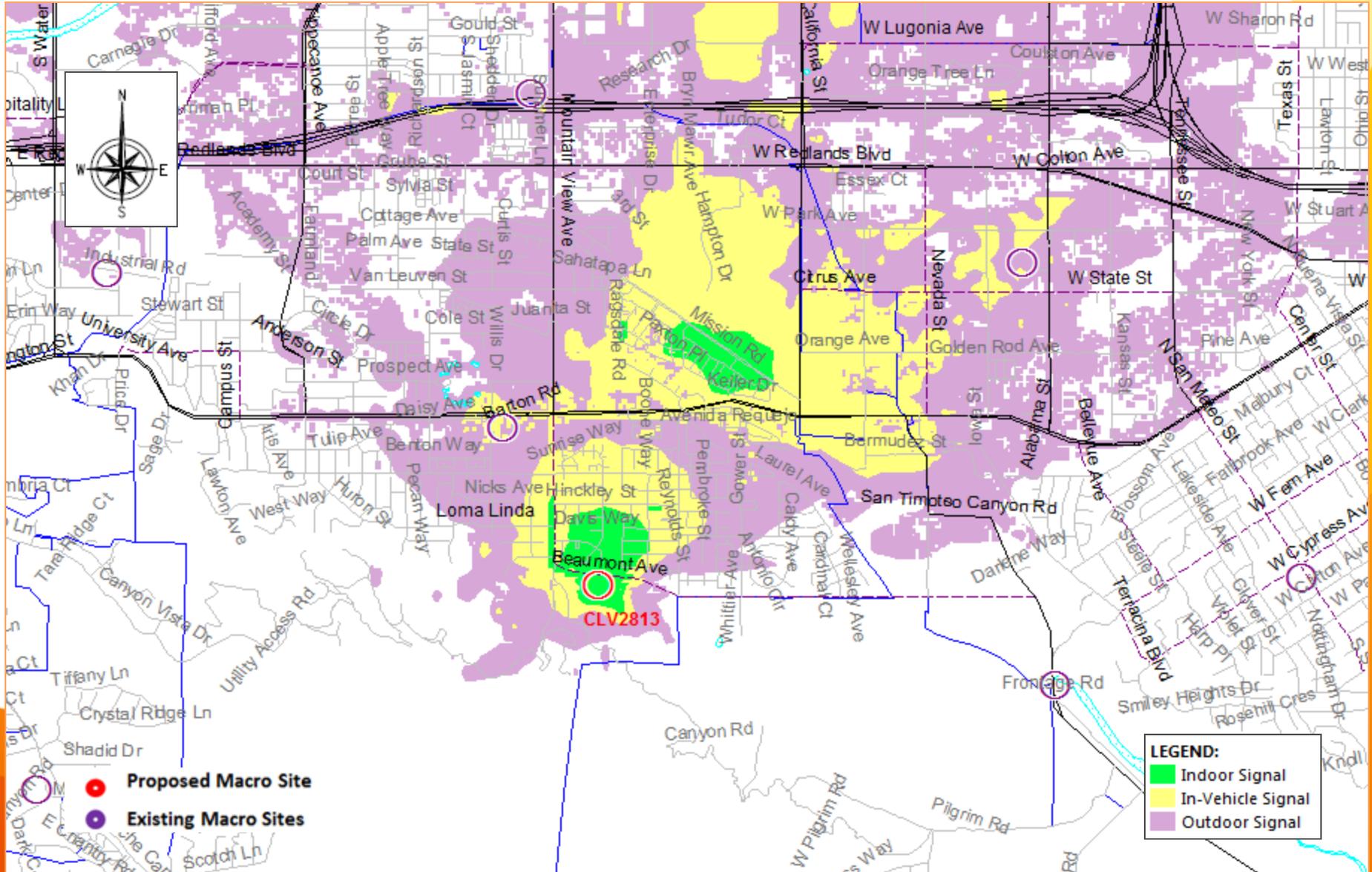
UMTS Coverage – Neighboring Site with CLV2813 @ RAD 27ft. (Str. Ht of 35 ft')



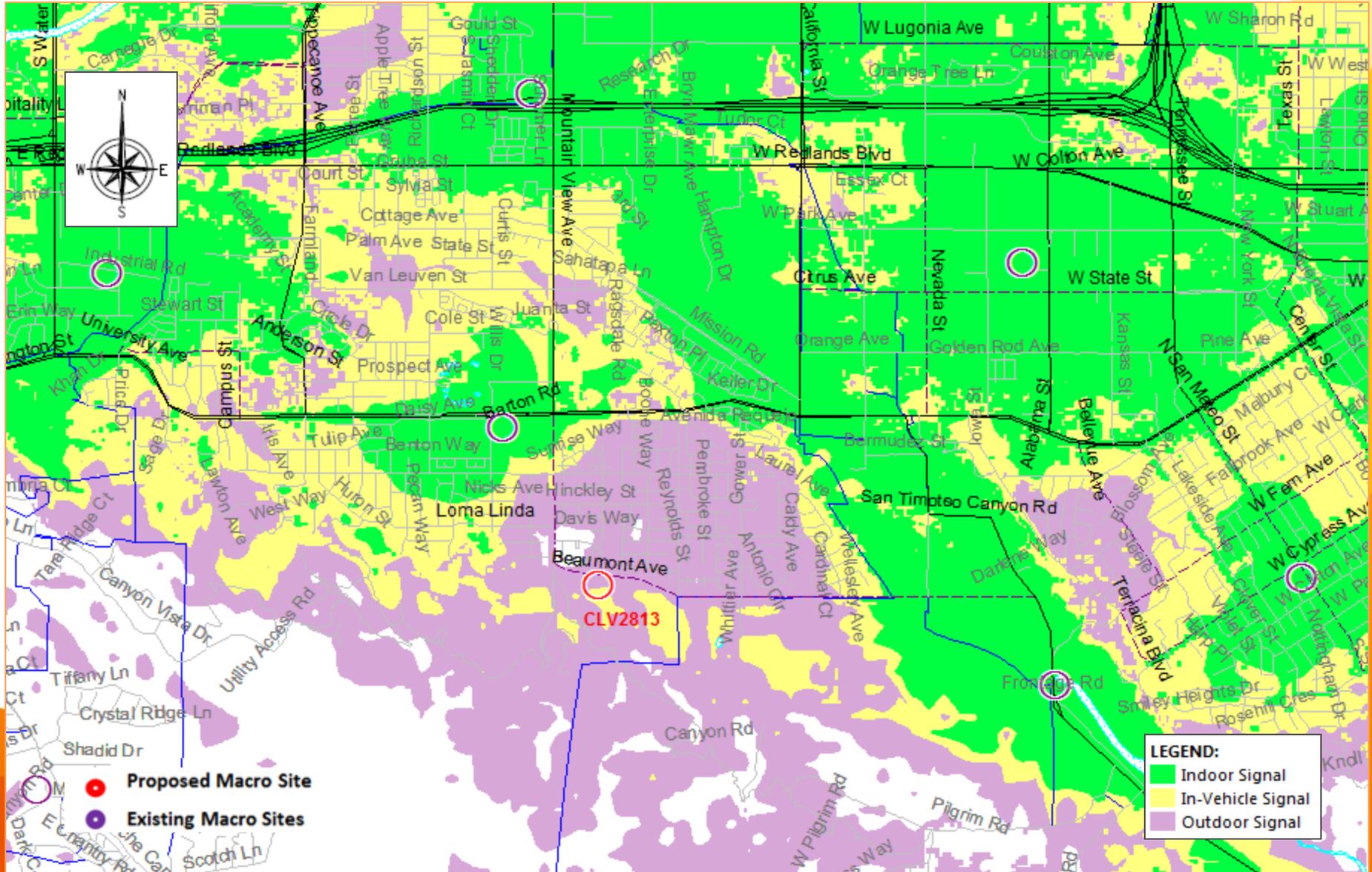
UMTS Coverage – STANDALONE @ RAD 52ft (Str. Ht of 60 ft')



