

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



ITEM: 3.14
(ID # 17431)

MEETING DATE:

Tuesday, December 07, 2021

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Ratification and Approval of the First Amendment to Revenue Sublease - Corona Site - Los Angeles SMSA Limited Partnership, CEQA Exempt, District 2. [\$0] (Clerk to File Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 Existing Facilities Exemption and 15061 (b)(3) Common Sense Exemption;
2. Ratify and Approve the attached First Amendment to Revenue Sublease with Los Angeles SMSA Limited Partnership, a California limited partnership, dba Verizon Wireless, and authorize the Chair of the Board to execute the document on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five (5) days of approval of the project.

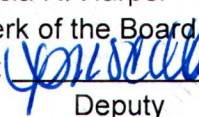
ACTION:


Rose Salgado, Director of Facilities Management 11/22/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: December 7, 2021
xc: FM-RE, Recorder

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: N/A Revenue Lease			Budget Adjustment: No	
			For Fiscal Year: 2021/22-2022/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On July 1, 2014 (Item 3-17), the Board of Supervisors approved a Communications Site Sublease Agreement (Agreement) with Los Angeles SMSA Limited Partnership (d/b/a Verizon Wireless) located at 505 S. Buena Vista Avenue, in Corona. Verizon has a self-supporting disguised tower structure on the grounds on the north side of the building proximate to their existing shed.

This is the First Amendment to the Sublease (Amendment) whereas County and Verizon Wireless have agreed to amend the Agreement to (i) memorialize the modifications to Verizon's equipment within the Premises, (ii) increase the Premises to include additional fiber routes, (iii) replace certain equipment and application exhibits attached to the Agreement and (iv) amend the amount and payment date of Rent.

The Amendment has been reviewed and determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b) (3) and Section 15301 Class 1, Existing Facility, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The County's approval of the activity does not create any reasonably foreseeable physical change to the environment for this transaction.

Lessee: Los Angeles SMSA Limited Partnership, dba Verizon Wireless

Premises Location: 505 S. Buena Vista Avenue, Corona, California

Size: 976 square feet of ground space for shelter and mono-eucalyptus tree

	<u>Current</u>	<u>New</u>
Rent:	\$2,553.53 per month	\$2,800.00 per month

Annual Rent

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

Increase: 3%

Utilities: Lessee pays for electric

The attached Amendment has been reviewed and approved by County Counsel as to legal form.

Impact on Residents and Businesses

This Agreement will generate revenue that will serve to enhance public safety for the benefit of both residents and businesses within Riverside County.

ATTACHMENTS:

- First Amendment to Communications Site Sublease Agreement
- Notice of Exemption
- Aerial

PK:sc/10272021/IN085/30.212



Meghan Hahn, Senior Management Analyst 11/24/2021



Gregory V. Priamos, Director County Counsel 11/23/2021

FIRST AMENDMENT TO COMMUNICATIONS SITE SUBLEASE AGREEMENT

This First Amendment to Communications Site Sublease Agreement (“Amendment”) is made this 7 day of December, 2021, by and between the County of Riverside, a political subdivision of the State of California (“County”) and Los Angeles SMSA Limited Partnership, a California limited partnership, dba Verizon Wireless (“Sublessee”), with reference to the facts set forth in the Recitals below:

RECITALS

A. County is the owner of that certain real property located at 505 South Buena Vista Avenue, Corona, California (“Property”).

B. County and Sublessee are parties to that certain Communications Site Sublease Agreement dated July 1, 2014 (the “Agreement”), pursuant to which Sublessee leases certain space at the Property for the operation of a communications facility, together with the right of access to and from the nearest public right-of-way and the right to install utilities (the “Premises”).

C. The Agreement, together with this Amendment, are collectively referred to herein as the “Sublease.”

D. County and Sublessee have agreed to amend the Agreement to (i) memorialize the modifications to Sublessee’s equipment within the Premises, (ii) increase the Premises to include additional fiber routes and (iii) replace certain exhibits attached to the Agreement (iv) amend Section 4(a) and 4(b), Rent, of the Agreement, all as provided herein.

