

Attachment A

Vicinity Map

CUP No. 11-84

(August 3, 2011)

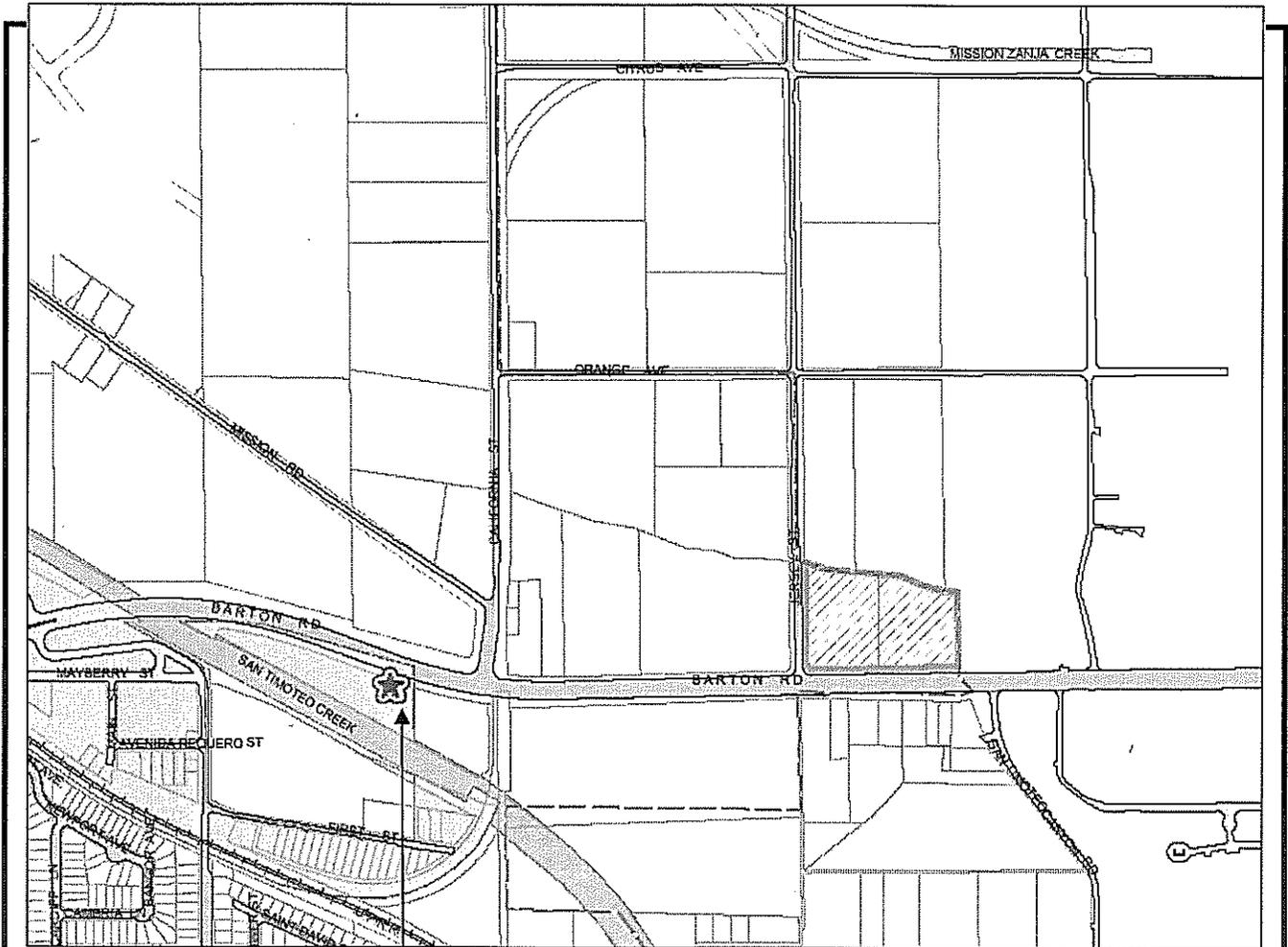


City of Loma Linda

Community Development Department

25541 Barton Road, Loma Linda, CA 92354

(909) 799-2830; Fax (909) 799-2894



Project Site



Vicinity Map

CUP No. 11-84

Attachment B

Project Plans

CUP No. 11-84

(August 3, 2011)

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

FOWLER
26419 BARTON ROAD
LOMA LINDA, CALIFORNIA 92534

CURRENT ISSUE DATE:
07/22/11

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION
A	07/22/11	PLANNER REVISION
B	08/19/11	PER ZONING
C	09/10/11	PER ZONING