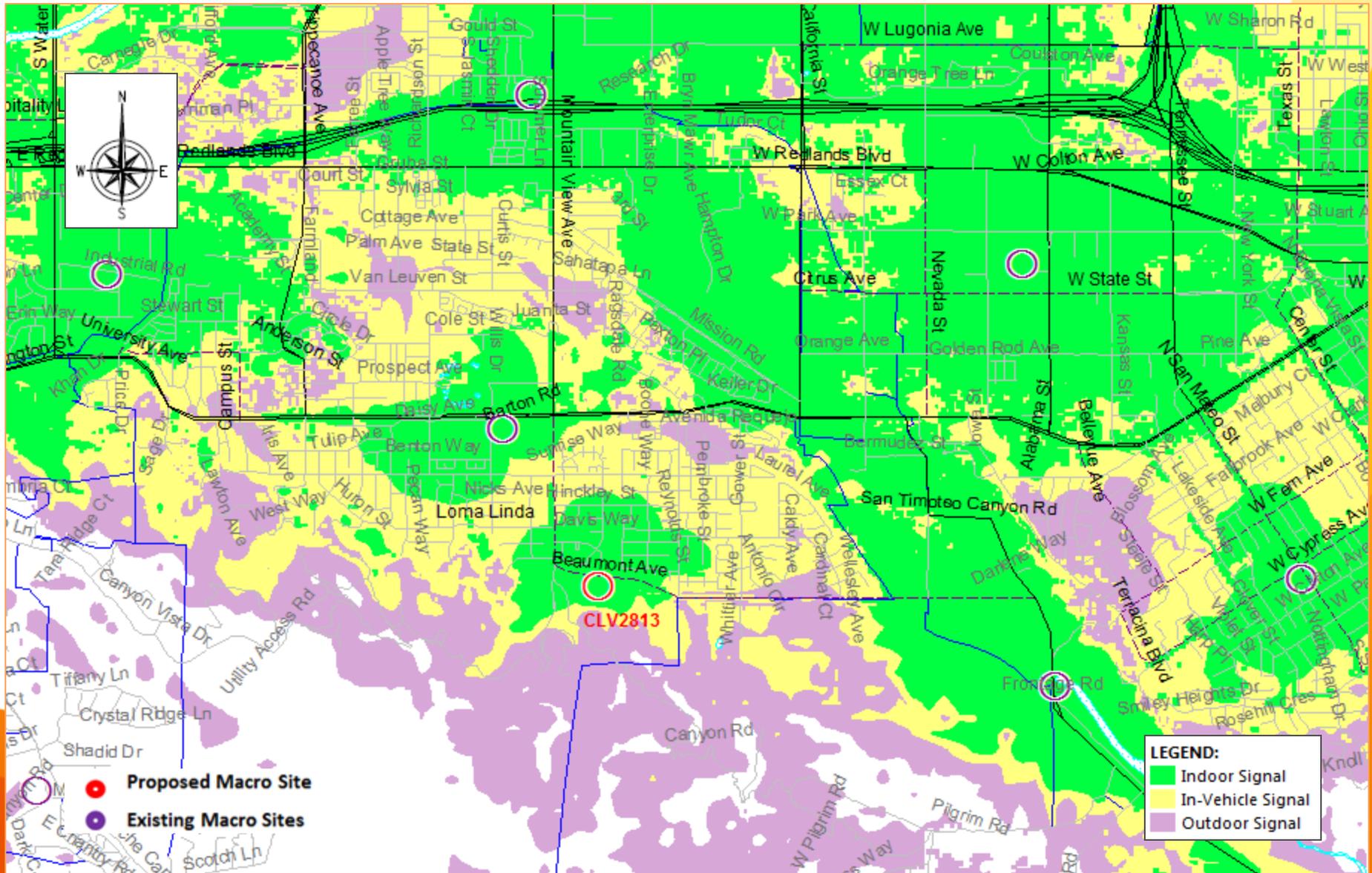
UMTS Coverage – STANDALONE @ RAD 27ft (Str. Ht of 35 ft')



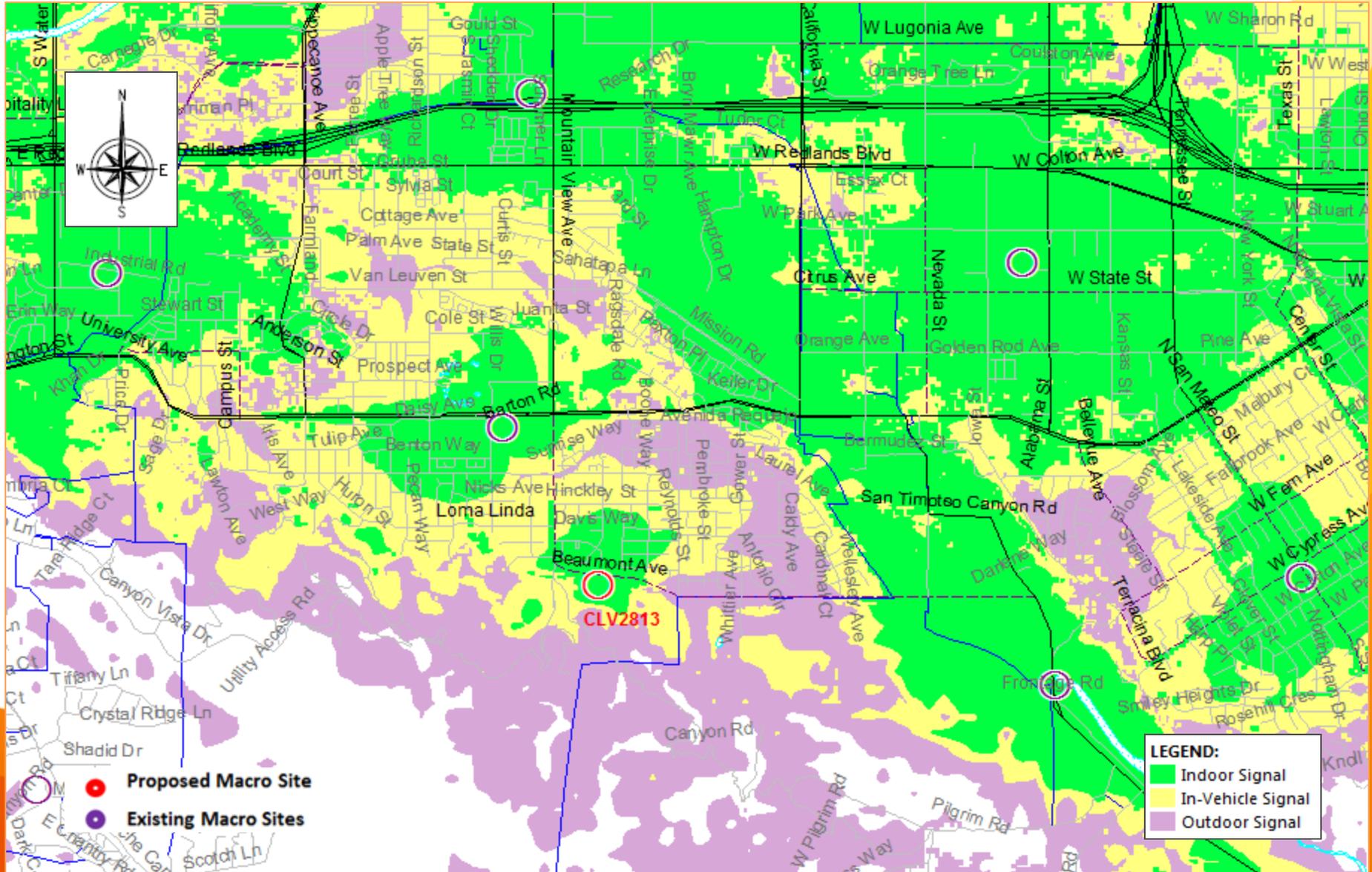
LTE Coverage – Neighboring Site of CLV2813



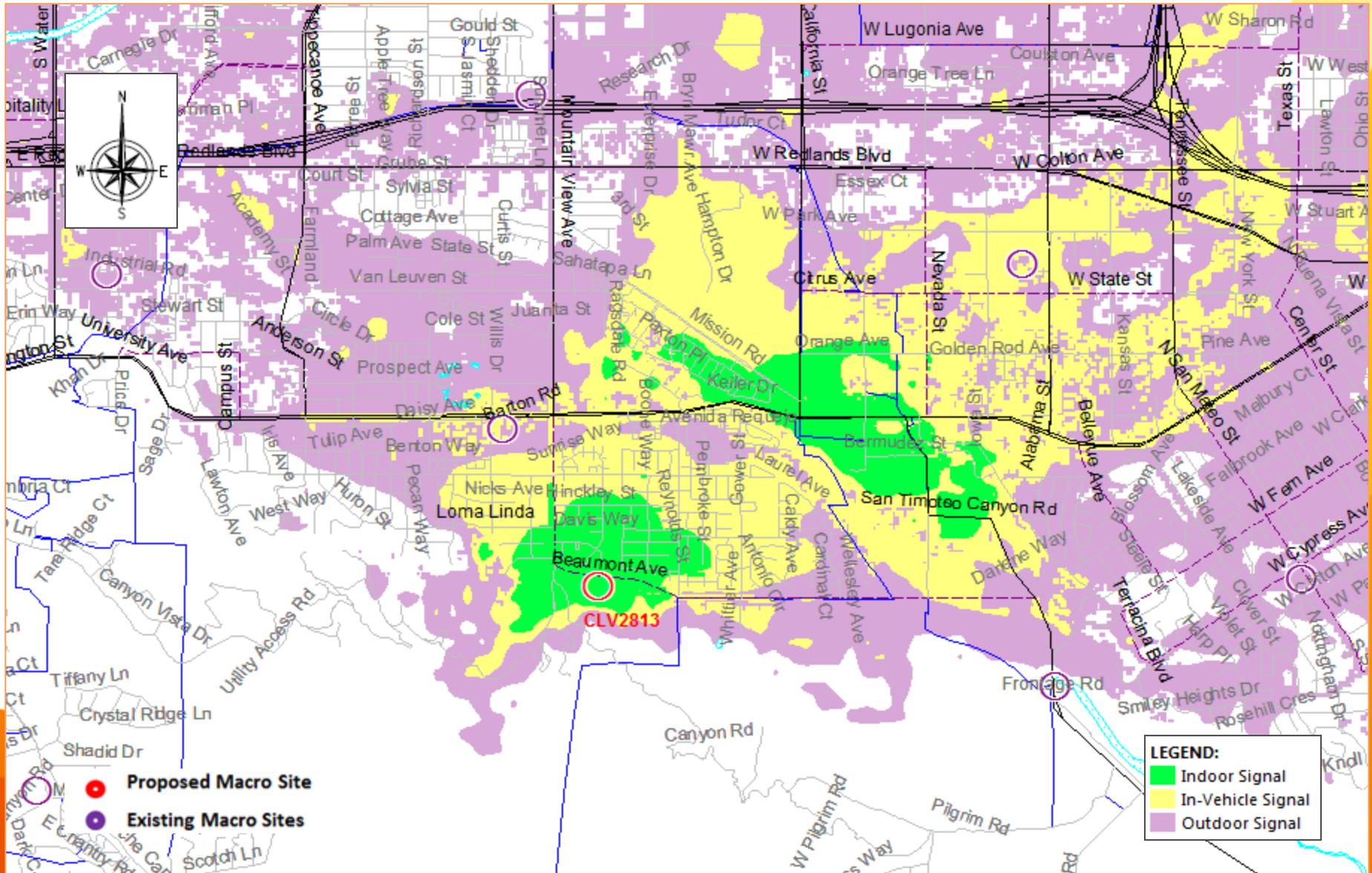
LTE Coverage – Neighboring Site with CLV2813 RAD 52ft (Str. Ht of 60 ft')