AGREEMENT

NOW, THEREFORE, in consideration of the facts contained in the Recitals above, the mutual covenants and conditions below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Improvements.** Section 5 of the Agreement is hereby amended to include the following language: County hereby consents to Sublessee installing, operating, maintaining and repairing (i) two (2) new fiber routes and utility points of connection and all appurtenant conduit, cables, equipment, radios and hardware and (ii) certain other modifications to Sublessee’s equipment located on the Premises (collectively, the “Improvements”), all as more particularly described and depicted on “Exhibit C” attached hereto and incorporated herein. Upon installation, the Improvements shall be deemed to be included in the Premises.

2. **Exhibits.**

a. County and Sublessee agree that the site plans attached to this Amendment as “Exhibit C” and made a part hereof, describe and depict the Premises. The parties acknowledge and agree that the attached “Exhibit C” is intended to replace and supersede the “Exhibit C” attached to the Agreement in its entirety. Effective as of the full execution of this

Amendment, all references in the Agreement to the Premises and "Exhibit C" shall mean and refer to the Premises as described and depicted in "Exhibit C" attached hereto.

b. **Technical Data Sheet.** County and Sublessee agree that the Application Form attached hereto as "Exhibit E" and made a part hereof, describes and depicts the Sublessee's Facilities and equipment to be installed by Sublessee at the Premises. The parties acknowledge and agree that the attached "Exhibit E" is intended to replace and supersede the "Exhibit E" attached to the Agreement in its entirety. Effective as of the full execution of this Amendment, all references in the Agreement to the Sublessee's Facilities and "Exhibit E" shall mean and refer to the Sublessee's Facilities as described in "Exhibit E" attached hereto.

3. **Rent.**

a. Section 4(a) of the Agreement is hereby amended by the following: Beginning on April 1, 2021, the Rent due pursuant to Section 4(a) of the Agreement shall increase to Two Thousand Eight Hundred Dollars (\$2,800.00) ("Rent Increase"). The initial payment of the difference between the Rent Increase and the Rent due immediately prior to April 1, 2021 may not be delivered by Sublessee until ninety (90) days following the date of full execution hereof.

b. Section 4(b) of the Agreement is hereby deleted in its entirety and replaced with the following: Beginning on April 1, 2022, and every April 1 anniversary thereafter, monthly Rent shall be increased by three percent (3%) over the previous year's Rent.

4. **Continued Effect.** Except as specifically modified by this Amendment, all of the terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between any term or provision of the Agreement and this Amendment, the terms and provisions of this Amendment shall control. In addition, except as otherwise stated in this Amendment, all initially capitalized terms will have the same respective defined meaning stated in the Agreement. All captions are for reference purposes only and shall not be used in the construction or interpretation of this Amendment.

5. **Miscellaneous.** Time is of the essence in this Amendment and each and all of its provisions. Subject to the provisions of the Agreement 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 Amendment shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of this Amendment and all such other provisions shall remain in full force and effect. The language in all parts of the Agreement shall be construed according to its normal and usual meaning and not strictly for or against either County or Sublessee. Neither this Amendment, nor the Agreement, nor any notice nor memorandum regarding the terms hereof, shall be recorded by Sublessee.

6. **Effective Date.** This Amendment shall not be binding or consummated until its approval by the Riverside County Board of Supervisors and full execution by the parties hereto.

7. **Counterparts.** This Amendment may be executed in several counterparts each of which shall be an original, but all of such counterparts shall constitute one such Amendment. An executed counterpart of this Amendment transmitted by email or other electronic transmission shall be deemed an original counterpart and shall be as effective as an original counterpart of this Amendment and shall be legally binding upon the parties hereto to the same extent as delivery of an original counterpart.

[signature page follows]

IN WITNESS WHEREOF, County and Sublessee have caused this Amendment to be executed by each party's duly authorized representative effective as of the date first above written.