SPECTRUM
SURVEYING & ENGINEERING
8835 FAY RD., SUITE 100
LOS ANGELES, CA 90048
PH. (702) 387-7705
FAX. (702) 387-8733

DESIGNED BY:
C. FAJOURG M. CEFALU C. WEINER

CHECKED BY:
C. FAJOURG M. CEFALU C. WEINER

SHEET NUMBER: **A2**
REVISION: **2**

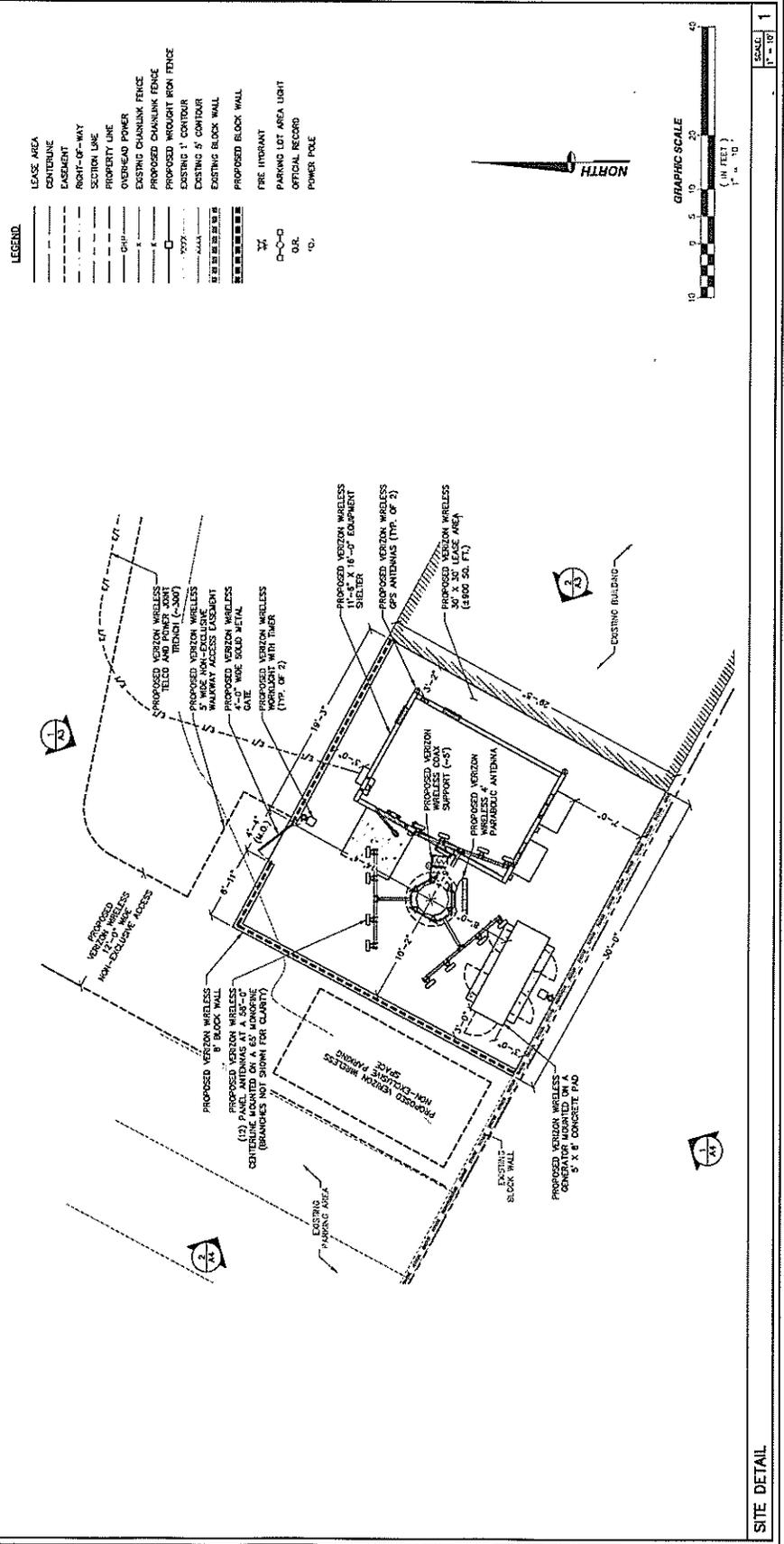
SHEET TITLE:
SITE DETAIL

SCALE:
1" = 10'

ANTENNA SECTOR	# OF ADMITTANCE ANTENNAS	# OF CENTERLINE	CABLE SIZE	CABLE LENGTH	CABLE CODE	TOP JAMES' LENGTH	BOTTOM JAMPER LENGTH	COMMENTS
SECTOR A	110	4	(6) 7/8" COAX	70'	RED/GREEN	5'	15'	...
SECTOR B	230	4	(6) 7/8" COAX	70'	BLUE/GREEN	5'	15'	...
SECTOR C	0	4	(6) 7/8" COAX	70'	YELLOW/GREEN	5'	15'	...
PARABOLIC ANTENNA	T.B.D.	1	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	...
GPS	N/A		1/2" COAX		GRAY			...

