

FORM APPROVED COUNTY COUNSEL 11/30/15
 BY: GREGORY P. PRIAMOS DATE

**SUBMITTAL TO THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

169



FROM: Economic Development Agency

SUBMITTAL DATE:
 December 3, 2015

SUBJECT: First Amendment to Communication Site Lease – T-Mobile West Corporation – Riverside County Information Technology, 5 Year Term, District 1, [\$0], CEQA Exempt

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061 (b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301;
2. Approve the attached Communication Site Lease Agreement and authorize the Chairman of the Board to execute the same on behalf of the County;
3. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction; and

(Continued)

Robert Field

Robert Field
 Assistant County Executive Officer/EDA

Steve Reneker
 Steve Reneker, Chief Information Officer
 Riverside County Information Technology

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A	Budget Adjustment: No
	For Fiscal Year: 2015/16-2036/37

C.E.O. RECOMMENDATION: APPROVE
 BY: *Rohini Dasika*
 Rohini Dasika
 County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: December 15, 2015
 xc: EDA, Recorder

Kecia Harper-Ihem
 Clerk of the Board,
 By: *Kecia Harper-Ihem*
 Deputy

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: District: 1 Agenda Number:

3-8

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Economic Development Agency/Facilities Management

FORM 11: First Amendment to Communication Site Lease – T-Mobile West Corporation – Riverside County Information Technology, 5 Year Term, District 1, [\$0], CEQA Exempt

DATE: December 3, 2015

PAGE: 2 of 2

RECOMMENDED MOTION: (Continued)

- 4. Direct the Clerk of the Board to file the Notice of Exemption within five days of approval by the Board.

BACKGROUND:

Summary

The County of Riverside is the owner of real property commonly known as 7195 Alessandro Blvd. in Riverside (APN: 268-020-019). The primary purpose of the property is the Riverside County Communication Center, which includes the western Riverside County 911 dispatch center. The County has leased a portion of the property to T-Mobile since 1996, including a presence on the roof of the building for antenna support. T-Mobile's cabinetry for transmitters and receivers is situated on the property so as to minimize any disruption to County operations. This First Amendment represents a new five year term extension beginning July 1, 2016 through June 30, 2022 with the option to further extend for three additional five year periods from July 1, 2022 through June 30, 2037, and it allows T-Mobile to add two panel antennas to their existing array of six panels for enhanced radio coverage.

Pursuant to the California, Environmental Quality Act (CEQA), the First Amendment was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061 (b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301. The proposed project, the First Amendment, is the letting of property involving existing facilities and no expansion of an existing use will occur.

Lessee: T-Mobile West Corporation
 12920 SE 38th Street
 Bellevue, WA 98006

Premises Location: 7195 Alessandro Blvd, Riverside, CA 92506

	<u>Current</u>	<u>New</u>
Term:	June 30, 2016	June 30, 2021
Rent:	\$2,988.55 per month	\$3,108.09 per month, 4% annual increases

Impact on Citizens and Businesses

Renewal of this lease allows for continued and improved cellular service coverage, fewer dropped calls for citizens and businesses that use T-Mobile services.

Attachments:

- Aerial Image
- Communications Site Lease
- CEQA Notice of Exemption



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on. 12/17/15 VB
Date Initial

NOTICE OF EXEMPTION

November 13, 2015

Project Name: County of Riverside, Economic Development Agency (EDA) First Amendment to Communication Site Lease, Riverside County RCIT

Project Number: FM047611017800

Project Location: 7195 Alessandro Boulevard, southeast of Canyon Crest Drive, Riverside, California 92506; APN 268-020-019; (See Attached Exhibit)

Description of Project: The County of Riverside (County) is the owner of real property at 7195 Alessandro Blvd, where the Riverside County Communication Center is located. This First Amendment represents a new five-year renewal term with the option of three additional five-year periods and allows the T-Mobile West Corporation (Lessee) to improve operational equipment at the site. The facility continues to provide public safety communications for the benefit of residents and businesses in Riverside and surrounding communities. The Amendment to the Lease and improvements to on-site operational equipment is identified as the proposed Project under the California Environmental Quality Act (CEQA). No expansion of an existing use will occur. The operation of the facility will continue to provide public safety communications services and will result in a negligible expansion or no expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301.

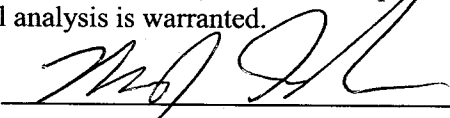
Reasons Why Project is Exempt: The proposed Project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project will not cause an impact to an environmental resource of hazardous or critical concern nor would the Project include a reasonable possibility of having a significant effect on the environment due to unusual circumstances. The Project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Amendment to the Lease and improvements to the existing on-site equipment.

DEC 15 2015 3-8

- Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. The Project, as proposed, is limited to the Amendment to the Lease and improvements to existing on-site equipment. The proposed improvements consist of minor improvements to existing on-site equipment to improve and maintain the efficiency of public safety communications infrastructure. The improvements to in-site equipment would be consistent with the land use, would occur on a developed area and would not require any expansion of public services and facilities; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The proposed Amendment to the Lease and improvements to on-site equipment will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No alterations and no impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the Project as proposed have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: _____



Date: _____

11/13/15

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: First Amendment to Communication Site Lease-RCIT

Accounting String: 524830-47220-7200400000- FM047611017800

DATE: November 13, 2015

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: 

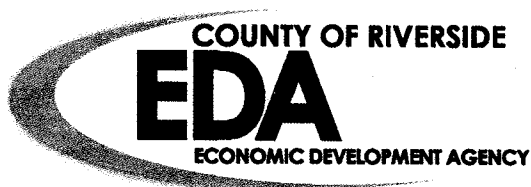
PRESENTED BY: Tracy Kaiser, Development Specialist III, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: November 13, 2015

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM047611017800**
First Amendment to Communication Site Lease-RCIT

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file

**FIRST AMENDMENT TO
COMMUNICATIONS SITE LEASE AGREEMENT**

THIS FIRST AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT ("First Amendment"), dated as of DEC. 15, 2015, is entered by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California, as Lessor, and T-Mobile West LLC, a Delaware limited liability company f/k/a T-Mobile West Corporation, as successor-in-interest to Omnipoint Communications Inc., as Lessee, sometimes collectively referred to as the "Parties".

RECITALS

A. Lessor and Omnipoint Communications Inc., a subsidiary of T-Mobile USA Inc, predecessor in interest to T-Mobile West LLC, as Lessee, entered into that certain Communications Site Lease Agreement dated July 9, 2007, (the "Lease") pursuant to which Lessee leased a portion of the real property formerly referred to in the Lease as Assessor's Parcel Number 268-020-011 at the Riverside County Communication Center, (RCCC), 7195 Alessandro Riverside, CA, now identified as Assessor's Parcel Number: 268-020-019, depicted on Exhibit "B", attached to the Lease, along with all applicable easements (the "Premises").

B. The Original Lease together with this First Amendment are collectively referred to herein as the "Lease".

C. The Parties now desire to amend the Lease for the purpose of, but not limited to, upgrading antennas, equipment shelters, cabinets, and any other equipment deemed necessary for improvement of operation.

NOW THEREFORE, for good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the Parties agree as follows:

1. USE. Section 2 of the Lease is hereby amended by the following:

The Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and Lessor approves of and consents to all modifications set forth in the construction drawings, identified as Exhibits A-1 through A-6, and G-1, attached hereto and by this reference incorporated herein.

2. TERM. Section 4 of the Lease is hereby amended by the following:

The term of this Lease ("Term") shall be extended five (5) years commencing on July 1, 2016 through June 30, 2021. Lessee shall have the option to extend the Term of this Lease for three (3) additional five (5) year periods ("Renewal Term") as set forth herein. This Lease shall automatically be extended for the Renewal

3. **IMPROVEMENTS; ACCESS.** Subsection (a) of Section 6 of the Lease is hereby amended by the following:

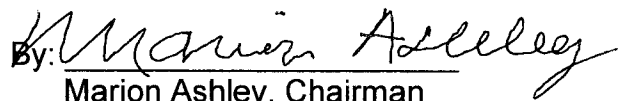
Exhibit "D" of the Lease shall be replaced with the Riverside County Wireless Facility Application Form, Exhibit "D", attached hereto and by this reference incorporated herein.