COUNTY:
County of Riverside, a political subdivision of the State of California

SUBLESSEE:
Los Angeles SMSA Limited Partnership, a California limited partnership dba Verizon Wireless

By: AirTouch Cellular Inc.
Its: General Partner

By: Karen S. Spiegel
Karen Spiegel, Chair
Board of Supervisors

By: [Signature]
Name: Andres Motakin
Title: Sr. Manager - Network Regulatory/RE

Date: DEC 07 2021

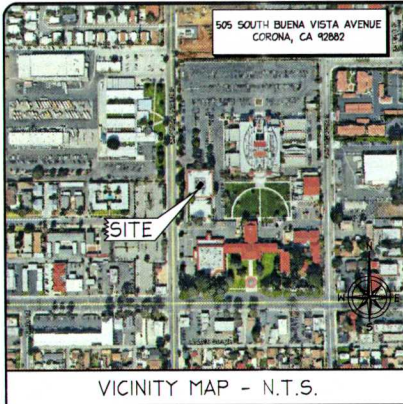
Date: 8/11/21

ATTEST:
Kecia Harper
Clerk of the Board

By: [Signature]
Deputy

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

By: [Signature]
Ryan Yabko
Deputy County Counsel



verizon

CIRCLE CITY

AWS-3/PCS/850 LTE/ 700 LTE

505 SOUTH BUENA VISTA AVENUE
CORONA, CA 92882

REV.	DATE/BY	REVISION DESCRIPTION
0	02/02/21	100% CD
1	07/20/21	PLAN CHECK
2		
3		
4		

SITE BUILDER:

verizon

15505 SAND CANYON AVE.
BUILDING 'D' 1st. FLOOR
IRVINE, CA 92618
PHONE (949) 286-7000

CONSULTANT:



190 Box 5438, 5th Clemente, CA 92674
Mobile: (949) 235-2892
Fax: (949) 513-1997

ENGINEER/CONSULTANT:



26170 ENTERPRISE WAY SUITE 400
LAKE FOREST, CA 92660
PHONE: (949) 215-3339
FAX: (949) 457-9375

SEAL:



SITE INFO:

SITE NAME:
CIRCLE CITY RELO

SITE ADDRESS:
505 SOUTH BUENA VISTA AVENUE
CORONA, CA 92882

SHEET TITLE:

TITLE SHEET

DRAWING INFO:

DWG. NAME: T1.DWG	DRAWN BY: DJT	DATE: 07/20/21
----------------------	------------------	-------------------

SHEET NUMBER:

T-1

2.62 ACRES P/L IN POR LOTS 2, 3 & 4 BLK 64 11B 009/006 SB SOUTH RIVERSIDE TOWNSITE

LEGAL DESCRIPTION

SITE PARCEL NO.: 110-270-040
JURISDICTION: CITY OF CORONA
COUNTY: RIVERSIDE COUNTY, CA
ZONE: CS
OCCUPANCY: B-2
LATITUDE: 33° 52' 40.06" N
LONGITUDE: 117° 34' 36.60" W
ORIGINAL CUP: CUP-12-001

PROJECT DATA

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

GENERAL CONTRACTOR NOTES

THIS PROJECT PROPOSES THE FOLLOWING MODIFICATIONS ON AN EXISTING TELECOMMUNICATION POLE.

1. REMOVE (3) (E) PANEL ANTENNAS FROM POLE.
2. INSTALL (6) (N) PANEL ANTENNAS ON POLE.
3. INSTALL (3) (N) RRU WITH INTEGRATED ANTENNA ON POLE.
4. REMOVE (6) (E) REMOTE RADIO UNITS FROM POLE.
5. INSTALL (6) (N) REMOTE RADIO UNITS ON POLE.
6. INSTALL (2) (N) SURGE SUPPRESSORS ON POLE.
7. INSTALL (2) (N) SURGE SUPPRESSORS NEAR (E) SURGE SUPPRESSOR INSIDE (E) EQUIPMENT SHELTER.
8. INSTALL (4) (N) HYBRID CABLES.
9. INSTALL (N) CONDUIT IN UNDERGROUND TRENCH AND (N) HAND HOLE.