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

SCALE: 1" = 10' **3** ANTENNA AND CABLE SCHEDULE



SCALE: 1" = 10' **1**

SHEET TITLE:
SITE DETAIL

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

PROJECT INFORMATION:
FOWLER
 28419 BARTON ROAD
 LOMA LINDA, CALIFORNIA 92334

CURRENT ISSUE DATE:
 07/22/11

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ZONING

REV.	DATE	DESCRIPTION	BY

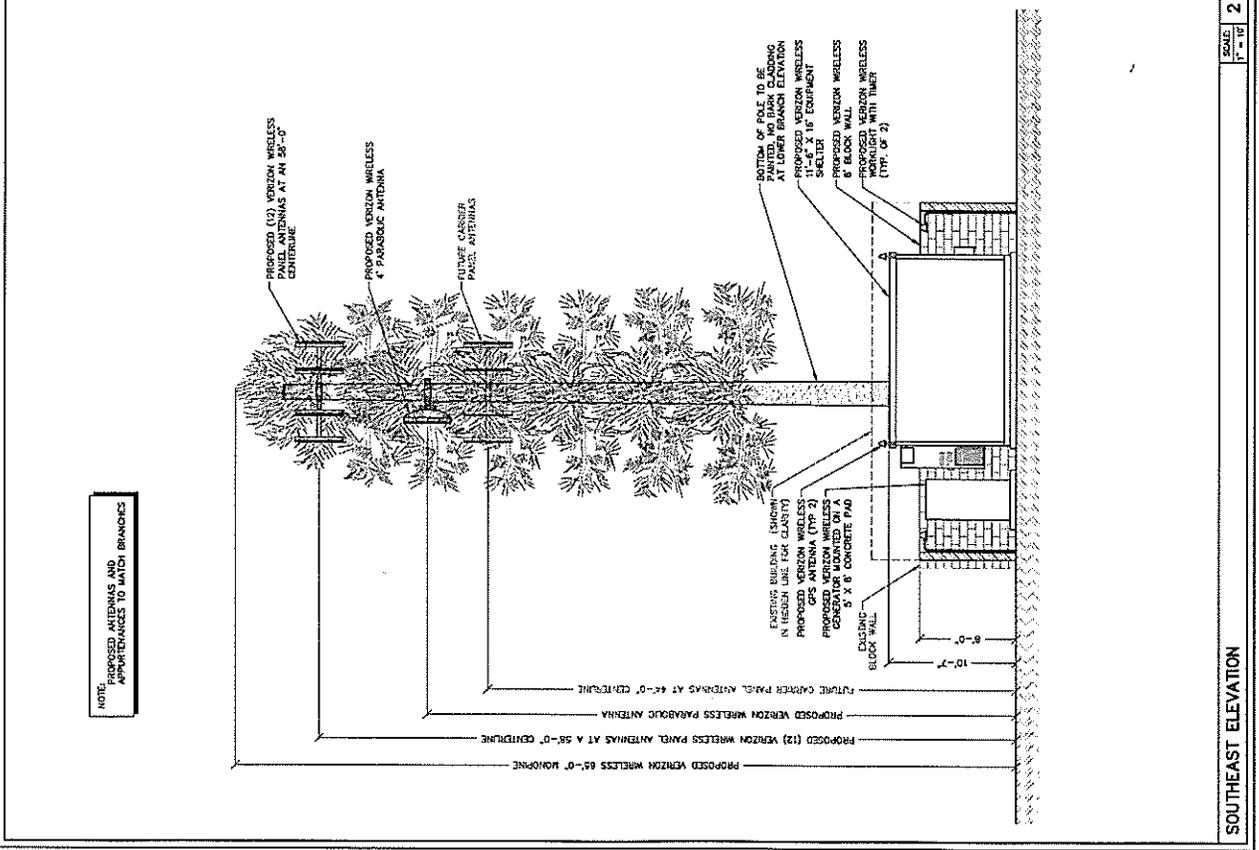
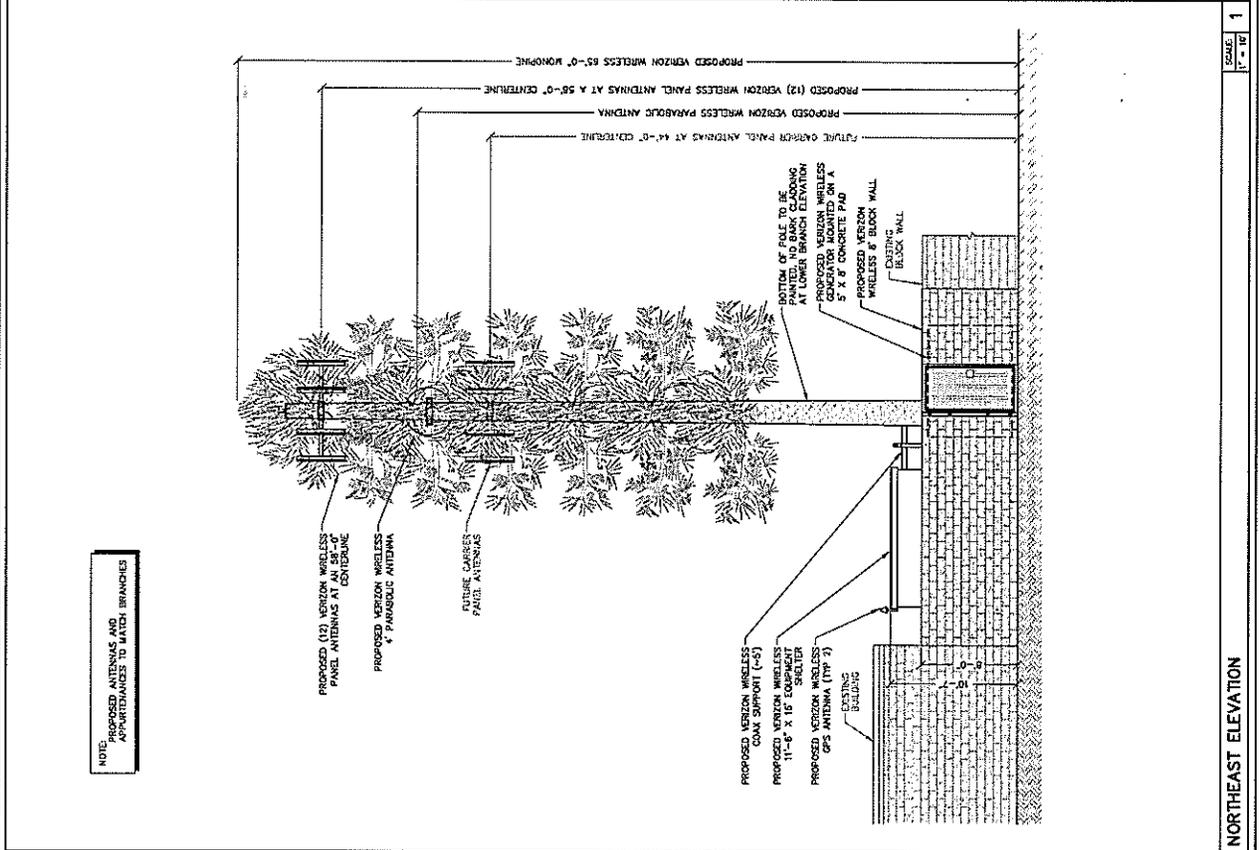
PLANS PREPARED BY:
SPECTRUM
 SURVEYING & ENGINEERING
 895 W. CALIFORNIA AVENUE, SUITE 100
 LAGUNA BEACH, CALIFORNIA 92653
 PH. (709) 367-7205
 FAX. (709) 367-8723

DRAWN BY: **CHK.** **APV.**
C. FAUTRAUD **M. CEFALU**
ENGINEER

SHEET TITLE:
SOUTHEAST AND NORTHEAST ELEVATION

SHEET NUMBER:
A3

REVISION:
2
 LAX-246





15505 SAND CANYON AVENUE
BUILDING 0, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:

FOWLER

26419 BARTON ROAD
LOMA LINDA, CALIFORNIA 92554

CURRENT ISSUE DATE: 07/22/11

ISSUED FOR: ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
1	07/22/11	PLANS PREPARED BY:	
2	05/19/11	909 ZONING	R.S.
3	10/07/11	909 ZONING	R.S.
4			C.F.

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD, SUITE 100
IRVINE, CA 92618
TEL: (714) 837-7200
FAX: (714) 367-8733