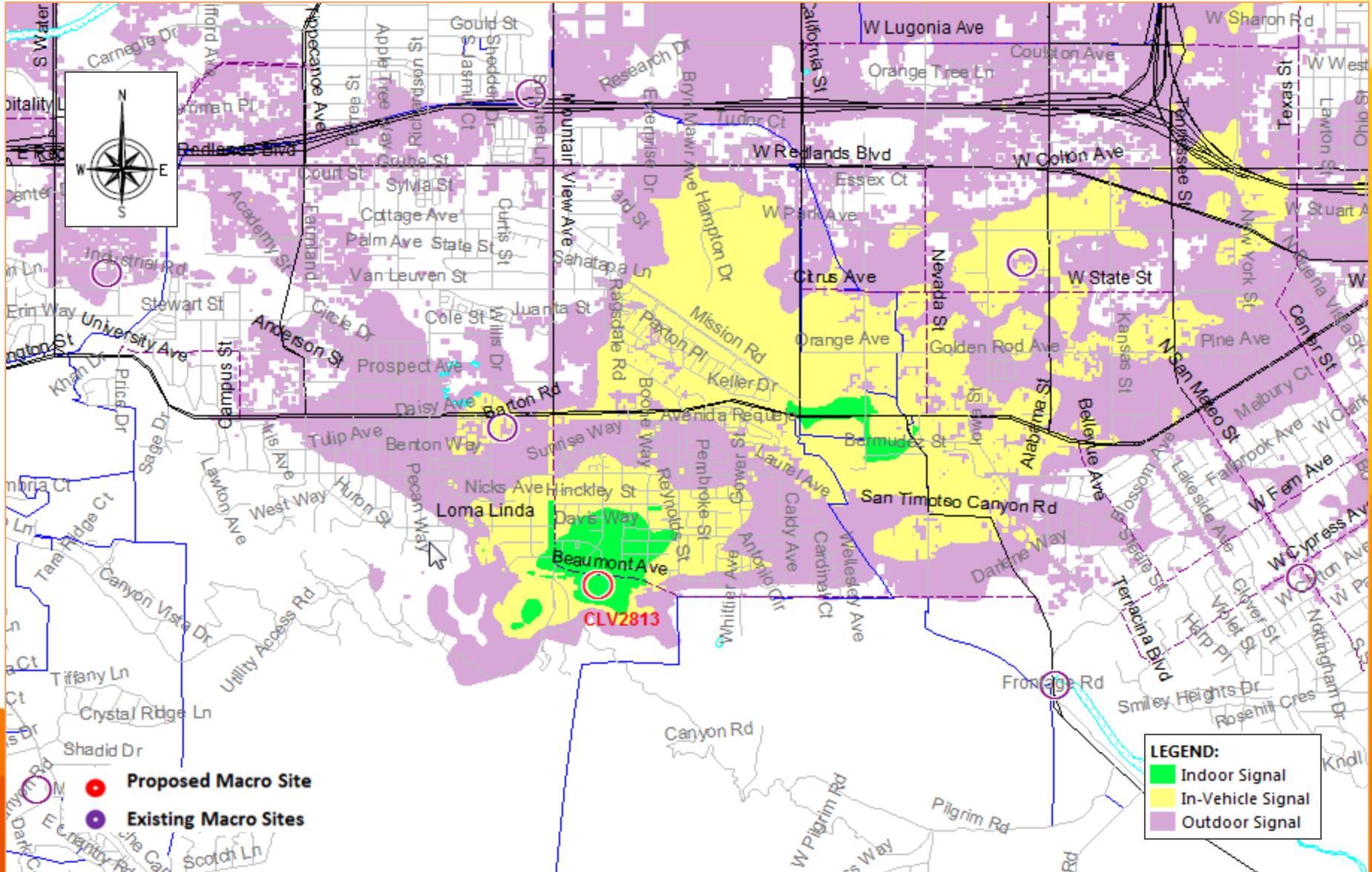
LTE Coverage – Neighboring Site with CLV2813 RAD 27ft (Str. Ht of 35 ft')



LTE Coverage –STANDALONE @ RAD 52ft. (Str. Ht. of 60 ft.)



LTE Coverage –STANDALONE @ RAD 27ft. (Str. Ht. of 35 ft.)

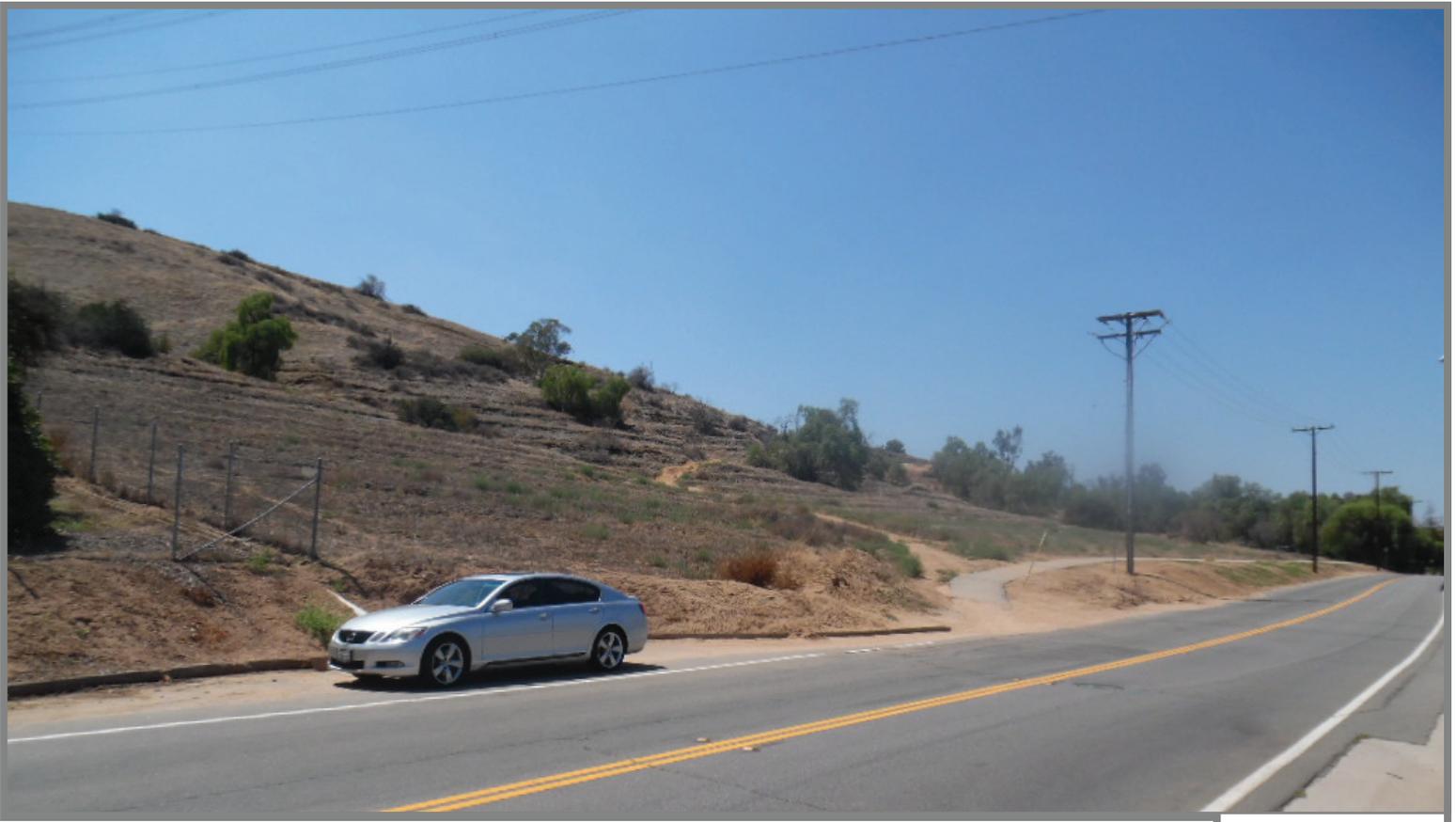


Coverage Legend

In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.