4. **CAPITALIZED TERMS.** First Amendment to Prevail. Unless defined herein or the context requires otherwise, all capitalized terms herein shall have the meaning defined in the Lease, as heretofore amended. The provisions of this First Amendment shall prevail over any inconsistency or conflicting provisions of the Lease, as heretofore amended, and shall supplement the remaining provisions thereof.
5. **MISCELLANEOUS.** Except as amended or modified herein, all the terms of the Lease shall remain in full force and effect and shall apply with the same force and effect. Time is of the essence in this First Amendment and the Lease and each and all of their respective provisions. Subject to the provisions of the Lease as to assignment, the agreements, conditions and provisions herein contained shall apply to and bind the heirs, executors, administrators, successors and assigns of the parties hereto. If any provisions of this First Amendment or the Lease shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Lease and all such other provisions shall remain in full force and effect. The language in all parts of the Lease shall be construed according to its normal and usual meaning and not strictly for or against either Lessor or Lessee. Neither this First Amendment, nor the Lease, nor any notice nor memorandum regarding the terms hereof, shall be recorded by Lessee.
6. **EFFECTIVE DATE.** This First Amendment to Communications Site Lease shall not be binding or consummated until its approval by the Riverside County Board of Supervisors and it is fully executed by the Parties.

IN WITNESS WHEREOF, the Parties have executed this **First Amendment** as of the date first written above.

LESSOR:

COUNTY OF RIVERSIDE, a political
subdivision of the State of California

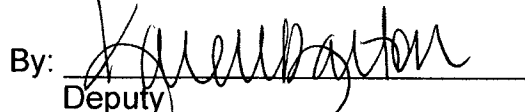
By: 
Marion Ashley, Chairman
Board of Supervisors

LESSEE:

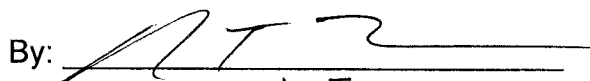
T-MOBILE WEST LLC,
a Delaware limited liability company

By: _____
Print Name: Jon Zumsteg
Title: Senior Director, Network
Engineering & Operations, West
Region

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos, County Counsel

By: 
R. Todd Frisum
Deputy County Counsel

IN WITNESS WHEREOF, the Parties have executed this **First Amendment** as of the date first written above.

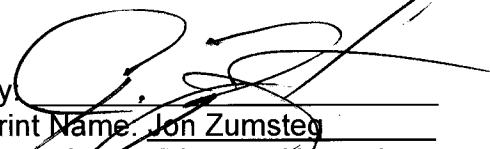
LESSOR:

COUNTY OF RIVERSIDE, a political
subdivision of the State of California

By: _____
Marion Ashley, Chairman
Board of Supervisors

LESSEE:

T-MOBILE WEST LLC,
a Delaware limited liability company

By: 
Print Name: Jon Zumsteg
Title: Senior Director, Network
Engineering & Operations, West
Region

ATTEST:
Kecia Harper-Ihem
Clerk of the Board


ATTEST AS TO FORM

By: _____
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos, County Counsel

By: _____
Deputy County Counsel

DISCLAIMER: ALL STATES ENGINEERING & SURVEYING HAS GENERATED A SITE PLAN WITHOUT USING A TOPOGRAPHIC SURVEY. PROPERTY LINES, PROPERTY CORNERS, AND EASEMENTS SHOWN ON THIS PLAN ARE ESTIMATED. ALL STATES ENGINEERING & SURVEYING HIGHLY RECOMMENDS MEASUREMENTS AND ACCURACY.

2000 MCGRAW AVENUE
IRVINE, CA 92614



PROJECT NO: EDARITA
DRAWN BY: S9
CHECKED BY: S5

REV.	DATE	DESCRIPTION
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1	04/23/2008	FOR COST FOR REDLINE S5
A	04/01/2008	FOR COST FOR REDLINE NC

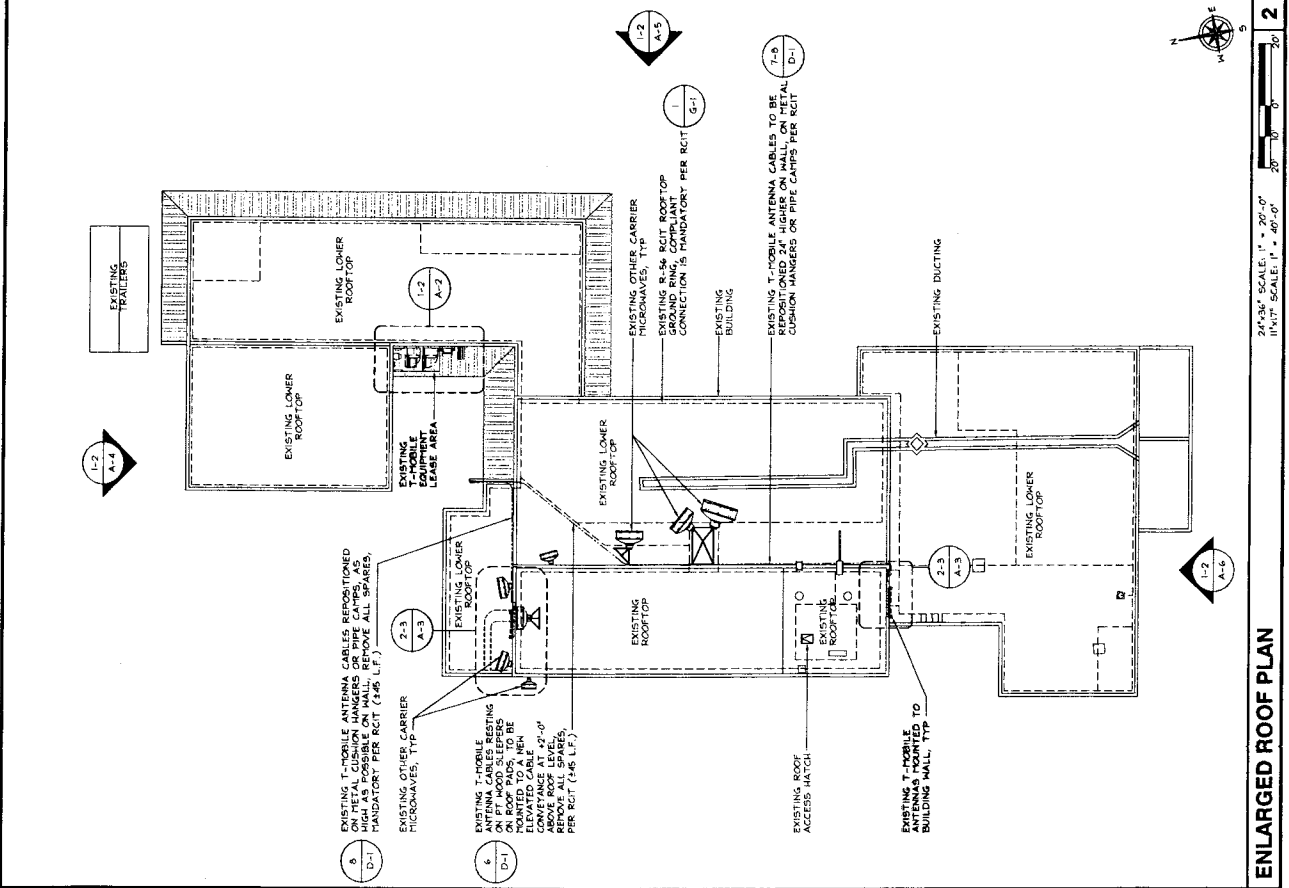
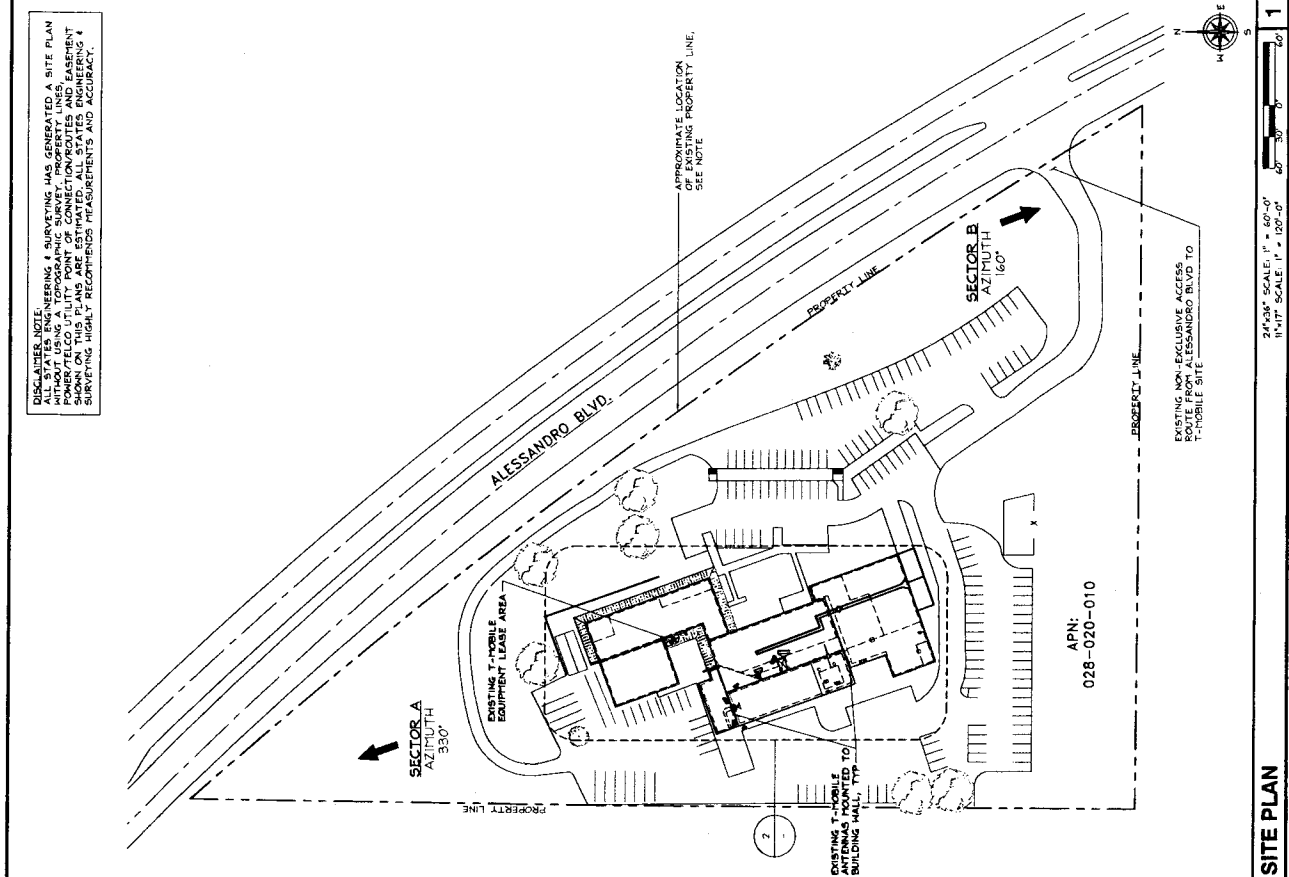