DRAWN BY: CHK: APV:
C. FAUTRAUD | M. DEPALUCCI | W. WENNER

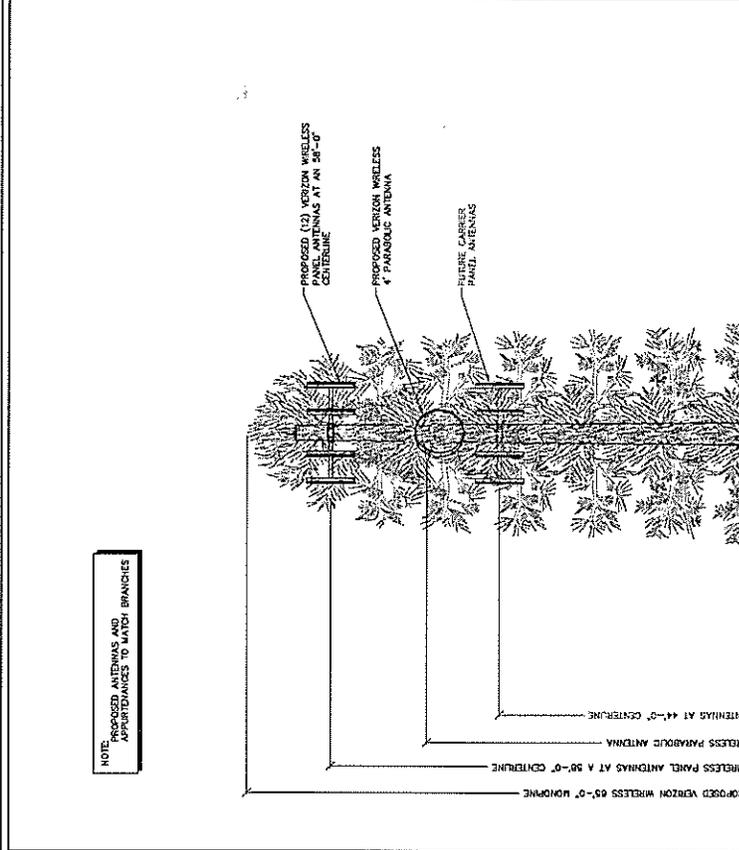
LICENSE NUMBER:

SHEET TITLE: NORTHWEST AND SOUTHWEST ELEVATION

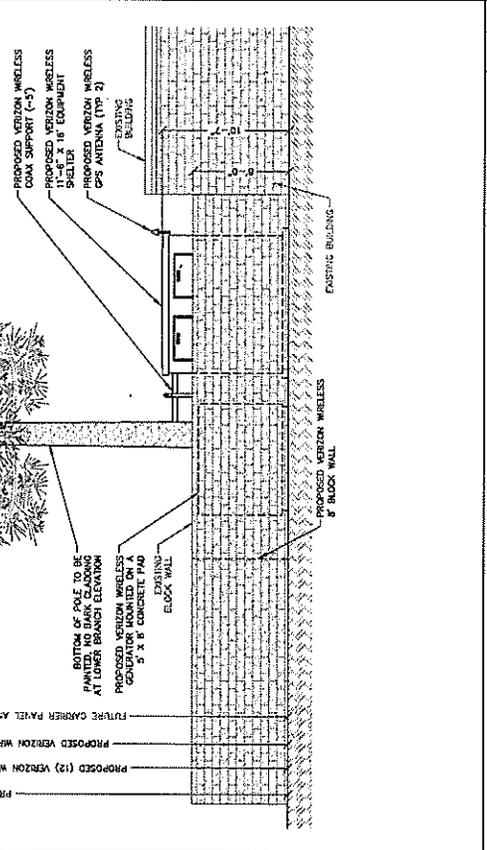
SHEET NUMBER: A4

REVISION: 2

LAW-246

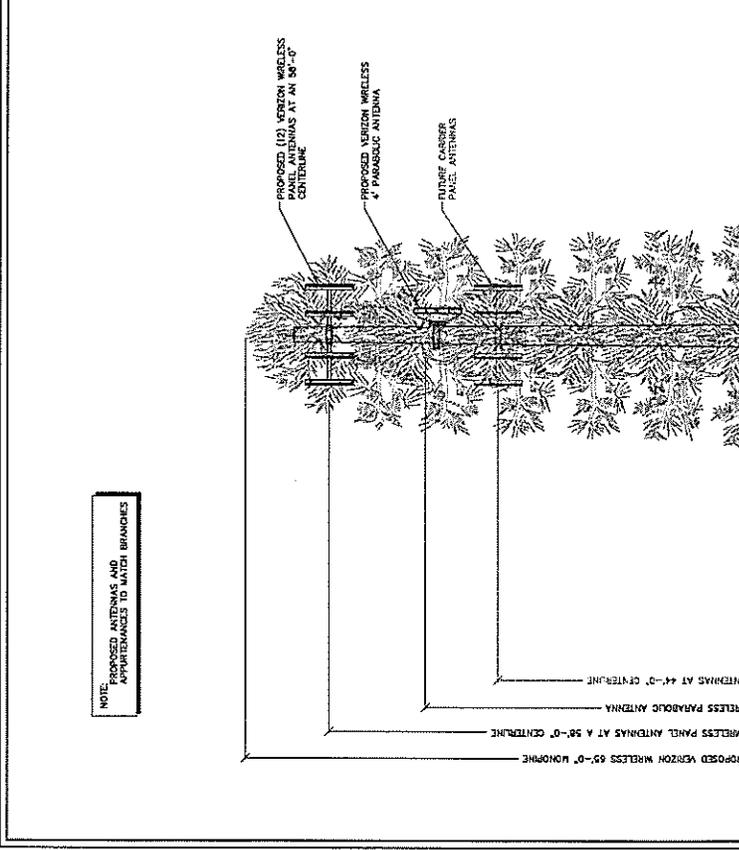


NOTE: PROPOSED ANTENNAS AND APERTURES TO MATCH BRANCHES

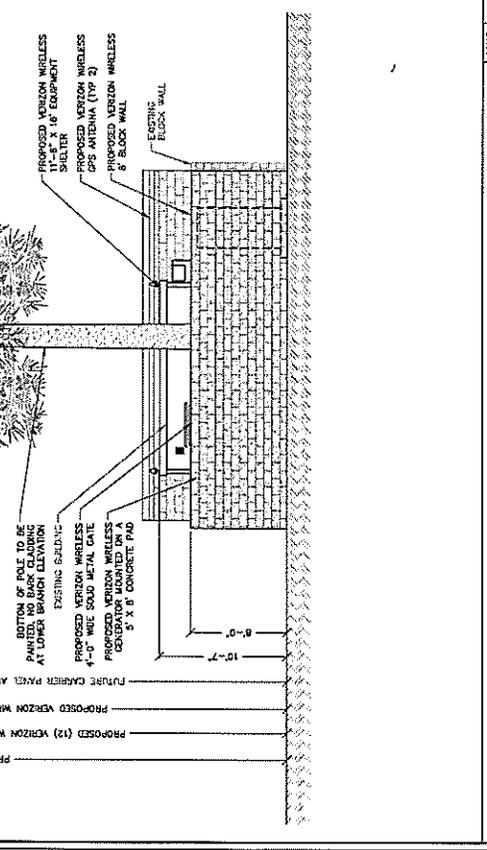


SCALE: 1" = 10'