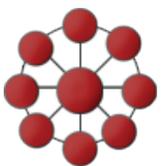


EXISTING

PROPOSED: Install 60' mono-eucalyptus with (12) panel antennas, equipment below



Proposed
mono-eucalyptus



Cortel
Photosims

View 1 of 2



CLV2813

25765 Beaumont Ave
Loma Linda CA 92354

EXHIBIT - C



EXISTING

PROPOSED: Install 60' mono-eucalyptus with (12) panel antennas, equipment below



Proposed
mono-eucalyptus



VIEWS

**CONDITIONS OF APPROVAL
CUP NO. 15-154 AND VARIANCE NO. 15-156**

1. Within one (1) year of this approval, substantial construction of the project shall have commenced or the permit/approval shall become null and void. In addition, if construction of the project is discontinued for a period of six (6) months, then the permit/approval shall become null and void.

**PROJECT: CONDITIONAL USE PERMIT NO. 15-154
 VARIANCE NO. 15-156**

EXPIRATION DATE: DECEMBER 2, 2016

2. Within forty-eight (48) hours of approval of the subject project, the applicant shall deliver to the Community Development Department, check or money order made payable to the **CLERK OF THE BOARD OF SUPERVISORS** in the amount of \$50.00 (fifty dollars) to enable the City to file the appropriate environmental documentation (Notice of Exemption) for the project. If within the forty-eight (48) hour period, the applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act shall be 180 days. The timely filing of the environmental documentation with the County within five (5) days of project approval reduces the statute of limitations to thirty five days or less.
3. 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.
4. Construction shall be in substantial conformance with the plan(s) approved by the Director, Planning Commission or City Council. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification which exceeds 10% of the following allowable measurable design/site considerations shall require the refiling of the original application and a subsequent hearing by the appropriate hearing review authority.
5. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, its officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorneys' fees that the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
6. All utilities to the site shall be underground. [Per City Standards]
7. A copy of the applicant's approved lease with the property owner shall be submitted to the Community Development Department prior to issuance of a building permit for the wireless

communication facility. If the lease is extended or terminated, notice and evidence thereof shall be provided to the Community Development Director. Upon termination or expiration of the lease, the wireless communication facility shall be removed within 90 days.

8. Certification of continued use of each approved facility shall be submitted on a yearly basis at the time of business license renewal for as long as the facility remains in operation. The 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.
9. 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
10. 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.
11. Notice of change of ownership of the wireless communication facility shall be provided to the City within thirty (30) days of title transfer.
12. 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.
13. 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.
14. 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.

15. All graffiti and other forms of vandalism shall be promptly removed and/or repaired within 48 hours of notification.
16. 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.
17. 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.
18. Fencing, barriers or other appropriate structures or devices to restrict access to the facilities shall be maintained.
19. 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.
20. The applicant shall comply with, and provide infrastructure for the Loma Linda Connected Community Program and also provide 1-1 1/4" conduit from equipment shelter to LLCCP pull box
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

HORIZONTAL DATUM:
 NAD_83 (2011) (EPOCH:2010.0000). PROCESSED BY NGS OPUS SOLUTION.

VERTICAL DATUM:
 (NAVD_88) BY NGS OPUS SOLUTION (GEOID12B).

SITE BENCHMARK:
 SET CONCRETE NAIL, ELEVATION 1329.11'

NOTES:
 BOUNDARY, EASEMENT AND RIGHT OF WAY INFORMATION SHOWN HEREON IS APPROXIMATE AND BASED ON RECORD INFORMATION ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

ANY CHANGES MADE TO THE INFORMATION ON THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER RELIEVES THE ENGINEER OF ANY AND ALL LIABILITY.

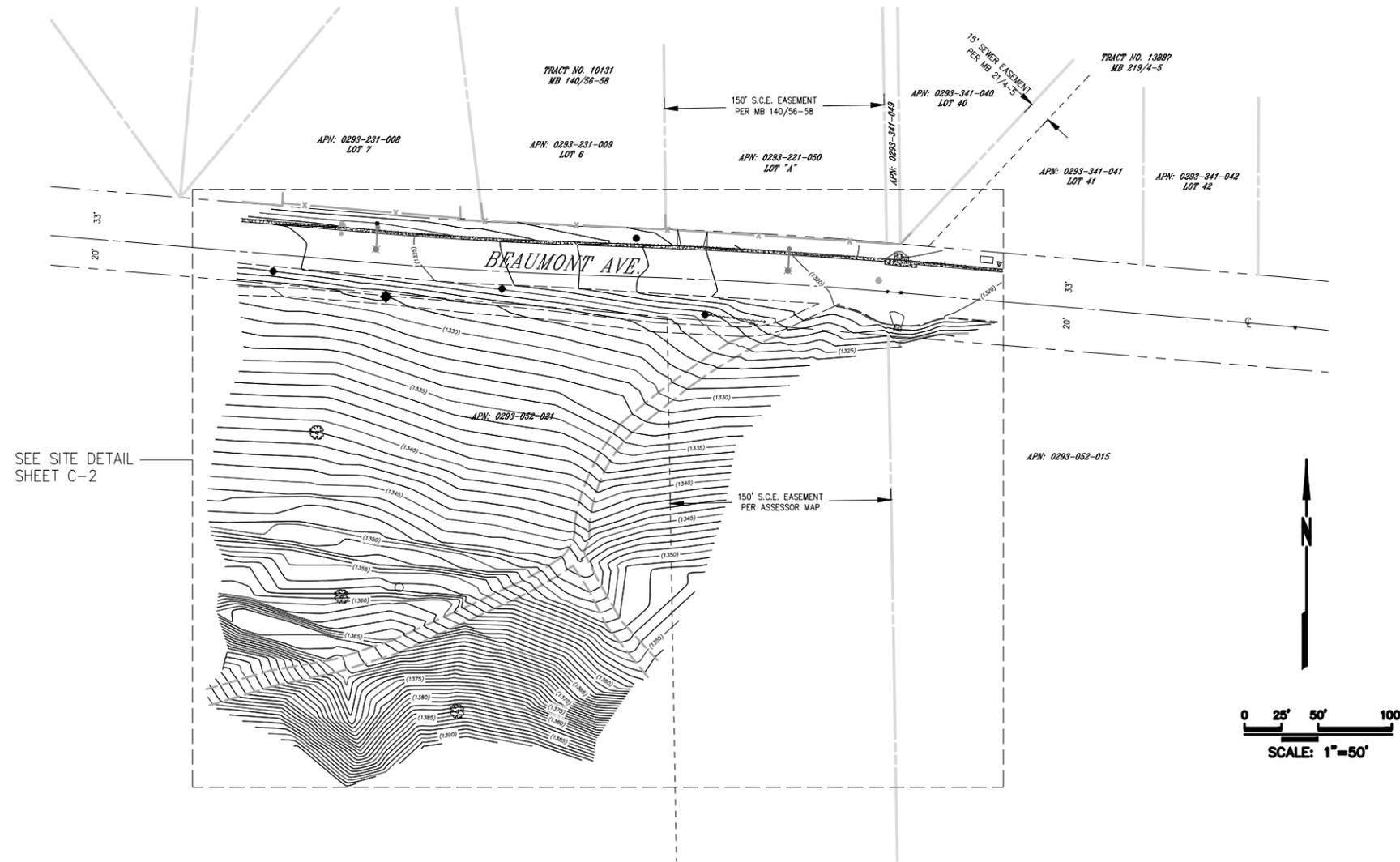
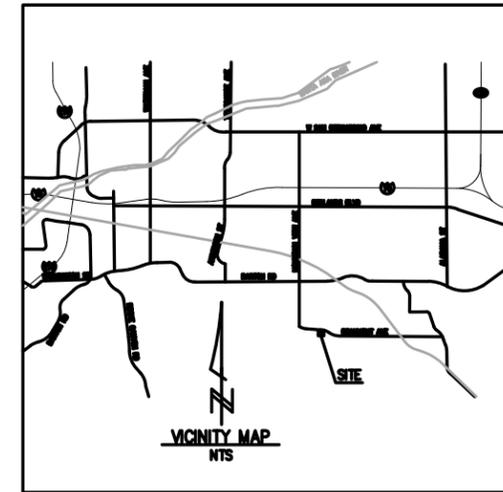
UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON SURFACE FEATURES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

TREE ELEVATIONS SHOWN HEREON ARE APPROXIMATE AND ONLY VALID ON THE DATE OF THE FIELD SURVEY.

DATE OF FIELD SURVEY: 09/08/2015

LEGEND:

- AC: ASPHALT CONCRETE
 - AP: ANGLE POINT
 - BRM: BERM
 - CB: CATCH BASIN
 - E: ELECTRIC
 - EP: EDGE OF PAVEMENT
 - FD: FOUND
 - FNG: FENCE
 - FS: FINISHED SURFACE
 - GLT: GUTTER
 - PB: PULL BOX
 - TC: TOP OF CURB
 - SL: STREET LIGHT
 - SSMH: SANITARY SEWER MANHOLE
 - VLT: VAULT
- CENTERLINE: — — — — —
 - PROPERTY LINE: — — — — —
 - FENCE: — x — — — — —
 - UTILITY BOX/METER AS NOTED: □
 - CONCRETE: [stippled pattern]
 - STREET LIGHT: [circle with cross]
 - WATER VALVE: [circle with cross]
 - FIRE HYDRANT: [circle with cross]
 - PEDESTAL: [triangle]
 - POWER POLE: [circle with cross]



1452 EDINGER AVE
 TUSTIN, CA 92780

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.