PROJECT DESCRIPTION

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

1. 2019 CALIFORNIA BUILDING CODE, VOLS. 1 & 2	6. 2019 ENERGY CODE
2. 2019 CALIFORNIA RESIDENTIAL CODE	7. 2019 GREEN BUILDING CODE
3. 2019 CALIFORNIA PLUMBING CODE	8. 2019 CALIFORNIA FIRE CODE
4. 2019 CALIFORNIA MECHANICAL CODE	9. 2019 CALIFORNIA REFERENCE STANDARDS CODE
5. 2019 CALIFORNIA ELECTRICAL CODE	

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

CODE COMPLIANCE

OWNER: COUNTY OF RIVERSIDE FACILITIES MANAGEMENT 3133 MISSION AVENUE RIVERSIDE, CA 92507

APPLICANT: VERIZON WIRELESS 15505 SAND CANYON AVE BLDG D, FIRST FL IRVINE, CA 92618

APPLICANT'S AGENT: BASE CONSULTING P.O. BOX 5438 SAN CLEMENTE, CA 92674 (949) 235-2862 CONTACT: ALI POURDASTAN

CONSULTANT: NEXT STEP DESIGN 26170 ENTERPRISE WAY, STE. 400 LAKE FOREST, CA 92630 (949) 215-3339 CONTACT: SCOTT BETANCOURT

PROJECT DIRECTORY

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

ACCESSIBILITY DISCLAIMER

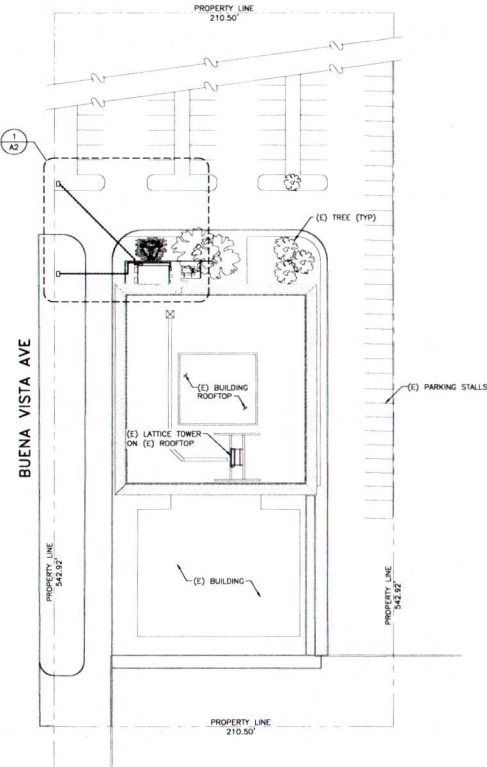
DWG. NO.	DRAWING TITLE
ARCHITECTURAL	
T-1	TITLE SHEET
A-1	SITE PLAN AND NOTES
A-2	ENLARGED SITE PLAN
A-3	ENLARGED ANTENNA PLANS
A-4	ELEVATIONS
A-5	DETAILS
STRUCTURAL	
S-1	POLE ELEVATION, NOTES AND DETAILS
STRUCTURAL	
1	TREE LEAF RESTORATION ELEVATION
2	TREE LEAF RESTORATION PLAN
SHEET INDEX	

GENERAL SPECIFICATIONS:

- THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A20 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HEREIN.
- THIS FACILITY IS AN UNOCCUPIED TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE PROPOSED PROJECT INCLUDING DEMOLITION, ELECTRICAL, MECHANICAL AND STRUCTURAL INSTALLATIONS AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. SHOULD ANY ERRORS, OMISSIONS, OR DISCREPANCIES BE FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY VERIZON WIRELESS CONSTRUCTION MANAGER AND THE ARCHITECT IN WRITING. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL INCLUDE THE MORE COSTLY OR EXTENSIVE WORK IN THE BID, UNLESS SPECIFICALLY DIRECTED OTHERWISE. IF A DISCREPANCY EXISTS AND THE PROJECT MANAGER AND ARCHITECT ARE NOT NOTIFIED, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR OR CORRECT ALL PROBLEMS THAT RESULT.
- DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS ARE INTENDED TO BE DIAGRAMMATIC ONLY. FIGURED DIMENSIONS HAVE PRECEDENCE OVER DRAWING SCALE AND DETAIL DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS. CONTRACTOR SHALL CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD, UNLESS SPECIFICALLY NOTED. DO NOT FABRICATE ANY MATERIALS, OR BEGIN ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAS BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.
- THE CONTRACTOR SHALL INCLUDE IN HIS OR HER BID ALL MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE THE WORK AS INDICATED OR IMPLIED BY THESE DRAWINGS.
- CONTRACTOR SHALL NOTIFY THE VERIZON WIRELESS CONSTRUCTION MANAGER, THE PROPERTY OWNER AND THE ARCHITECT IF ANY DETAILS ARE CONSIDERED IMPRACTICAL, UNSUITABLE, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF ANY DETAILS ARE CONSIDERED THAT THERE IS NO OBJECTION TO ANY DETAIL, DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.
- EXISTING ELEVATIONS AND LOCATION TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON PLAN, THE CONTRACTOR SHALL NOTIFY THE VERIZON WIRELESS CONSTRUCTION MANAGER AND THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL TELEPHONE & RADIO EQUIPMENT LAYOUTS, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND FINAL LOCATIONS WITH VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE EQUIPMENT CABINET MANUFACTURER.
- ALL SYMBOLS & ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE VERIZON WIRELESS CONSTRUCTION MANAGER AND/OR THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK AND INCLUDE THOSE IN THE COST OF THE WORK TO VERIZON WIRELESS.
- THE CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE ON THE SITE AND SHALL SUPERVISE AND DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND SHALL EXCEED THE FOLLOWING MINIMUM REFERENCE STANDARDS FOR QUALITY AND PROFESSIONAL CONSTRUCTION PRACTICE:
 NRCA NATIONAL ROOFING CONTRACTOR ASSOCIATION
 O'HARE INTERNATIONAL CENTER
 10255 W. HIGGINS ROAD, SUITE 500
 ROSEMONT, IL 60068

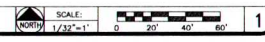
 SMACTA SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
 4201 LAFALETTE CENTER DRIVE
 CHANTILLY, VA 22021-1209