IT IS A VIOLATION OF LAW FOR ANY PERSON, WITHOUT THE WRITTEN PERMISSION AND DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

1E04197A
COMMUNICATIONS CENTER
7195 ALESSANDRO BLVD
RIVERSIDE, CA 92506
LTE 700

SHEET TITLE
SITE PLAN &
ENLARGED ROOF PLAN

SHEET NUMBER
A-1



1 SITE PLAN

2 ENLARGED ROOF PLAN

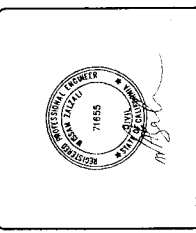
2008 MCGRAH AVENUE
IRVINE, CA 92614

SEQUOIA
DESIGN BUILDERS
22471 ASPEN ST, STE 200
LAKE FOREST, CA 92630

7 ALL STATES
A TRULY NATIONAL COMPANY
23475 BRITCHER DRIVE
LAKE FOREST, CA 92630
PHONE: (949) 273-0996

PROJECT NO: IE04197A
DRAWN BY: SS
CHECKED BY: SS

REV	DATE	DESCRIPTION
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A	08/27/08	FOR COST FOR REDLINE NC

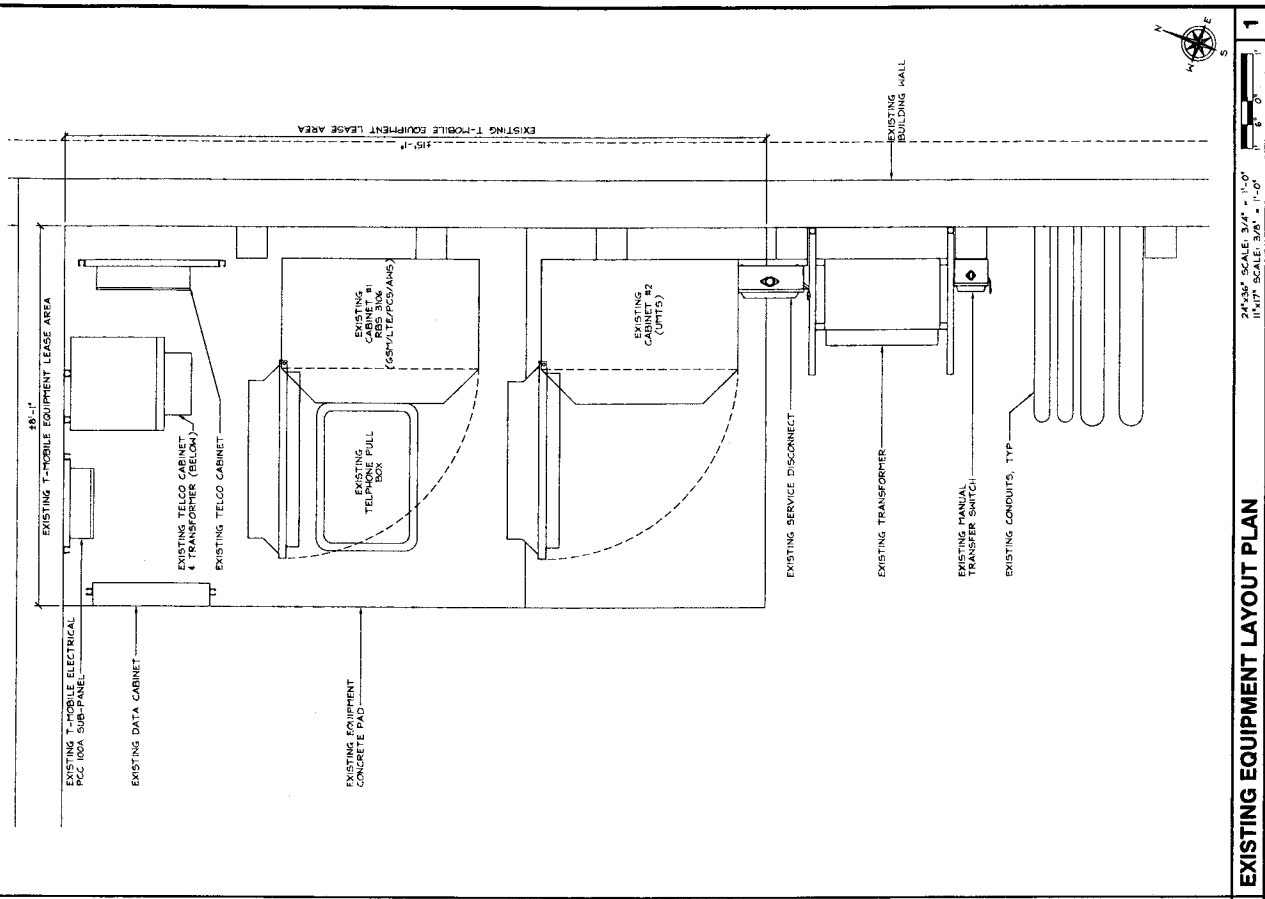


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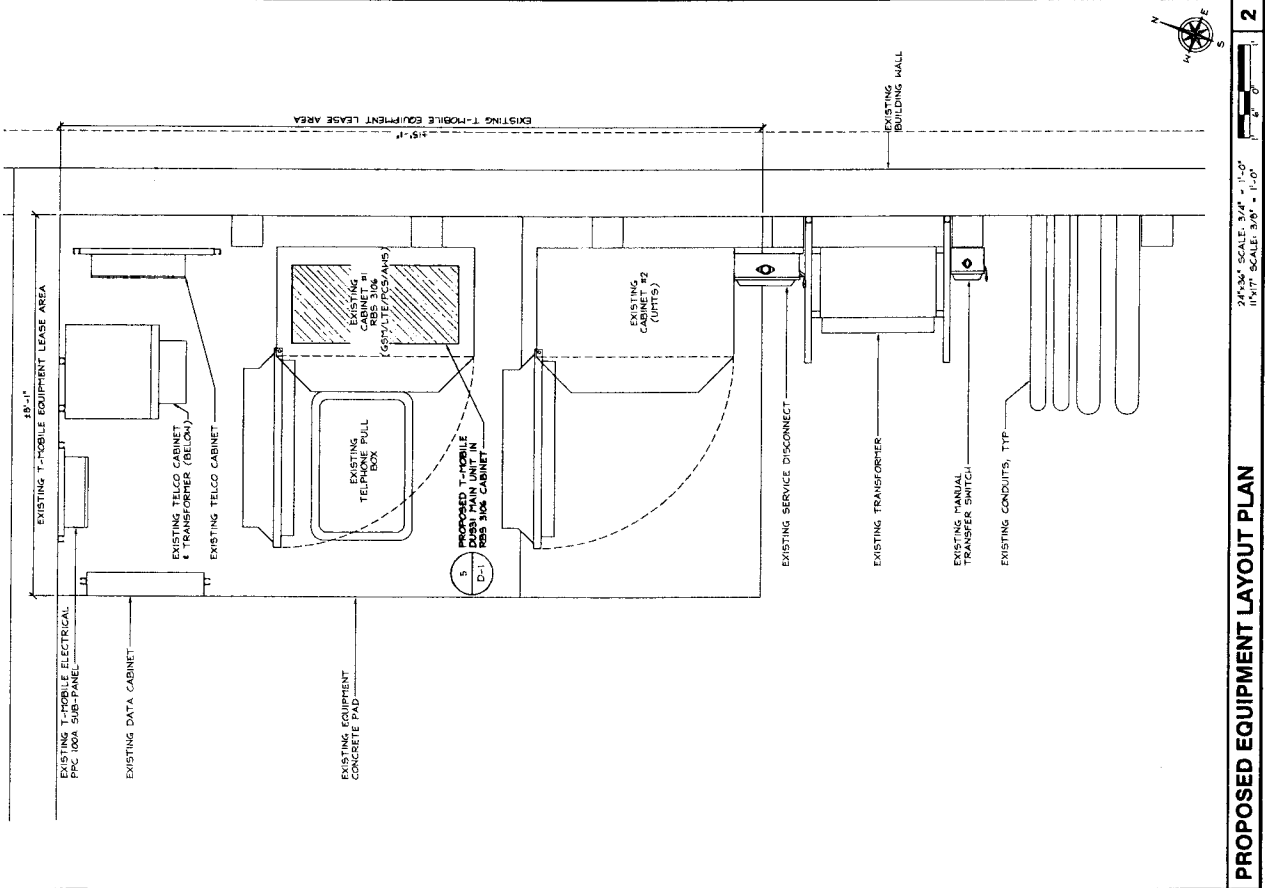
IE04197A
COMMUNICATIONS CENTER
7195 ALESSANDRO BLVD
RIVERSIDE, CA 92506
LTE 700

SHEET TITLE
EQUIPMENT LAYOUT
PLANS

SHEET NUMBER
A-2



24" X 36" SCALE 3/4" = 1'-0"
11' X 17' SCALE 3/8" = 1'-0"



24" X 36" SCALE 3/4" = 1'-0"
11' X 17' SCALE 3/8" = 1'-0"

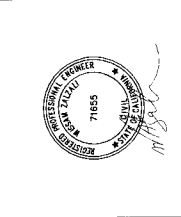
EXISTING EQUIPMENT LAYOUT PLAN

PROPOSED EQUIPMENT LAYOUT PLAN



PROJECT NO: 044474
 DRAWN BY: SS
 CHECKED BY: SS

REV	DATE	DESCRIPTION
0	07/2/06	100% CDS FOR SUBMITTAL \$95
B	04/23/05	100% CDS FOR REDLINE \$95
A	06/05/06	100% CDS FOR REDLINE NC



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IE04197A
 COMMUNICATIONS CENTER
 7195 ALESSANDRO BLVD
 RIVERSIDE, CA 92506
 LIE 700

SHEET TITLE
 ANTENNA LAYOUT
 & SCHEDULE

SHEET NUMBER
A-3

- NOTES TO CONTRACTOR:**
- CONTRACTOR IS TO REFER TO T-MOBILE'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFD) PRIOR TO CONSTRUCTION
 - CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL CABLE LENGTH DURING PRE-CONSTRUCTION

EXISTING OPTIMAL ANTENNA AND TRANSMISSION CABLES REQUIREMENT (VERIFY WITH CURRENT RFD'S)