41951 REMINGTON AVE
 SUITE 100
 TEMECULA, CA 92590

REV	DATE	DESCRIPTION
0	09-16-15	SURVEY



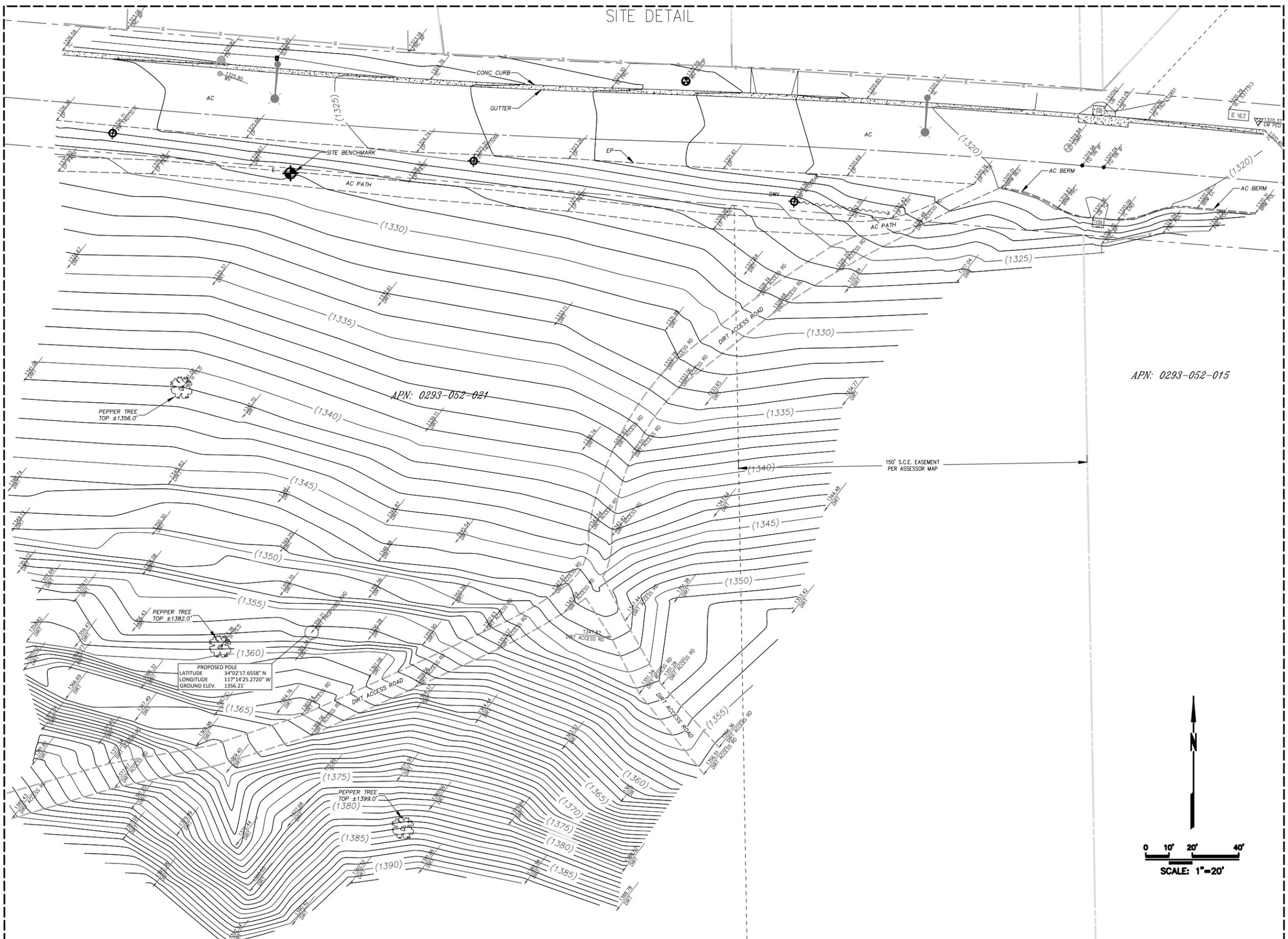
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CLV2813
 EAST DOG PARK
 25765 BEAUMONT AVE.
 LOMA LINDA, CA 92354

SHEET TITLE
 TOPOGRAPHIC SURVEY

SHEET NUMBER
 C-1

SITE DETAIL



APN: 0293-052-015

APN: 0293-052-021

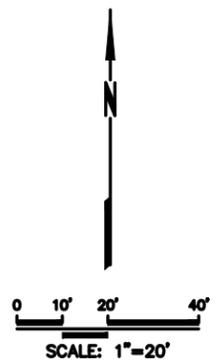
150' S.C.E. EASEMENT
PER ASSESSOR MAP

PROPOSED POLE
LATITUDE 34°02'17.6558" N
LONGITUDE 117°14'25.2720" W
GROUND ELEV. 1356.21'

PEPPER TREE
TOP ±1399.0'
(1380)

PEPPER TREE
TOP ±1356.0'
(1340)

PEPPER TREE
TOP ±1382.0'
(1360)



1452 EDINGER AVE
TUSTIN, CA 92780

PROPRIETARY INFORMATION
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CONSTRUCTION DOCUMENTS IS PROPRIETARY
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THAN THAT WHICH RELATES TO AT&T MOBILITY
IS STRICTLY PROHIBITED.



41951 REMINGTON AVE
SUITE 100
TEMECULA, CA 92590

REV	DATE	DESCRIPTION
0	08/16/15	SURVEY

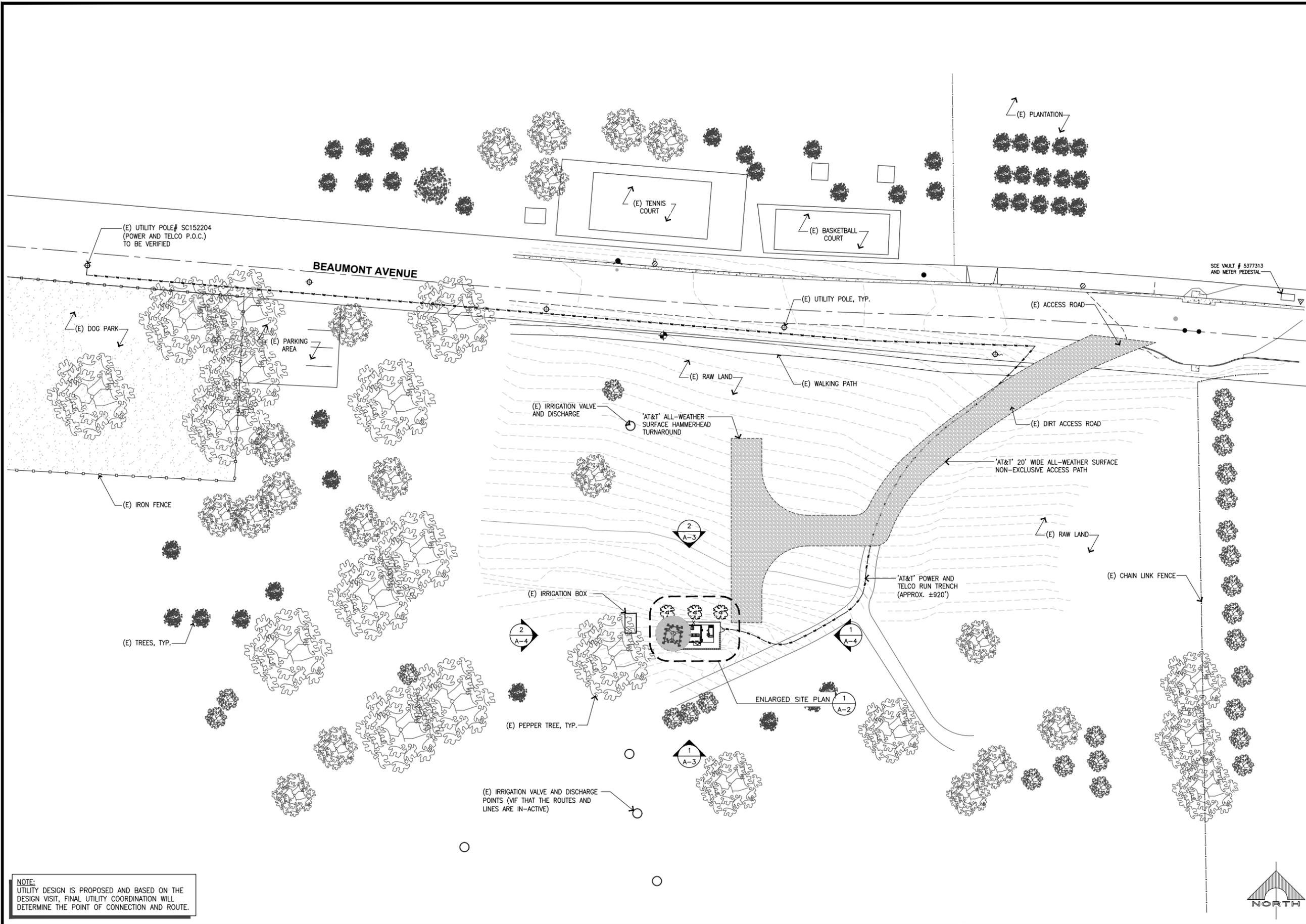


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TO ALTER THIS DOCUMENT.

CLV2813
EAST DOG PARK
25765 BEAUMONT AVE.
LOMA LINDA, CA 92354

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
C-2



NOTE:
 UTILITY DESIGN IS PROPOSED AND BASED ON THE
 DESIGN VISIT, FINAL UTILITY COORDINATION WILL
 DETERMINE THE POINT OF CONNECTION AND ROUTE.