1 SOUTHWEST ELEVATION



NOTE: PROPOSED ANTENNAS AND APERTURES TO MATCH BRANCHES



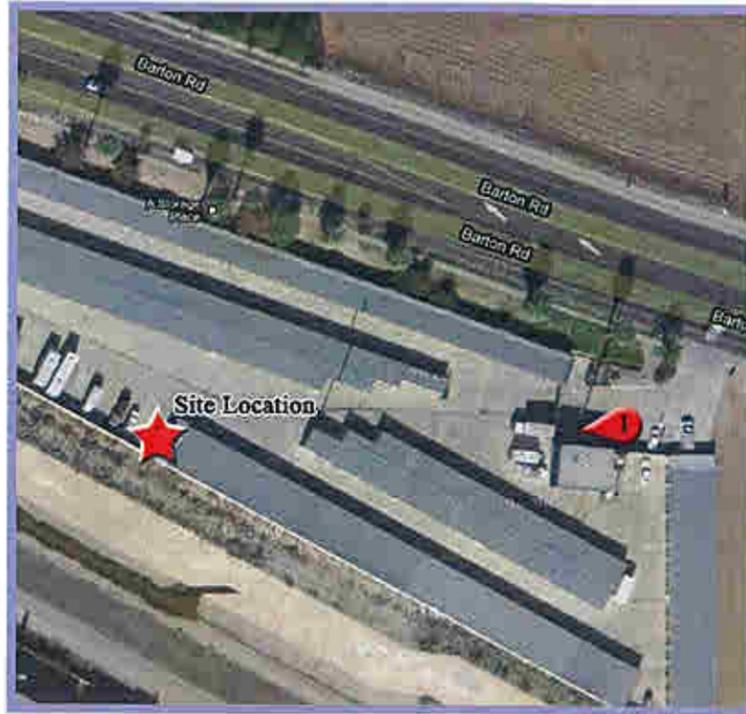
SCALE: 1" = 10'