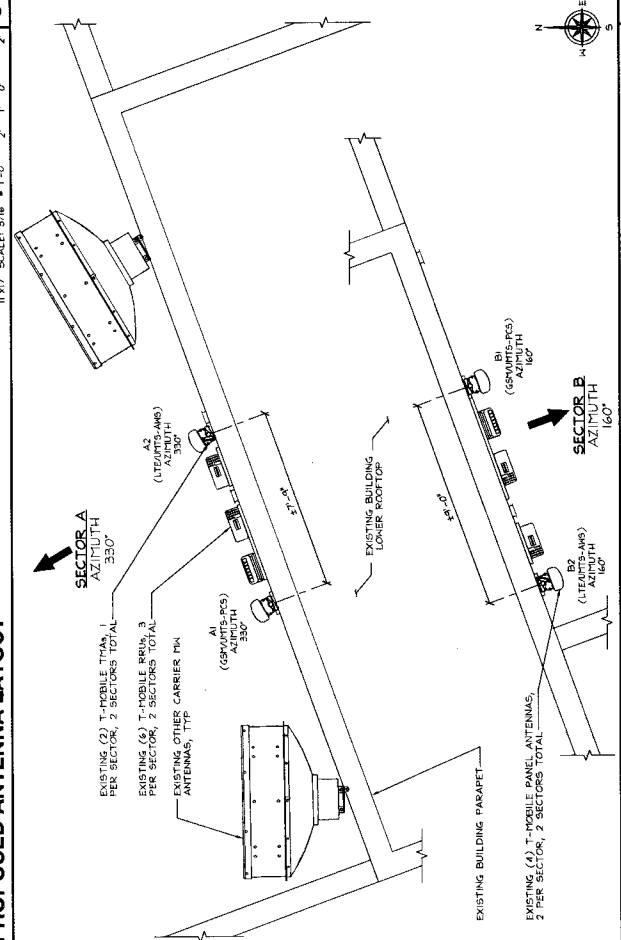
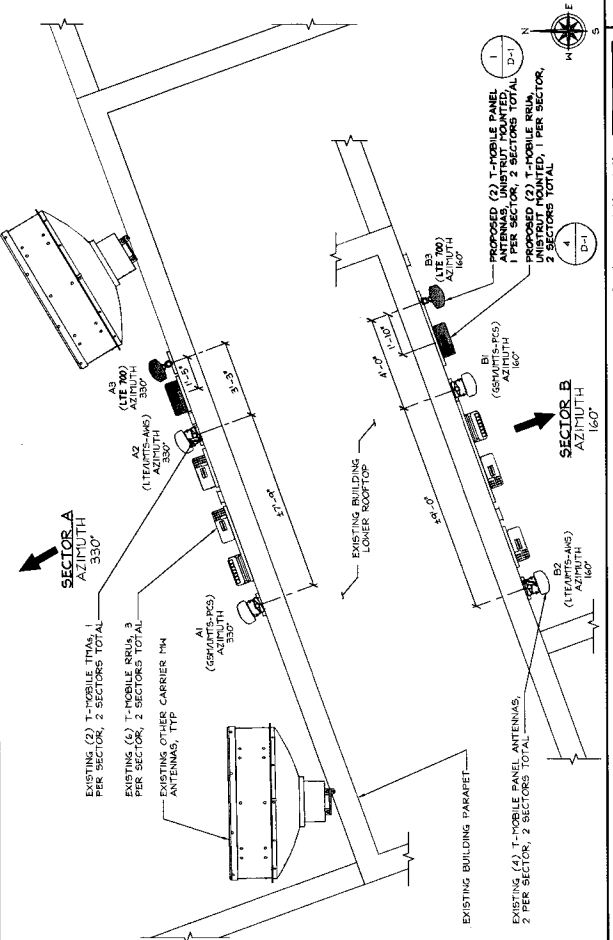
SECTOR #	ANT. TECH.	MODEL	SIZE	ANTENNA AZIMUTH CENTER	THA/RRU	CABLE TYPE	LENGTH
A1	65T/UTTS-PCS	TBXX-6516-R2P1	94.5"	330°	ERICSSON RRUS-01 B2 (65T PCS)	(4) 1 5/8" COAX	±114'
A2	LTE/UTTS-AMS	TBXX-6516-R2P1	94.5"	330°	ERICSSON RRUS-II B4 (LTE AMS) THIN THA AMS (UTTS AMS)	(4) 1 5/8" COAX	±114'
B1	65T/UTTS-PCS	TBXX-6516-R2P1	94.5"	160°	ERICSSON RRUS-01 B2 (65T PCS)	(4) 1 5/8" COAX	±109'
B2	LTE/UTTS-AMS	TBXX-6516-R2P1	94.5"	160°	ERICSSON RRUS-II B4 (LTE AMS) THIN THA AMS (UTTS AMS)	(4) 1 5/8" COAX	±109'

RRU SCHEDULE SHOWN FOR REFERENCE, SEE SHEET A-4 THRU A-6 FOR RRU LOCATION

PROPOSED OPTIMAL ANTENNA AND TRANSMISSION CABLES REQUIREMENT (VERIFY WITH CURRENT RFD'S)

SECTOR	TECHNOLOGY	MODEL	SIZE	ANTENNA AZIMUTH CENTER	THA/RRU	CABLE TYPE	LENGTH
A1	65T/UTTS-PCS	TBXX-6516-R2P1	94.5"	330°	ERICSSON RRUS-01 B2 (65T PCS)	(4) 1 5/8" COAX	±114'
A2	LTE/UTTS-AMS	TBXX-6516-R2P1	94.5"	330°	ERICSSON RRUS-II B4 (LTE AMS) THIN THA AMS (UTTS AMS)	(4) 1 5/8" COAX	±114'
A3	LTE 700	UNK-6440S-AM1	72.74"	330°	ERICSSON RRUS-II B2 (LTE 700)	(4) 1 5/8" COAX	±114'
B1	65T/UTTS-PCS	TBXX-6516-R2P1	94.5"	160°	ERICSSON RRUS-01 B2 (65T PCS)	(4) 1 5/8" COAX	±109'
B2	LTE/UTTS-AMS	TBXX-6516-R2P1	94.5"	160°	ERICSSON RRUS-II B4 (LTE AMS) THIN THA AMS (UTTS AMS)	(4) 1 5/8" COAX	±109'
B3	LTE 700	UNK-6440S-AM1	72.74"	160°	ERICSSON RRUS-II B2 (LTE 700)	(4) 1 5/8" COAX	±109'

RRU SCHEDULE SHOWN FOR REFERENCE, SEE SHEET A-4 THRU A-6 FOR RRU LOCATION





2000 MCCRAM AVENUE
IRVINE, CA 92614



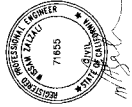
DEBORAH BIRCHER, INC.
2747 ASPEN ST., STE 200
LAKE FOREST, CA 92450



28475 BIRCHER DRIVE
LAKE FOREST, CA 92450
PHONE: (949) 273-2946

PROJECT NO: 1504197A
DRAWN BY: 95
CHECKED BY: 95

REV	DATE	DESCRIPTION
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B	06/20/05	ISS CDS FOR REDLINE 95
A	06/15/05	ISS CDS FOR REDLINE INC

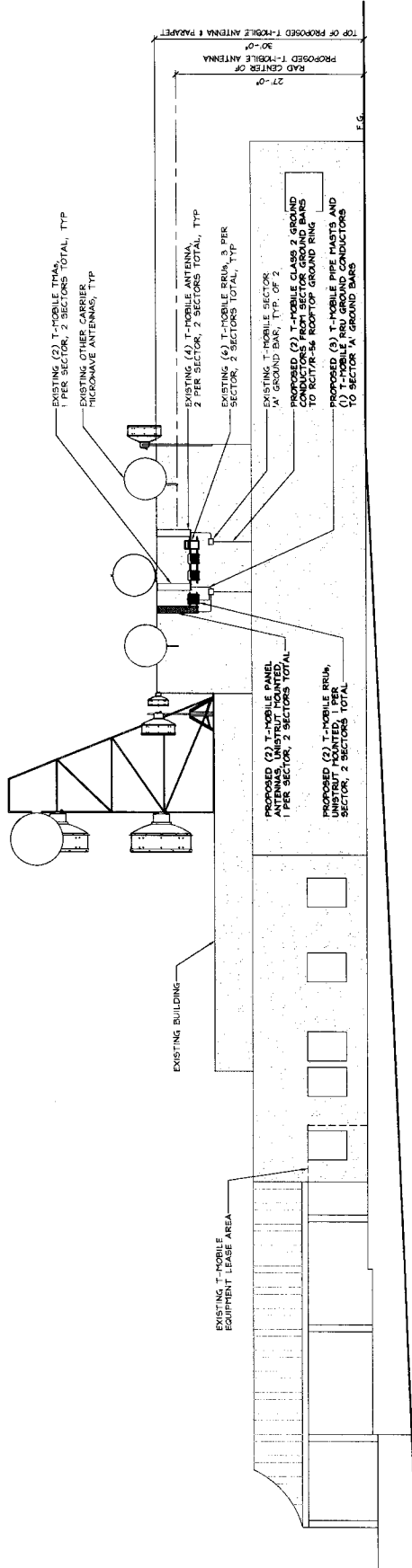


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1504197A
COMMUNICATIONS CENTER
7195 ALESSANDRO BLVD
RIVERSIDE, CA 92506
LTE 700