SITE PLAN

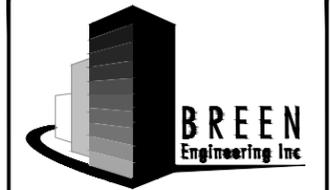
SCALE: 1"=30'-0"
 15' 30' 60' 1



AT&T MOBILITY SERVICES
 1452 EDINGER AVE., 3RD FLOOR
 TUSTIN, CALIFORNIA 92780



14621 ARROYO HONDO
 SAN DIEGO, CALIFORNIA 92127



6281 BEACH BLVD. #125
 BUENA PARK, CALIFORNIA 90621
 TEL: (657) 529-2111
 WWW.BREENENG.COM

REV	DATE	DESCRIPTION
C	11/18/15	HAMMERHEAD TURNAROUND
B	10/14/15	100% ZONING DRAWINGS
A	09/14/15	90% ZONING DRAWINGS

**NOT TO BE USED
 FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON,
 UNLESS THEY ARE ACTING UNDER THE DIRECTION
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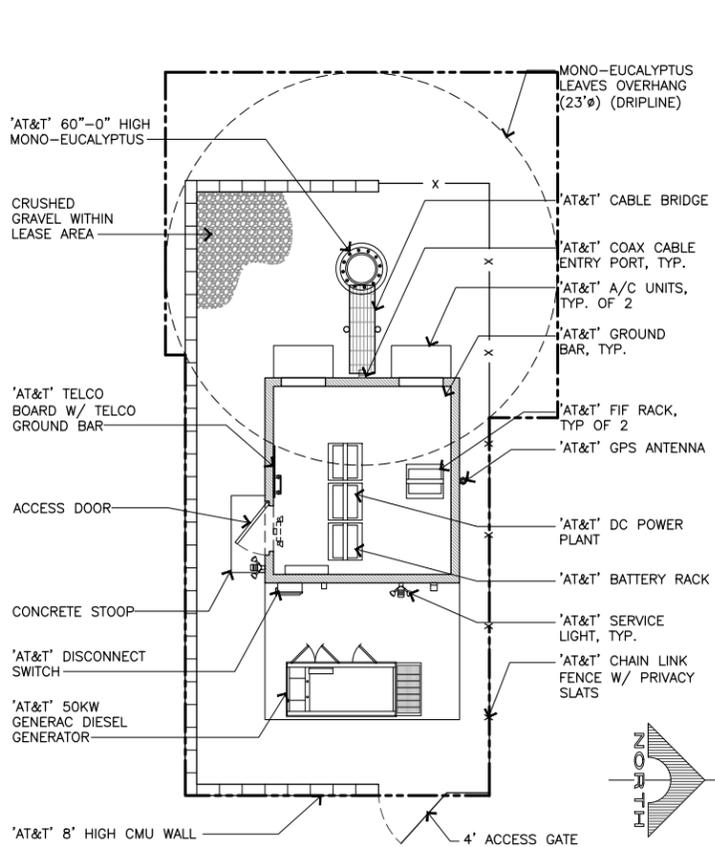
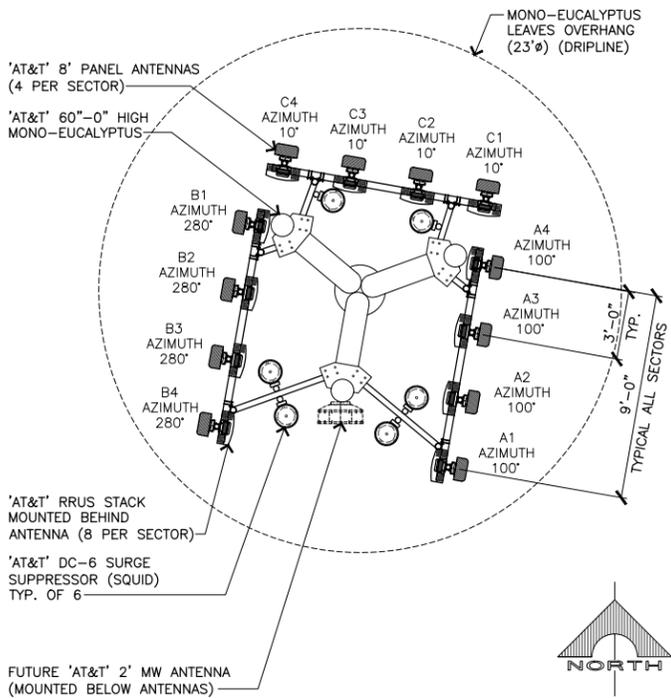
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 25765 BEAUMONT AVE.
 LOMA LINDA, CA 92354
 MONOEUCALYPTUS (INDOOR)

SHEET TITLE
 SITE PLAN

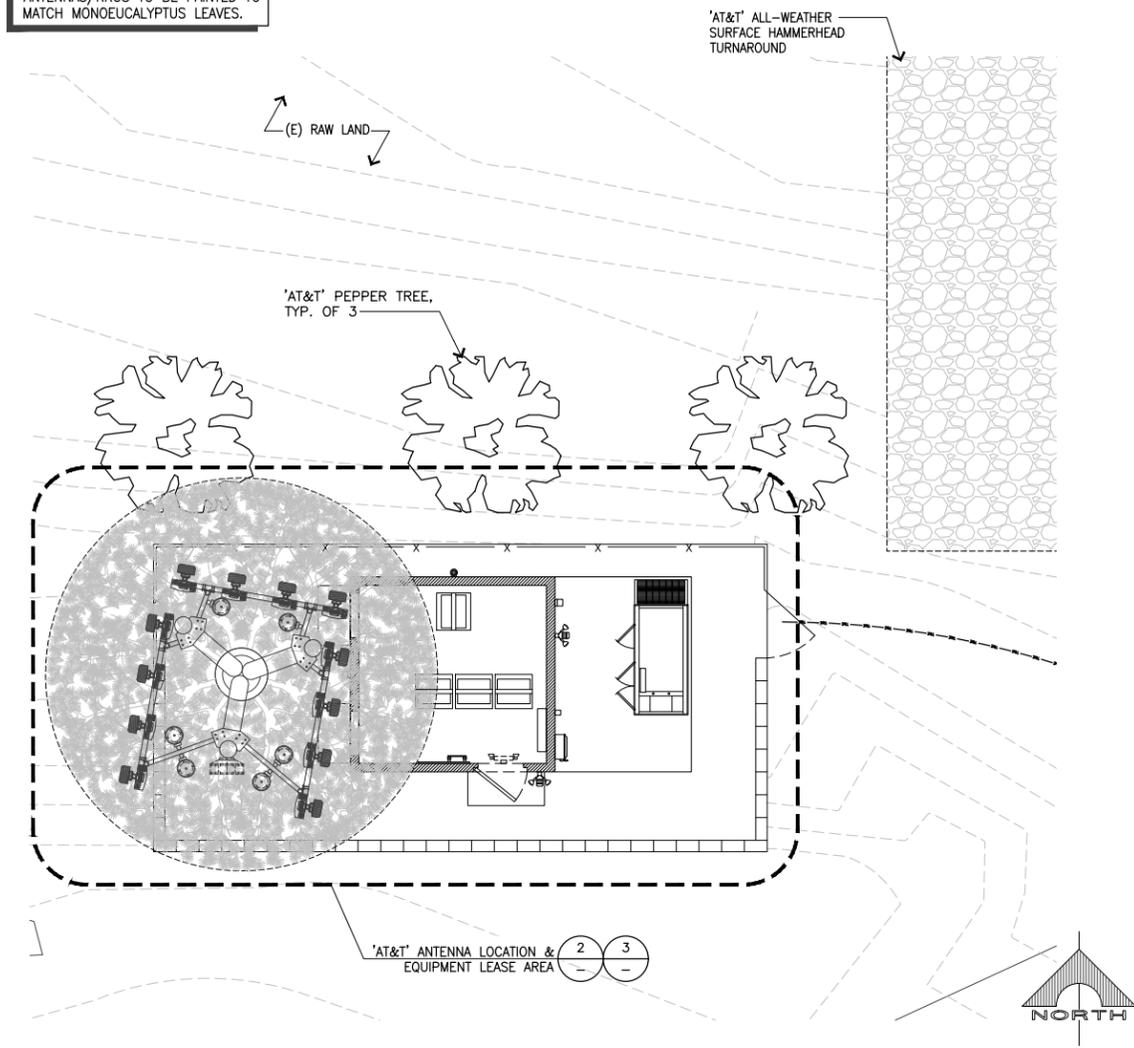
SHEET NUMBER
 A-1



NOTE:
ANTENNAS/RRUS TO BE PAINTED TO
MATCH MONOEUCALYPTUS LEAVES.