2 NORTHWEST ELEVATION

FOWLER

26419 BARTON ROAD, LOMA LINDA, CALIFORNIA 92534

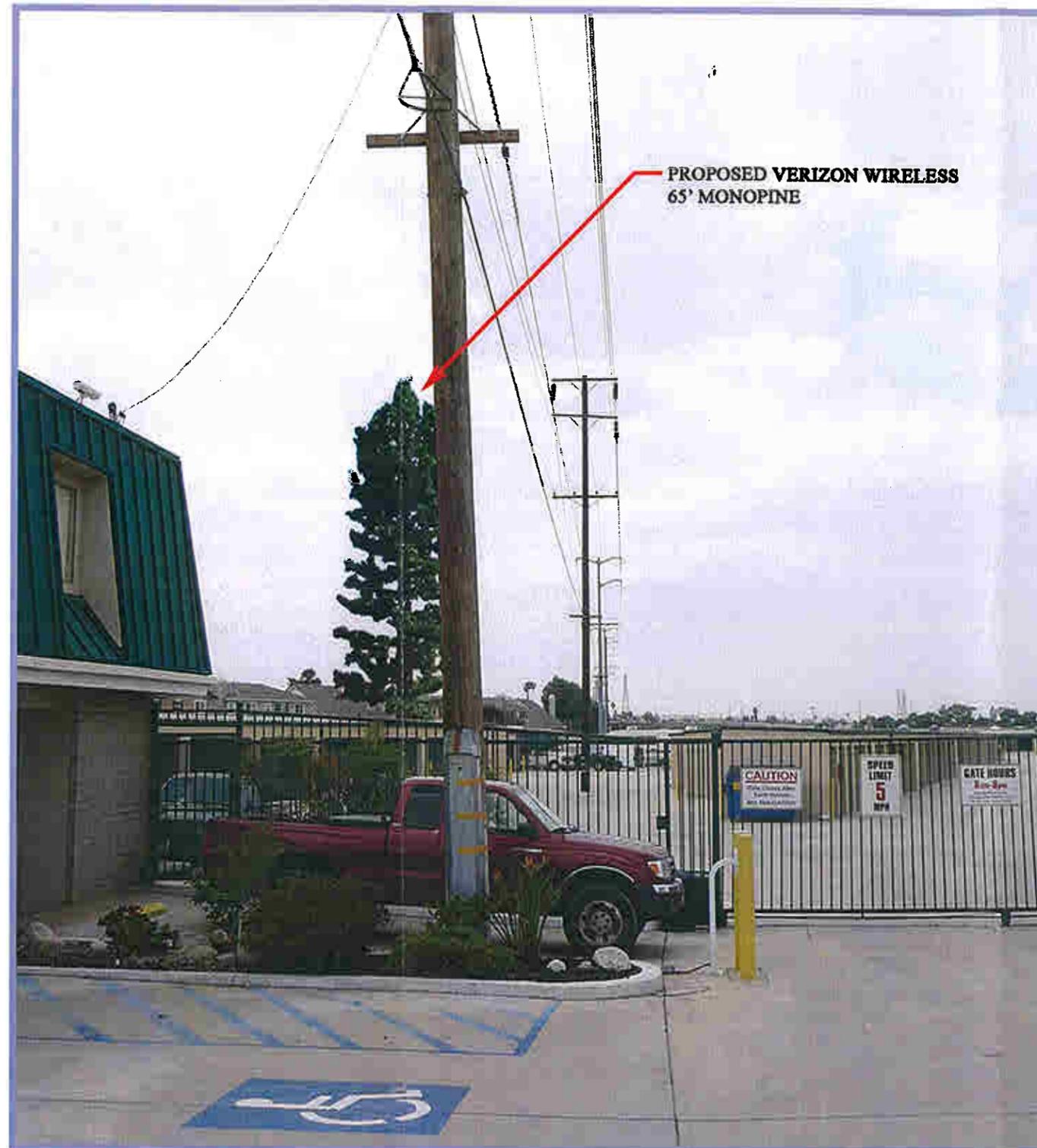
VIEW 1



LOCATION



EXISTING



PROPOSED

SPECTRUM

8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733



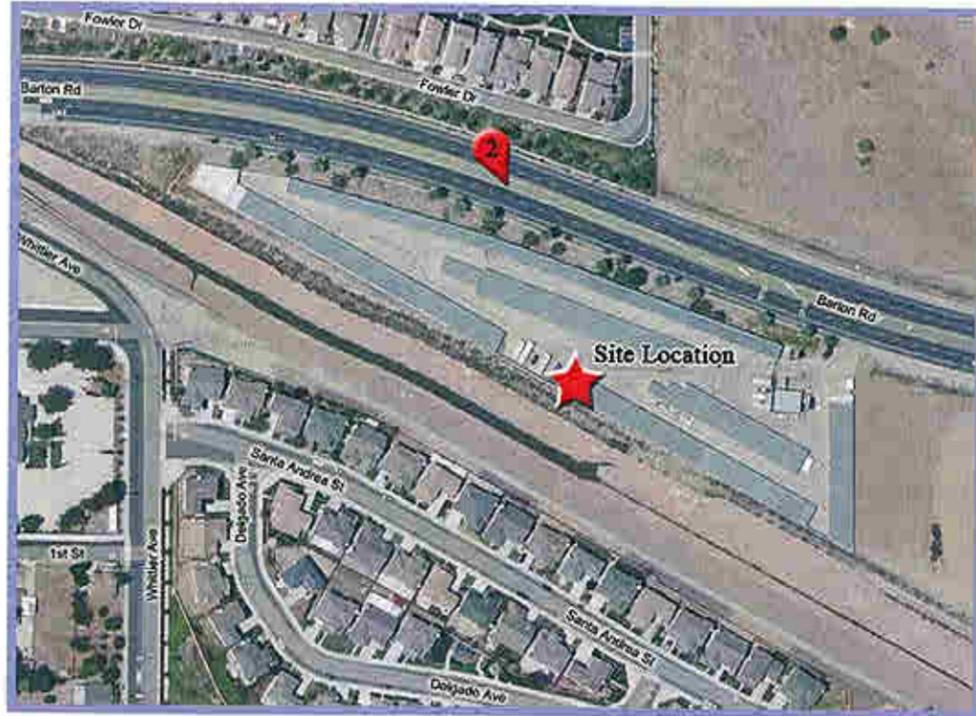
verizonwireless

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

FOWLER

26419 BARTON ROAD, LOMA LINDA, CALIFORNIA 92534

VIEW 2



LOCATION



EXISTING



PROPOSED

SPECTRUM

8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

verizonwireless

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

FOWLER

26419 BARTON ROAD, LOMA LINDA, CALIFORNIA 92534

VIEW 3



LOCATION



EXISTING



PROPOSED



8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733



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



Authorized Agent for Verizon Wireless

8390 Maple Pl. Suite 110
Rancho Cucamonga, CA 91730
Phone: 909.944.5471 Fax: 909.944.5971

Verizon Wireless Project Name: Fowler

City of Loma Linda

Application for a new unmanned wireless facility.

Verizon Wireless is requesting approval of a Conditional Use Permit for the construction and 24/7 operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration.

Project Location

26419 Barton Road
APN: 0293-031-22-0000
Zoning: Commercial

Project Representative

Brianna Noler
8390 Maple Place Suite 110
Rancho Cucamonga, CA 91730
909-944-5471
bnoler@spectrumse.com

Applicant

Verizon Wireless
15505 Sand Canyon Avenue, Bld. D, 1st Floor
Irvine, CA 92618
949-286-7000

Project Description

The proposed installation consists of a new Verizon Wireless 65' antenna support structure disguised as a monopine. Included within the proposed project will be a three (3) sector antenna array. Equipment cabinets are proposed to be installed within a 30'x30' block wall enclosure; and supporting cables and utilities (i.e. telco pedestals and electrical panels). Access will be via the existing vehicle entry to the property from (Barton Road). One unassigned parking space will be provided, but no existing parking will be deleted.

Project Objectives

There are several reasons that a wireless carrier has the need to install a cell site at a specific location:

Coverage – No service, or insufficient service, currently existing in the vicinity

Capacity – Service exists, but is currently overloaded or approaching overload, preventing successful call completion during times of high usage.

Quality – Service exists, but signal strength is inadequate or inconsistent.

• **E911** – Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Half of all 911 calls are made using mobile phones.)

Enhanced Voice and Data services – Current service does not provide adequate radio-support for advanced services.

This location was selected because Verizon Wireless radio-frequency engineers (RF) have identified a significant gap in radio signal in the vicinity of the intersection of Barton Road and California Street, as well as the surrounding area. This site is also designed to provide coverage for the surrounding residential and commercial neighborhoods and offload traffic from the surrounding sites that are approaching capacity due to heavy call volume.

Alternative Site Analysis

The following locations were evaluated for possible locations for the facility:

26526 Barton Road- The property is too small to accommodate the facility.

Unaddressed lot, North of Barton Road at California Street- This location is much closer to residential neighborhoods and was deemed not feasible for our facility for this reason.

25980 Barton Road- This location turned out to be in close proximity to another existing Verizon Wireless facility.

Alternative sites are considered and automatically eliminated from consideration were any locations where unfavorable zoning exists, there is no suitable space available, development standards cannot be met, or are owned by parties that are uninterested in entering into a lease agreement with Verizon Wireless.

Verizon Wireless Company Information

Verizon Wireless is licensed by the Federal Communications Commission (FCC) to operate and is a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). Verizon Wireless is one of the fastest growing nationwide service providers to offer all digital voice, messaging and high-speed data services to millions customers in the United States.