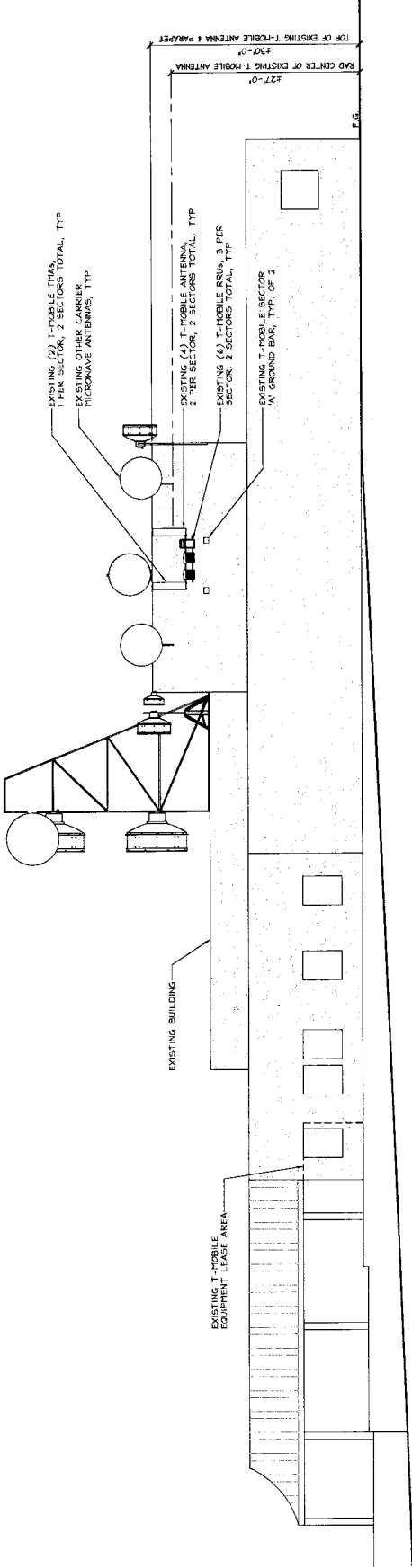
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4



PROPOSED NORTH ELEVATION

GRAPHIC SCALE: 1/4" = 1'-0"
PRINT SCALE: 1/16" = 1'-0"



EXISTING NORTH ELEVATION

GRAPHIC SCALE: 1/4" = 1'-0"
PRINT SCALE: 1/16" = 1'-0"

T-Mobile
2000 HIGGINS AVENUE
IRVINE, CA 92614

SEQUOIA
22471 ASPEN ST., STE. 200
DUBLIN, CA 94568
PHONE: (916) 279-0996

ALL STATES
A FULLY LICENSED PROFESSIONAL ENGINEER

28275 BIRCHLICK DRIVE
SAN JOSE, CA 95134
PHONE: (415) 279-0996

REV	DATE	DESCRIPTION
0	07/20/05	ISS CD'S FOR SUBMITTAL 95
B	04/22/06	ISS CD'S FOR REDLINE 95
A	04/19/06	ISS CD'S FOR REDLINE NC

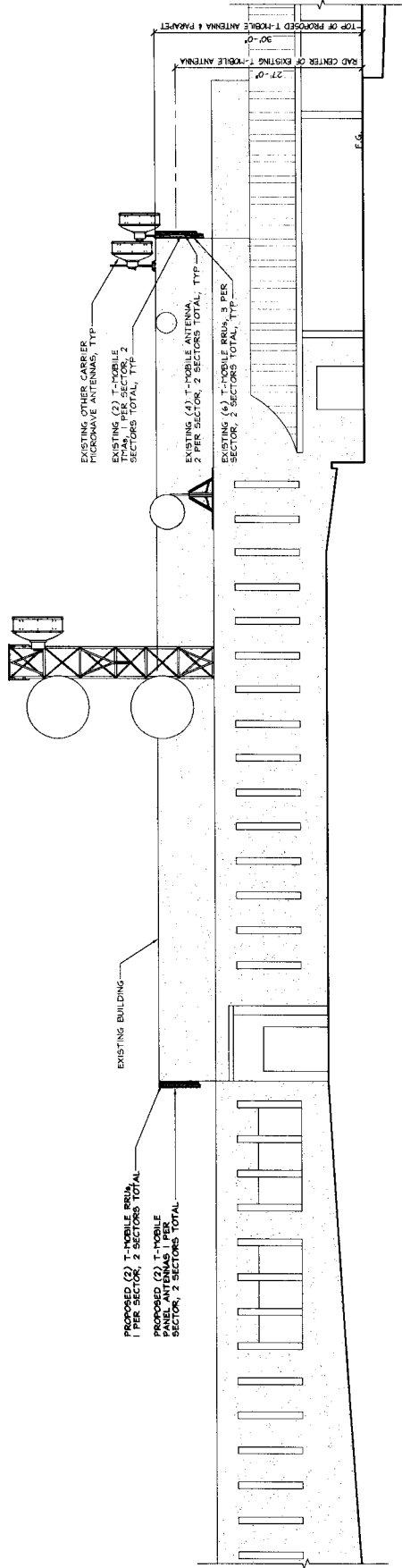


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FE04197A
COMMUNICATIONS CENTER
7185 ALESSANDRO BLVD
RIVERSIDE, CA 92506
LTE 700

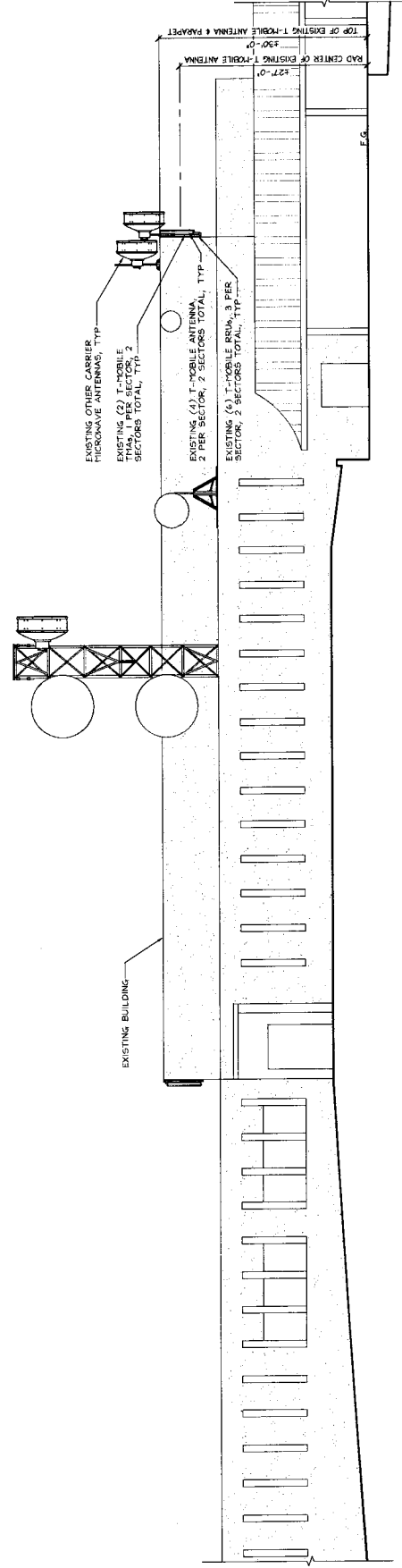
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5



PROPOSED EAST ELEVATION

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



EXISTING EAST ELEVATION

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

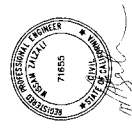
Mobile
2685 TEBERAN AVENUE
IRVINE, CA 92614

SEQUOIA
PROPERTY DEVELOPMENT, INC.
22471 ASPAN ST., STE 200
LAKE FOREST, CA 92650

ALL STATES
ENGINEERING & ARCHITECTURE
26475 BIRCHER DRIVE
LAKE FOREST, CA 92650
PHONE: (949) 273-0996

PROJECT NO: 162487A
DRAWN BY: SS
CHECKED BY: SS

REV	DATE	DESCRIPTION
0	07/07/2005	100% CDS FOR SUBMITTAL SS
B	06/29/2005	100% CDS FOR REDLINE SS
A	06/15/2005	100% CDS FOR REDLINE NC