NOTE:
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ANTENNA LAYOUT PLAN

SCALE: 3/8"=1'-0" **5**

EQUIPMENT LAYOUT PLAN

SCALE: 3/16"=1'-0" **3**

ENLARGED SITE PLAN

SCALE: 3/16"=1'-0" **1**

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS							
SECTOR	PROPOSED TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT +/-)	
		AIR/HEX/8-PORT	SIZE (4'; 6'; 8')			JUMPER	DC CABLE (AWG #8)
ALPHA SECTOR	A1	LTE	HEX	8'	100'	52'-0"	<12' +/- 75'
	A2	UMTS	HEX	8'	100'	52'-0"	<12' +/- 75'
	A3	LTE	HEX	8'	100'	52'-0"	<12' +/- 75'
	A4	UMTS	HEX	8'	100'	52'-0"	<12' +/- 75'
BETA SECTOR	B1	LTE	HEX	8'	280'	52'-0"	<12' +/- 75'
	B2	LTE	HEX	8'	280'	52'-0"	<12' +/- 75'
	B3	LTE	HEX	8'	280'	52'-0"	<12' +/- 75'
	B4	LTE	HEX	8'	280'	52'-0"	<12' +/- 75'
GAMMA SECTOR	C1	LTE	HEX	8'	10'	52'-0"	<12' +/- 75'
	C2	UMTS	HEX	8'	10'	52'-0"	<12' +/- 75'
	C3	LTE	HEX	8'	10'	52'-0"	<12' +/- 75'
	C4	UMTS	HEX	8'	10'	52'-0"	<12' +/- 75'

REMOTE RADIO UNITS (RRU'S)					
SECTOR	RRU UP OR DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES ABOVE/BELOW SIDES	
ALPHA SECTOR	A1	UP	2	<10'	18" 8" 8"
	A2	UP	2	<10'	18" 8" 8"
BETA SECTOR	B1	UP	2	<10'	18" 8" 8"
	B2	UP	2	<10'	18" 8" 8"
GAMMA SECTOR	C1	UP	2	<10'	18" 8" 8"
	C2	UP	2	<10'	18" 8" 8"

ANTENNA AND RRU SPECIFICATION

EQUIPMENT LAYOUT DIMENSIONS

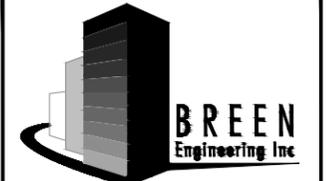
SCALE: 3/16"=1'-0" **2**



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SAN DIEGO, CALIFORNIA 92127



6281 BEACH BLVD. #125
BUENA PARK, CALIFORNIA 90621
TEL: (657) 529-2111
WWW.BREENENG.COM

REV	DATE	DESCRIPTION
C	11/18/15	HAMMERHEAD TURNAROUND
B	10/14/15	100% ZONING DRAWINGS
A	09/14/15	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

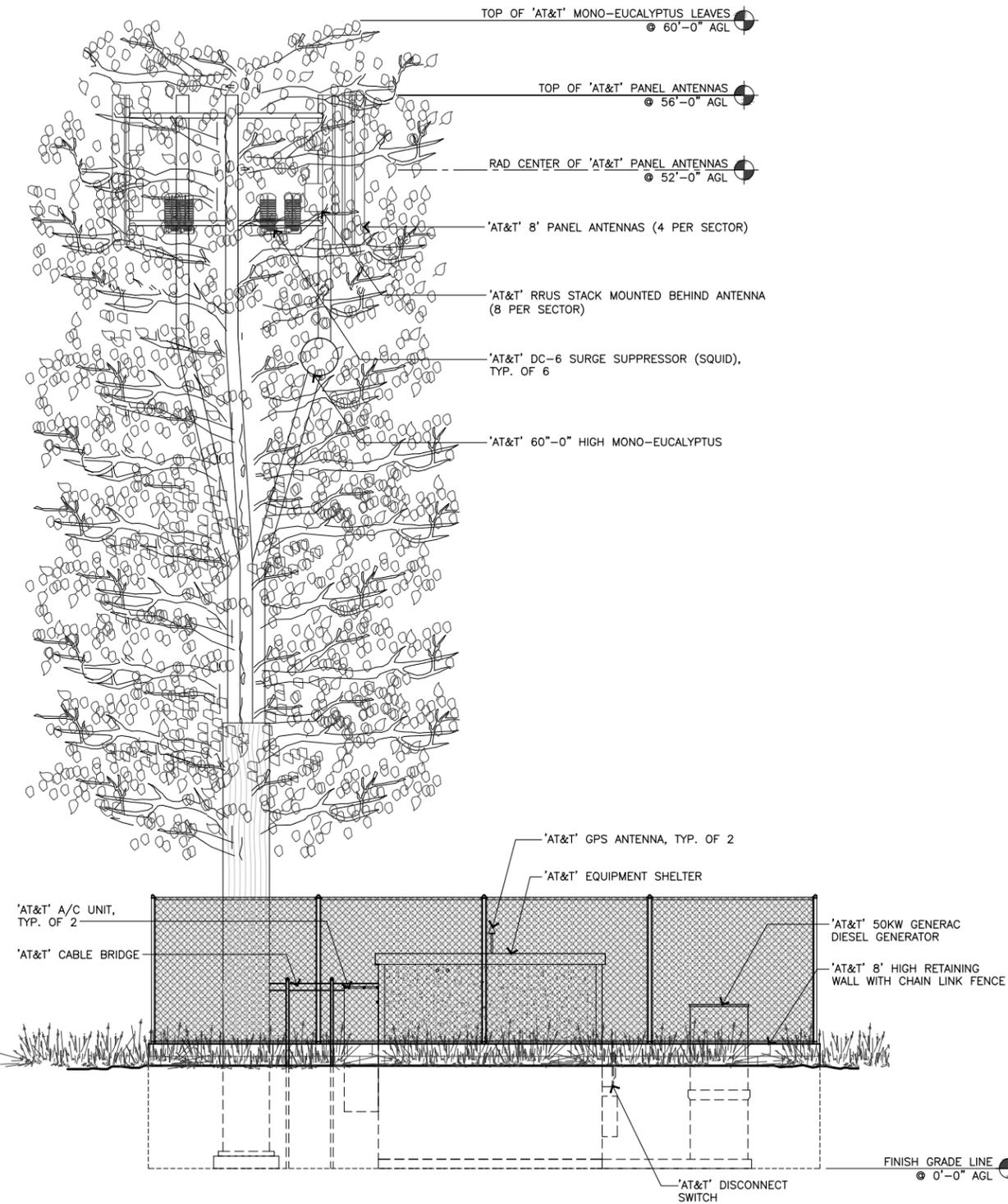
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SHEET TITLE
**ENLARGED SITE PLAN
ANTENNA AND EQUIPMENT LAYOUT**

SHEET NUMBER
A-2

NOTE:
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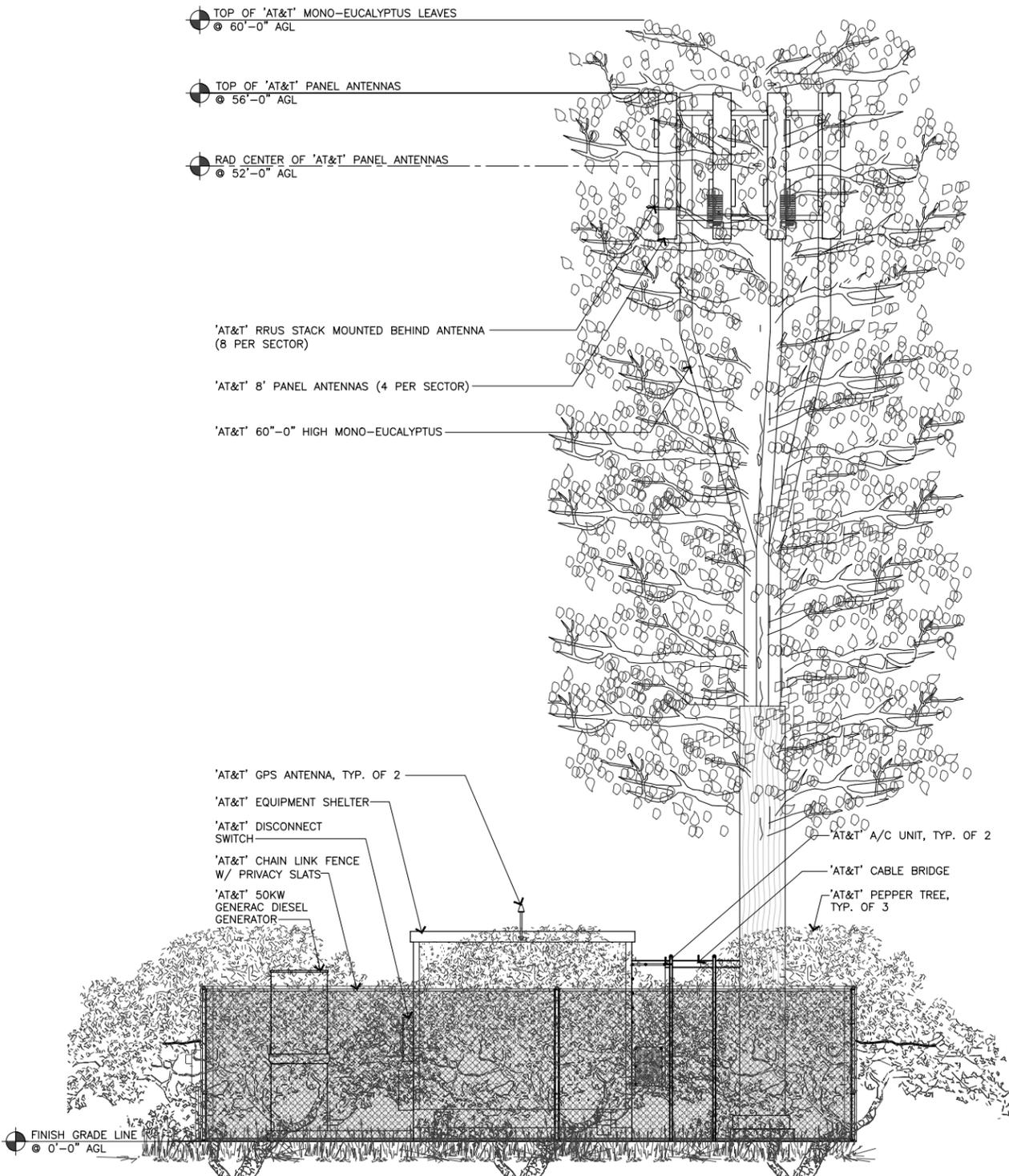


SOUTH ELEVATION

SCALE: 1/4"=1'-0"
2' 4' 8'

2

NOTE:
ANTENNAS/RRUS TO BE PAINTED TO
MATCH MONOEUCALYPTUS LEAVES.