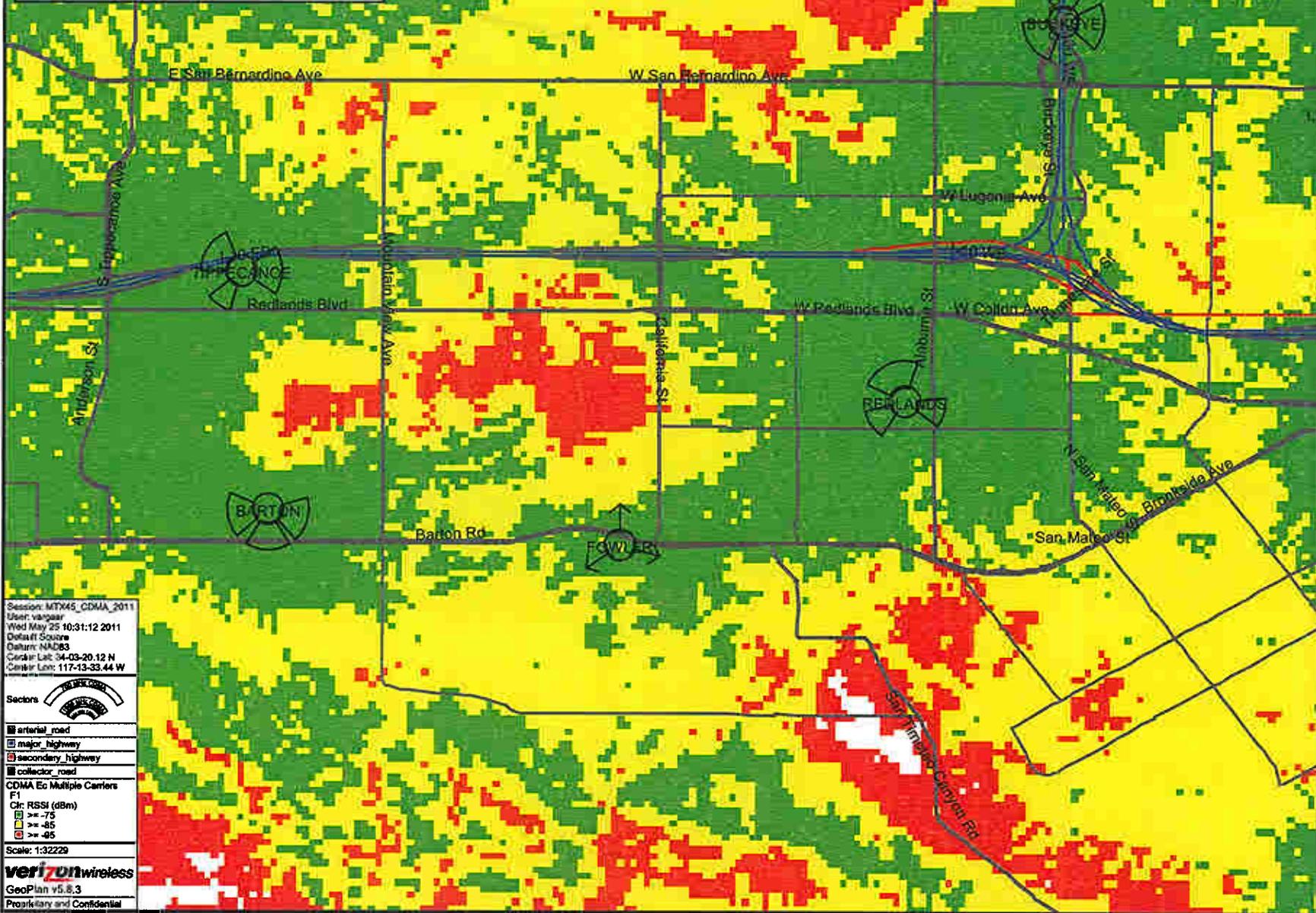
Verizon Wireless will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the **Telecommunications Act of 1996, FCC Declaratory Ruling to Ensure Timely Siting Review**, and other applicable laws. Copies of the laws will be provided upon request.

The enclosed application is presented for your consideration, and Verizon Wireless requests a favorable determination and approval of a (Conditional Use Permit) to build the proposed facility. Please contact me at 909-944-5471 if you have any questions or requests for additional information.

Respectfully submitted,

Brianna Noler
Authorized Agent for Verizon Wireless

Fowler - Existing Coverage



Session: MTK45_CDMA_2011
 User: vanguard
 Wed May 25 10:31:12 2011
 Default Source
 Datum: NAD83
 Center Lat: 34-03-20.12 N
 Center Lon: 117-13-33.44 W



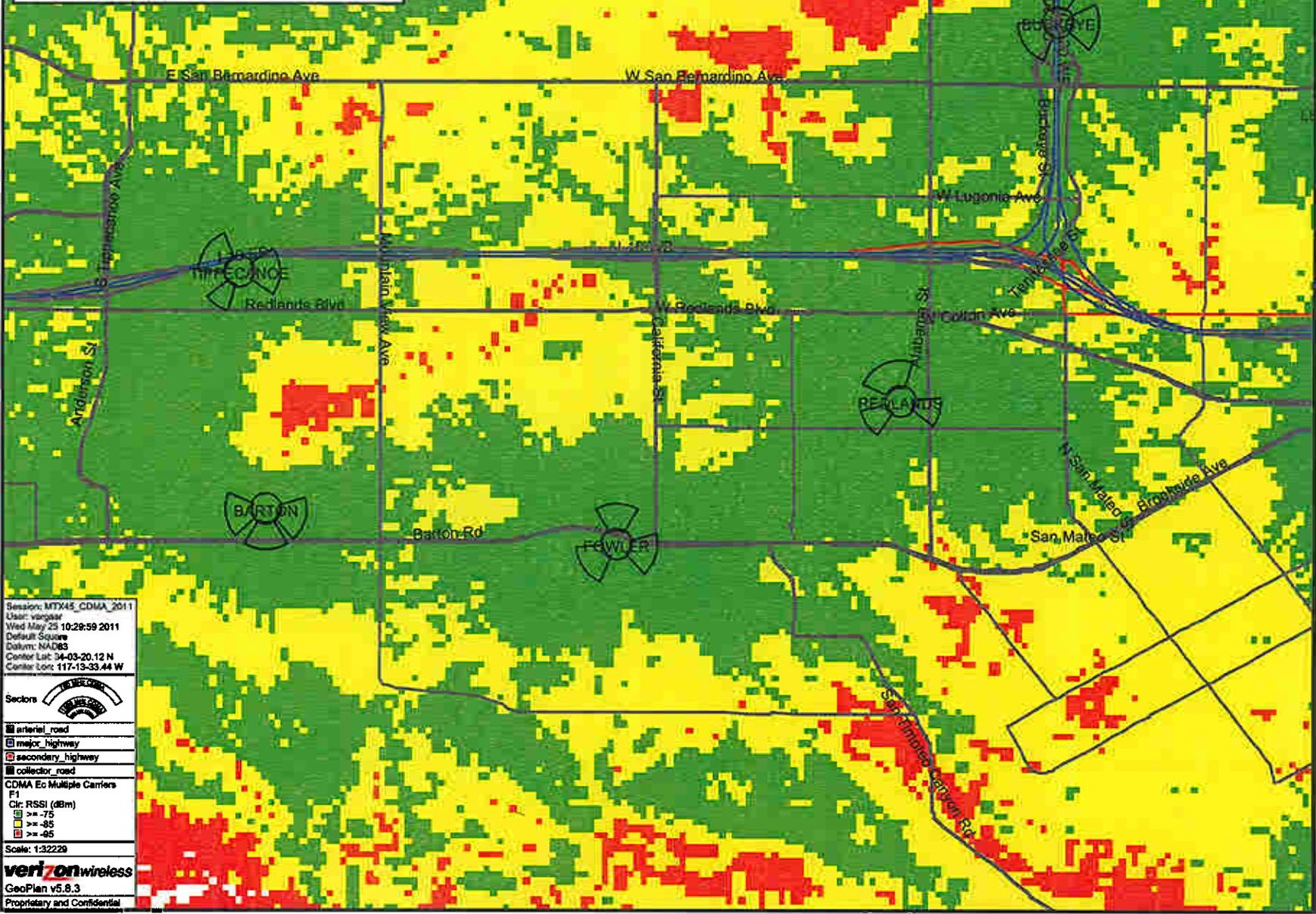
- arterial road
- major highway
- secondary highway
- collector road