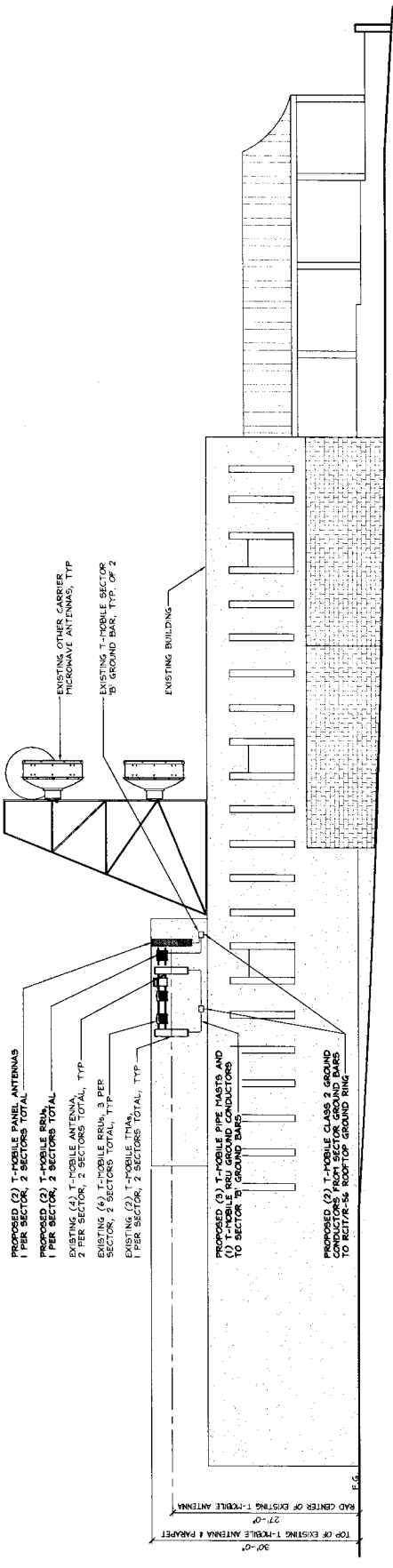


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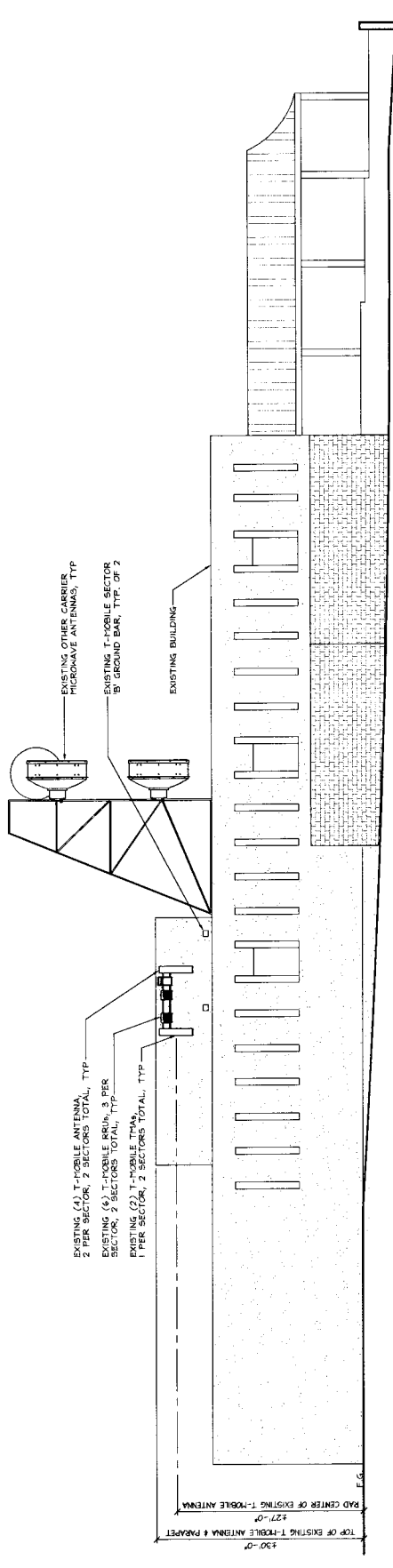
1604197A
COMMUNICATIONS CENTER
7195 ALESSANDRO BLVD
RIVERSIDE, CA 92506
LTE 700

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-6



PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION

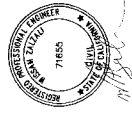
Mobile
2008 HIGGAM AVENUE
IRVINE, CA 92614

SEQUOIA
A DISCOUNT ENGINEER, INC.
22471 ASPAN ST., STE 290
LAKE FOREST, CA 92640

ALL STATES
ENGINEERING & CONSULTING
A HUNTER ENGINEERING COMPANY
22675 BRITCHER DRIVE
LAKE FOREST, CA 92640
PHONE: (949) 273-0096

PROJECT NO. IE04197A
DRAWN BY: ES
CHECKED BY: ES

REV	DATE	DESCRIPTION
0	07/10/2005	FOR CDS FOR SUBMITTAL ES
1	08/27/2005	FOR CDS FOR REDEFINE ES
2	08/29/2005	FOR CDS FOR REDEFINE NC



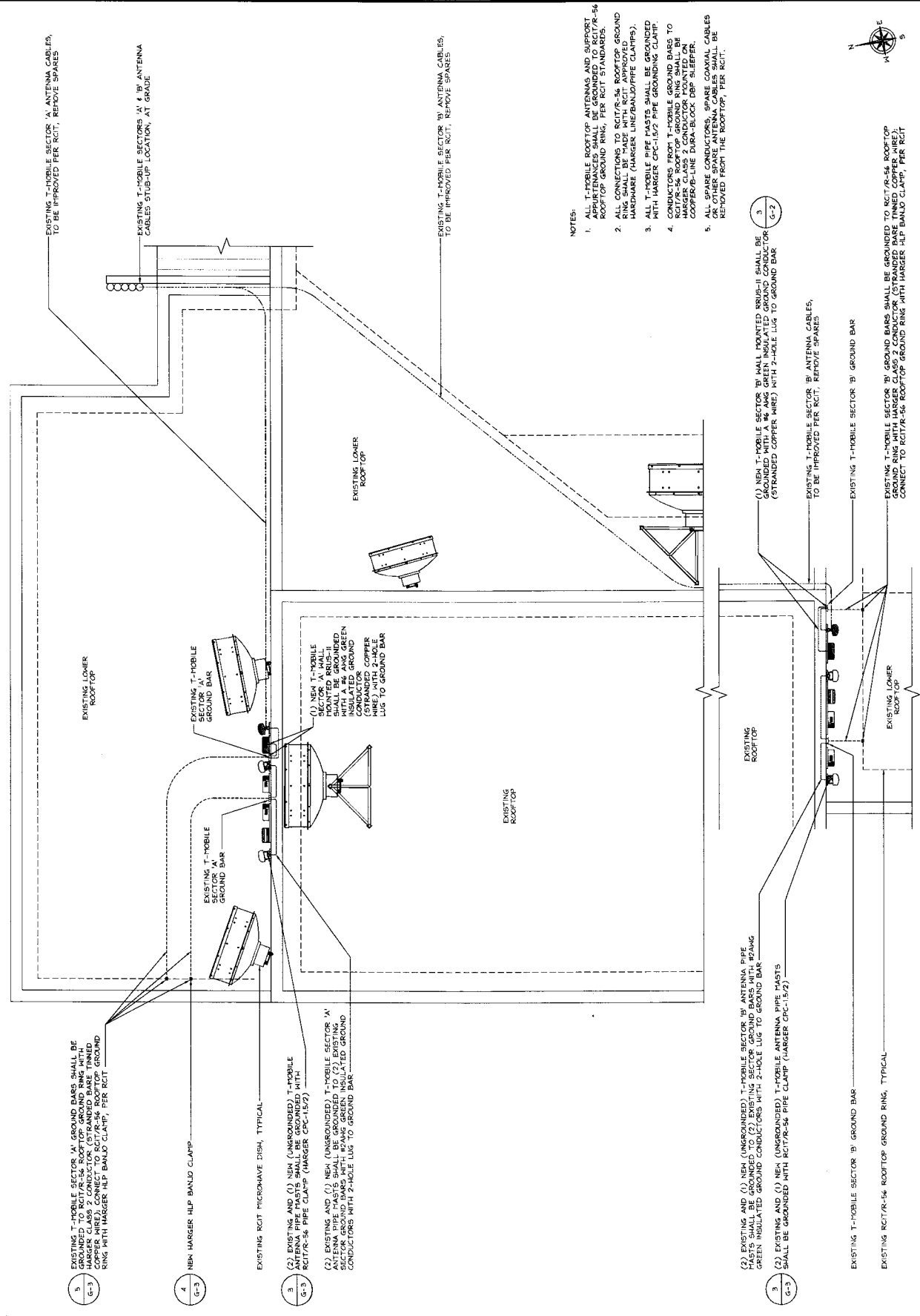
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IE04197A
COMMUNICATIONS CENTER
7195 ALESSANDRO BLVD
RIVERSIDE, CA 92506
LTE 700