NORTH ELEVATION

SCALE: 1/4"=1'-0"
2' 4' 8'

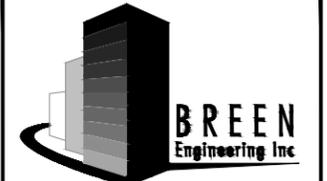
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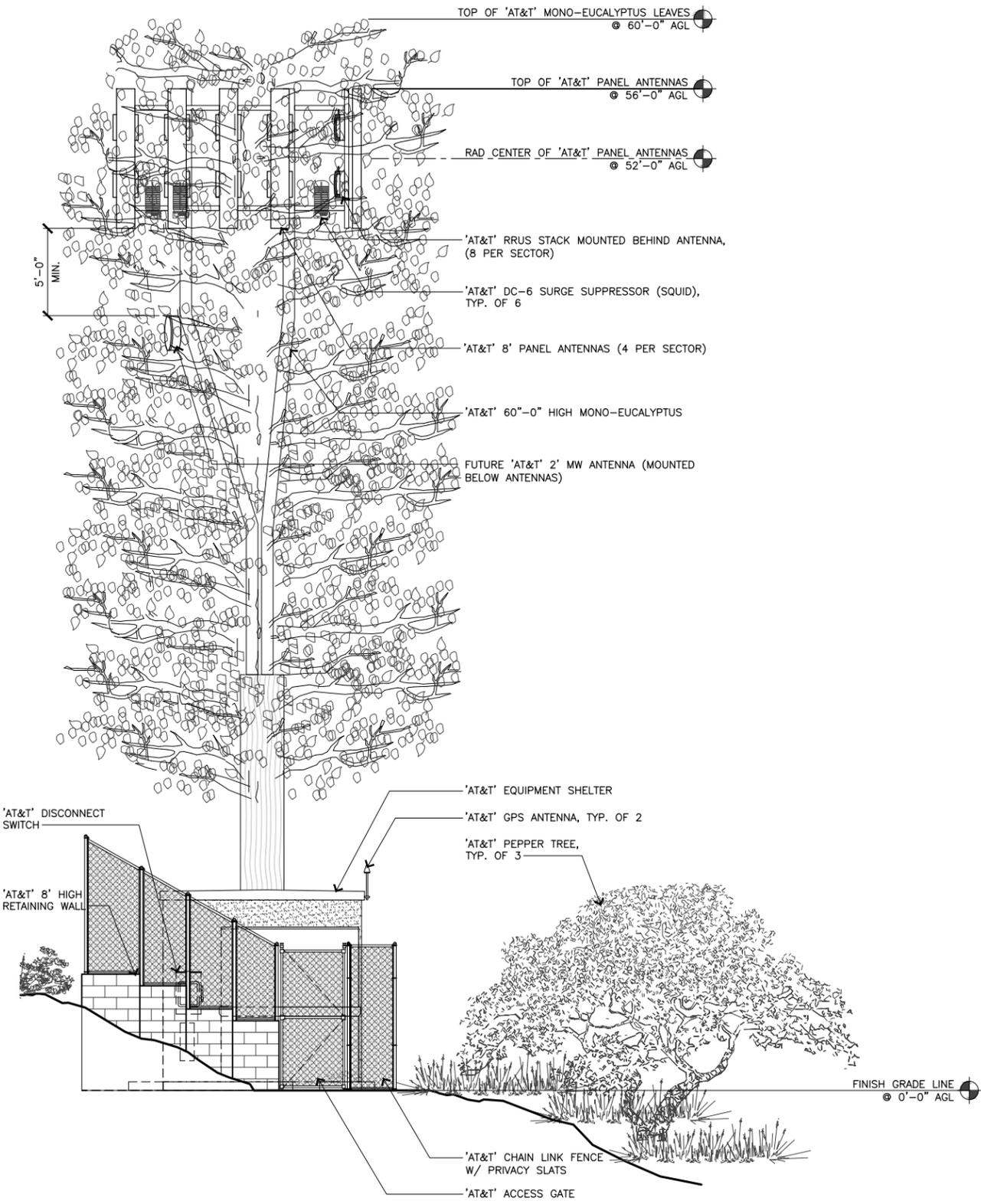
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SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

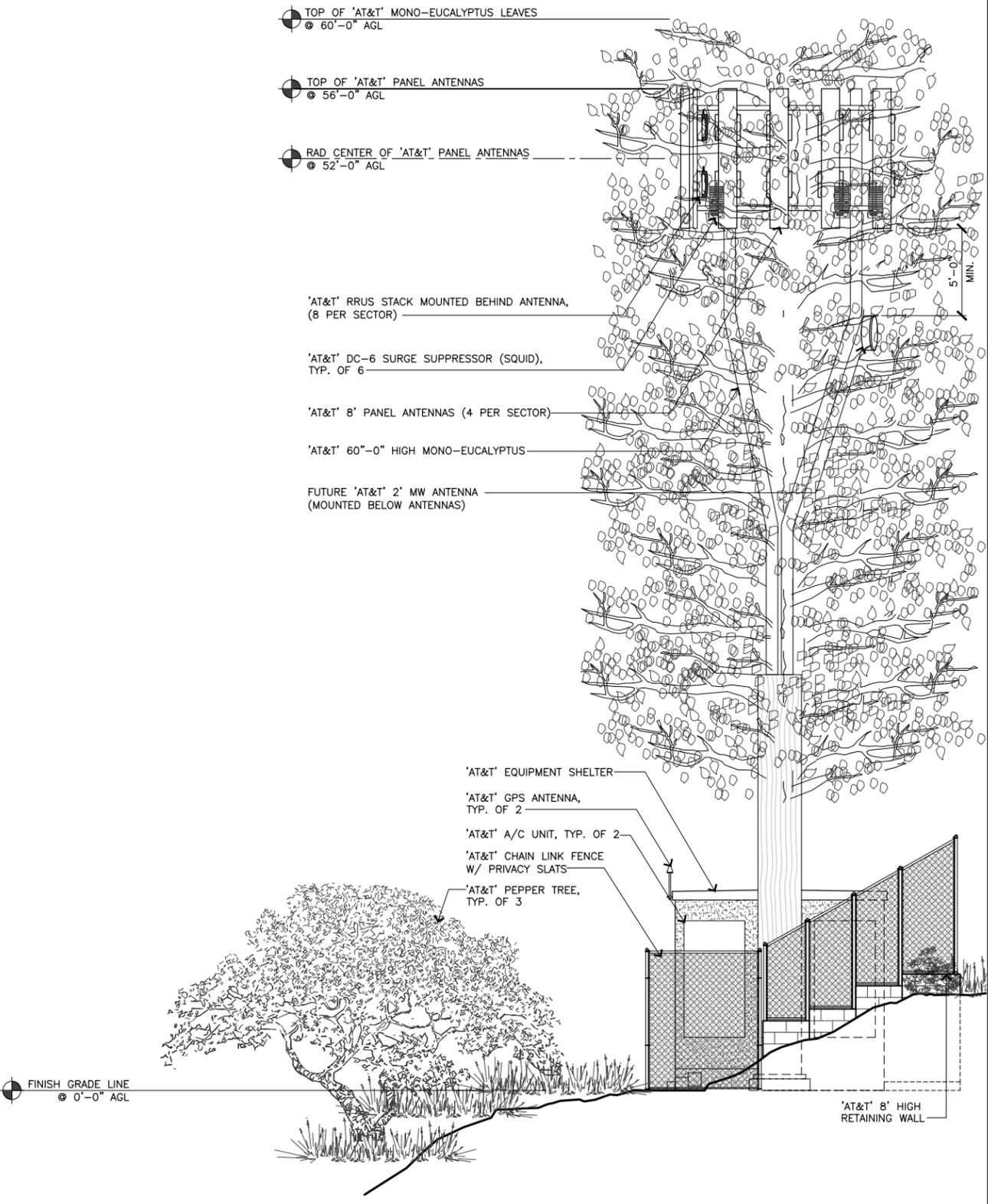
NOTE:
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EXISTING MONOEUCALYPTUS LEAVES.

NOTE:
ANTENNAS TO BE PAINTED TO MATCH
EXISTING MONOEUCALYPTUS LEAVES.



EAST ELEVATION

SCALE: 1/4"=1'-0"
2' 4' 8'
2



WEST ELEVATION

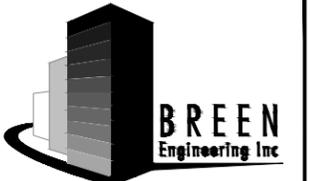
SCALE: 1/4"=1'-0"
2' 4' 8'
1



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SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4