CDMA Ec Multiple Carriers
 F1
 C1: RSSI (dBm)
 >= -75
 >= -85
 >= -95

Scale: 1:32229

verizonwireless
 GeoPlan v5.8.3
 Proprietary and Confidential

Fowler - Proposed Coverage



Station: MTX45_CDMA_2011
 User: vanguard
 Wed May 25 10:28:59 2011
 Default Square
 Datum: NAD83
 Center Lat: 34-03-20.12 N
 Center Lon: 117-13-33.44 W



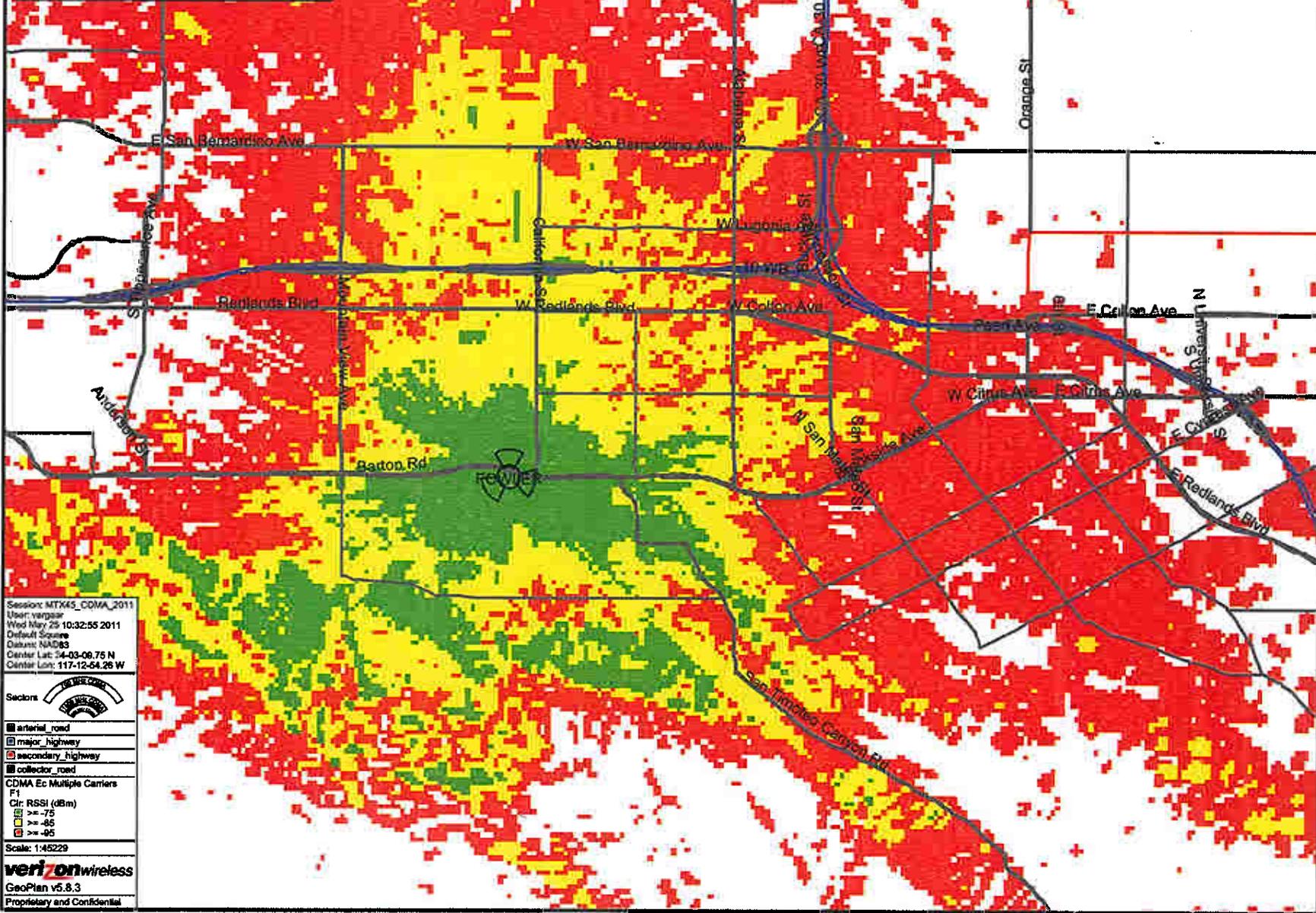
- arterial_road
- major_highway
- secondary_highway
- collector_road

CDMA Ec Multiple Carriers
 F1
 Cir: RSSI (dBm)

Scale: 1:32229

verizonwireless
 GeoPlan v5.6.3
 Proprietary and Confidential

Fowler - Cell Coverage



Session: MTK45_CDMA_2011
User: vargar
Wed May 25 10:32:55 2011
Default Source
Datum: NAD83
Center Lat: 34-03-09.75 N
Center Lon: 117-12-54.26 W



- arterial_road
- major_highway
- secondary_highway
- collector_road

CDMA Ec Multiple Carriers
F1
C1: RSSI (dBm)
-75
-85
-95

Scale: 1:45229
verizonwireless
GeoPlan v5.8.3
Proprietary and Confidential

Attachment C

Conditions of Approval

CUP No. 11-84

(August 3, 2011)

CONDITIONS OF APPROVAL FOR CUP NO. 11-84

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. 11-84

EXPIRATION DATE:

AUGUST 3, 2012

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 **COUNTY OF SAN BERNARDINO** 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. 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.
4. 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.
5. All utilities to the site shall be underground. [Per City Standards]
6. 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.
7. 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.

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 monopoles designed by Cell Trees Inc.

Applicant signature

Date

Owner signature

Date

End of Conditions