SHEET TITLE
GROUNDING PLAN AND
NOTES

SHEET NUMBER

G-1



- NOTES:
- ALL T-MOBILE ROOF TOP ANTENNA AND SUPPORT CABLES SHALL BE GROUNDED TO THE ROOF TOP GROUND RING, PER RCT STANDARD.
 - ALL CONNECTIONS TO RCT/R-56 ROOF TOP GROUND RING SHALL BE MADE WITH RCT APPROVED HARDWARE (HANGER LINE/BAND/PIPE CLAMPS).
 - ALL T-MOBILE PIPE PASTS SHALL BE GROUNDED WITH HANGER CPC-15/2 PIPE GROUNDING CLAMP.
 - CONDUCTORS FROM GROUND BARS TO HANGER CLASS 2 CONDUCTOR POINTED ON COPPER-BLOCK DURA-BLOCK DWP SLEEPER.
 - ALL SPARE CONDUCTORS, SPARE COAXIAL CABLES AND ANTENNA PASTS SHALL BE REMOVED FROM THE ROOF TOP, PER RCT.

(1) NEW T-MOBILE SECTOR 'B' SHALL BE GROUNDED WITH A #6 AWG GREEN INSULATED GROUND CONDUCTOR (STRANDED COPPER WIRE) WITH 2-HOLE LUG TO GROUND BAR (G-2)

EXISTING T-MOBILE SECTOR 'B' ANTENNA CABLES, TO BE IMPROVED PER RCT, REMOVE SPARES.

EXISTING T-MOBILE SECTOR 'B' GROUND BARS

EXISTING T-MOBILE SECTOR 'B' GROUND BARS SHALL BE GROUNDED TO RCT/R-56 ROOF TOP GROUND RING WITH HANGER CLASS 2 CONDUCTOR POINTED ON COPPER-BLOCK DURA-BLOCK DWP SLEEPER, PER RCT

24" x 36" SCALE: 1/4" = 1'-0"
11" x 17" SCALE: 1/8" = 1'-0"

GROUNDING PLAN AND NOTES

SITE NUMBER: RV178 – T-Mobile site N° IE04197A
 SITE NAME: 7195 Alessandro T-Mobile

EXHIBIT D
 TECHNICAL DATA SHEET

**Riverside County Wireless Facility
 Application Form**

RETURN THIS APPLICATION AND FEES TO:		Date Received: _____
County of Riverside Department of Facilities Management 3133 Mission Inn Ave. Riverside, CA 92507	Attn: Jim Force e-mail: JRForce@rc-facilities.org Office: 951-955-4822 fax: 951-955-4837	Revision Dates: _____ _____ _____ Site Name: <u>Alessandro Communications Center</u> Site Number: <u>RV178</u>

APPLICANT INFORMATION

Applicant (Carrier):	T-Mobile	Primary Contact Name:	Ken Weingartner
Applicant Site Name:	Communication Center	Company Name:	T-Mobile
Applicant Site Number:	IE04197/CM-197	Primary Contact Number:	949-310-1582
Proposed Installation Date:	12/30/1996	Primary Contact Fax:	949-753-7203
Proposed ON AIR Date:	12/30/1996	Primary Contact Address:	22471 Aspan Street, Ste 290 Lake Forest, CA 92630
Applicant Entity Name on Lease Agreement:	TMO CA/NV LLC fka Pacific Bell Wireless LLC	Primary Contact Email:	ken.weingartner@sequoia-ds.com
Notice Address for Lease:	12920 SE 38th Street, Bellevue, WA 98006		
Billing Address:			

ADDITIONAL CARRIER INFORMATION

Leasing Contact Name/Number:	Ken Weingartner, 949-310-1582, ken.weingartner@sequoia-ds.com
RF Contact Name/Number:	Bi Shijie, 951-231-8508 Bi.Shijie@t-Mobile.com
Legal Review Contact Name/Number:	Tania Dao, 714-213-3139, Tania.dao@t-mobile.com
Zoning Contact Name/Number	Paul Gerst, 949-290-0602, paul.gerst@sequoia-ds.com
Construction Contact Name/Number:	TBD
Emergency Contact Name/Number:	

BUILDING INFORMATION

Latitude:	33.9211	Existing Structure Type:	Steel Frame and stucco
Longitude:	-117.3354	Existing Structure Height (ft AGL):	27
Site Address:	7197 Alessandro	County:	Riverside
		State:	CA
		Zip:	92506

ANTENNAS

Sector	Sector 1	Sector 2	Sector 3	Sector 4	Micro Wave / GPS
Desired Rad Center (ft AGL)	27	27			
Antenna Quantity	3	3			
Antenna Manufacturer	Commscope	Commscope			
Antenna Model (Attach Spec Sheet)	(1)LNX-6514DS-AIM/(2)TMBXX-6516-R2M	(1)LNX-6514DS-AIM/(2)TMBXX-6516-R2M			
Weight (lbs per antenna)	(1)31.3lbs (2)18.8	(1)31.3lbs (2)18.8lbs			
Antenna Dimensions (HxWxD) (in)	(1)72.7x11.9x7.1 in. (2)51x13x3.5 in.	(1)72.7x11.9x7.1 in. (2)51x13x3.5 in.			
ERP (watts)	250	250			
Antenna Gain (dB)	(1)15.7 (2)17.5	(1)15.7 (2)17.5			
Orientation/Azimuth (Degrees)	330	160			
Mechanical Tilt	0	0			
Channels	4	4			

(Exhibit D Continued on next page)

SITE NUMBER: RV178 – T-Mobile site N° IE04197A

SITE NAME: 7195 Alessandro T-Mobile

(Exhibit D Continued)

Riverside County Wireless Facility

Application Form

Mount Mfg and Model (Attach Spec Sheet)	(1)Comms cope DB5083D (2) N/A	(1)Comms cope DB5083D (2) N/A			
Tower Mount Mounting Height (On Tower)	30	30			
Transmit Frequency (MHz)	731	731			
Receive Frequency (MHz)	701	701			
Number of Coax Cables (PER ANTENNA)	2	2			
Diameter of Coax Cables (in)	7/8	7/8			
Type of Service (i.e CDMA, GSM, TDMA, PAGING):	GSM & Umts				

EQUIPMENT SPACE REQUIREMENTS

Equip. Enclosure Type: <u>NA</u>	Number of Radio Cabinets: <u>2(1 2102 and 1 2206)</u>
Total Lease Area Requested (HxWxD)(ft):	
Actual Cabinet Dimensions (HxWxD)(ft):	

POWER REQUIREMENTS

AC Voltage Requirements	1PhØ 3PhØ	Total Amperage Requirements:	
Electrical Service Provider:		Electrical Service Telephone Number:	

GENERATOR INFORMATION

Generator Ground Space Requirement (HxWxD)(ft):	Fuel Type (Natural Gas, Diesel):	
Generator Owner:	Fuel Tank Location:	Attached Separate None
Capacity (KW):	Fuel Tank Size (Gallons):	

ADDITIONAL INFORMATION/COMMENTS

SITE FEASIBILITY WALK

To discuss in detail your onsite needs and requirements, Riverside County will schedule a pre-design site walk with the Applicant and the Riverside County Facility Management team.

- This Application is subject to Riverside County’s Communication, Engineering and Facilities Management approval.
- Modifications to the building are subject to local zoning approval.
- Applicant must attach manufacturer’s equipment specifications for antennas, mounts, cabinets, shelters, cables etc.