 ILP INTERNATIONAL INSTITUTE FOR LATH AND PLASTER
 820 TRANSFER ROAD
 ST. PAUL, MN 55114-1406
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- THE CONTRACTOR SHALL VERIFY COORDINATE AND PROVIDE ALL NECESSARY BLOCKING, BRACING, FRAMING, HANGARS OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING THE SAME.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES REGULATIONS LAWS AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL, REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL PROTECT THE PROPERTY OWNERS AND VERIZON WIRELESS PROPERTY FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING FINISHES, CONSTRUCTION, STRUCTURE, LANDSCAPING, CURBS, STAIRS OR EQUIPMENT, ETC. SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF VERIZON WIRELESS, AND THE PROPERTY OWNER'S REPRESENTATIVE, AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FACILITY, IMPROVEMENTS OR INTERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK BY ATEK MOBILITY UNDER THIS CONTRACT.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, OR CONTACT AN OUTSIDE AGENCY TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR THE REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED AND ACCEPTED BY VERIZON WIRELESS.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER, VERIZON WIRELESS, AND THE CITY OR GOVERNING AGENCY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION DOCUMENTS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. THIS SHALL BE DONE AFTER THE SITE HAS BEEN AWARDED FINAL INSPECTION BY THE RESPONSIBLE BUILDING AGENCY. ONE SET OF REDLINED DRAWINGS SHALL BE PROVIDED TO THE VERIZON WIRELESS CONSTRUCTION MANAGER.
- THE LATEST EDITION OF ALL PERMITTED AND APPROVED PLANS PERTAINING TO THIS PROJECT SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKERS. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS, EXCEPT FOR THAT SPECIFIED AS REMAINING. THE PROPERTY OF THE BUILDING OR PROPERTY OWNER SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING THROUGHOUT CONSTRUCTION, INCLUDING FINAL CLEAN-UP UPON COMPLETION OF WORK. ALL AREAS ARE TO BE LEFT IN A BRISK CLEAN CONDITION AT THE END OF EACH DAY AND VACUUM CLEAN CONDITION, FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE AT COMPLETION OF WORK.
- THE GENERAL CONTRACTOR MUST PERFORM WORK DURING PROPERTY OWNER'S PREFERRED HOURS TO AVOID DISRUPTION OF NORMAL ACTIVITY.
- ALL EXPOSED METAL SHALL BE HOT-DIPPED GALVANIZED.
- SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF AND WHERE APPLICABLE TO THIS FACILITY AND PROJECT SITE.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA CONSTRUCTION.
- ELECTRICAL POWER SYSTEM SHALL BE GROUNDED PER NEC ARTICLES 250 AND 810.
- ALL NEW OPENINGS IN THE EXTERIOR ENVELOPE OF CONDITIONED SPACES SUCH AS AT WALL AND ROOF PENETRATIONS SHALL BE CALKED OR SEALED TO LIMIT INFILTRATION OF AIR AND MOISTURE.
- UPON COMPLETION OF CONSTRUCTION, VERIZON WIRELESS CONSTRUCTION MANAGER SHALL CONDUCT A WALK-THRU WITH PROPERTY OWNER OR REPRESENTATIVE OF PROPERTY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SYSTEM EQUIPMENT IN A CLEAN WORKING ORDER UNTIL ACCEPTANCE OF THE PROJECT BY VERIZON WIRELESS.
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.



GENERAL NOTES

SITE PLAN



REV.	DATE/BY	REVISION DESCRIPTION
A	06/10/20 SB	100% CD
B	08/17/20 CC	NEN RFDS
C	10/08/20 CC	NEN RFDS
D	01/07/21 SB	DR1
E		

SITE BUILDER:

verizon
 15505 SAND CANYON AVE
 BUILDING 1D 1st FLOOR
 IRVINE, CA 92618
 PHONE (949) 266-7000

CONSULTANT:

BASE CONSULTING
 PO Box 5438, San Clemente, CA 92674
 Mobile: 949.233.2862
 Fax: 949.333.1997

ENGINEER/CONSULTANT:

next step DESIGN, INC
 26170 ENTERPRISE WAY SUITE 400
 LAKE FOREST, CA 92630
 PHONE: (949) 215-3339
 FAX: (949) 437-9375

NO. 208 E. 20-108

SEAL:



SITE INFO:

SITE NAME:
CIRCLE CITY RELO
 SITE ADDRESS:
 505 SOUTH BUENA VISTA AVENUE
 CORONA, CA 92882

SHEET TITLE:

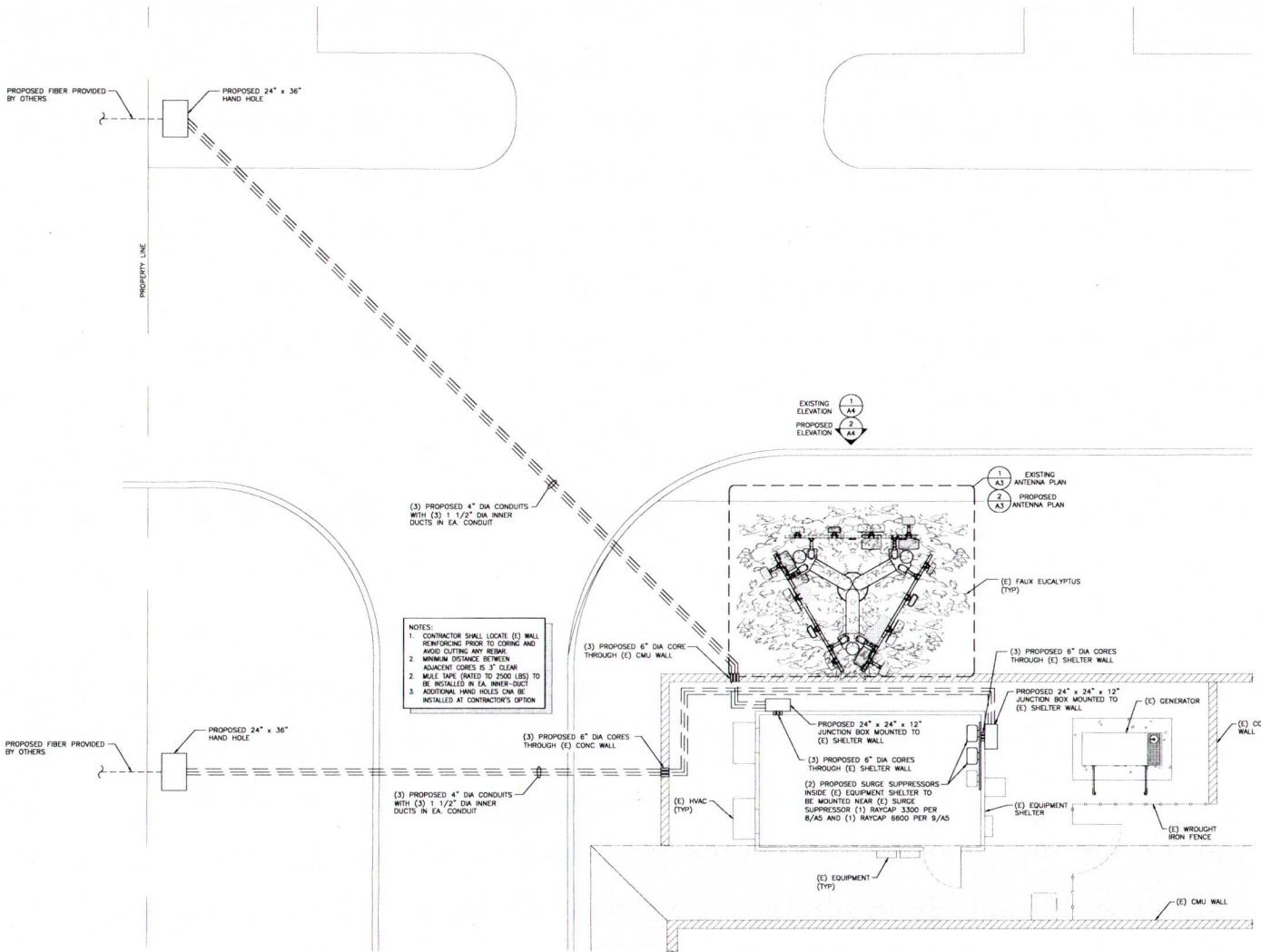
SITE PLAN AND NOTES

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
AT.DWG	DJT	01/07/21

SHEET NUMBER:

A-1



ENLARGED SITE PLAN



REV	DATE/BY	REVISION DESCRIPTION
A	06/10/20 SB	100% CD
B	08/17/20 CC	NEW RFDS
C	10/08/20 CC	NEW RFDS
D	01/07/21 SB	DR#1
E		

SITE BUILDER:

verizon

15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618
PHONE (949) 286-7000

CONSULTANT:



PO Box 5438 San Clemente, CA 92674
Mobile: 949.333.2862
Fax: 949.313.1997

ENGINEER/CONSULTANT:



26170 ENTERPRISE WAY SUITE 400
LAKE FOREST, CA 92630
PHONE: (949) 315-3339
FAX: (949) 457-9375

SEAL:



SITE INFO:

SITE NAME:
CIRCLE CITY RELO

SITE ADDRESS:
505 SOUTH BUENA VISTA AVENUE
CORONA, CA 92882

SHEET TITLE:

ENLARGED SITE PLAN

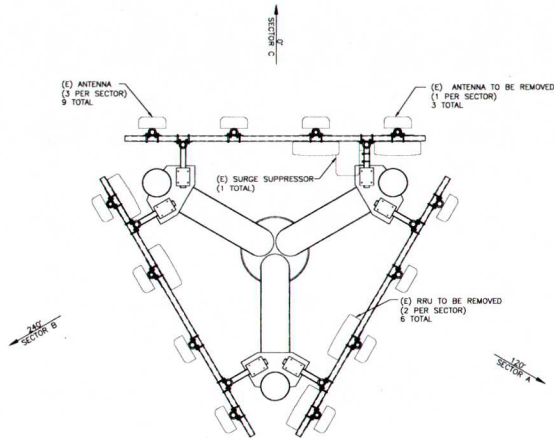
DRAWING INFO:

DWG. NAME: A2.DWG DRAWN BY: DJT DATE: 01/07/21

SHEET NUMBER:

A-2

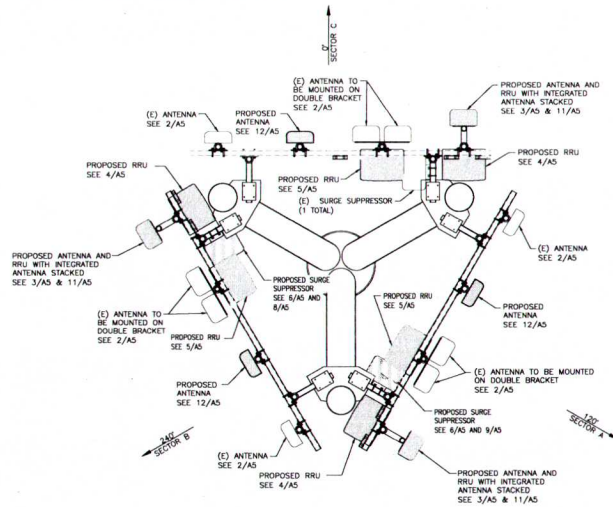
NOTES:
1. ALL ANTENNAS AND EQUIPMENT SHOWN ARE VERIZON WIRELESS U.O.N.



EXISTING ANTENNA PLAN

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

NOTES:
1. ALL ANTENNAS AND EQUIPMENT SHOWN ARE VERIZON WIRELESS U.O.N.
2. ALL EQUIPMENT ON MONGEALYPTUS IS TO BE PAINTED GREEN FOR CONCEALMENT.



PROPOSED ANTENNA PLAN

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

REV.	DATE/BY:	REVISION DESCRIPTION:
A	06/10/20 SB	100% CD
B	08/17/20 CC	NEW RFDS
C	10/08/20 CC	NEW RFDS
D	01/07/21 SB	DRM
E		

SITE BUILDER:

verizon
15505 SAND CANYON AVE.
BUILDING 1D 1st FLOOR
IRVINE, CA 92618
PHONE (949) 266-7000

CONSULTANT:

BASE CONSULTING
PO Box 5434, San Clemente, CA 92674
Mobile: 949.233.2862
Fax: 949.313.1997

ENGINEER/CONSULTANT:

next step DESIGN, INC

26170 ENTERPRISE WAY SUITE 400
LAKE FOREST, CA 92633
PHONE: (949) 215-3339
FAX: (949) 457-9375

NO. 003 P. 20-100

SEAL:



SITE INFO:

SITE NAME:
CIRCLE CITY RELO
SITE ADDRESS:
505 SOUTH BUENA VISTA AVENUE
CORONA, CA 92882

SHEET TITLE:

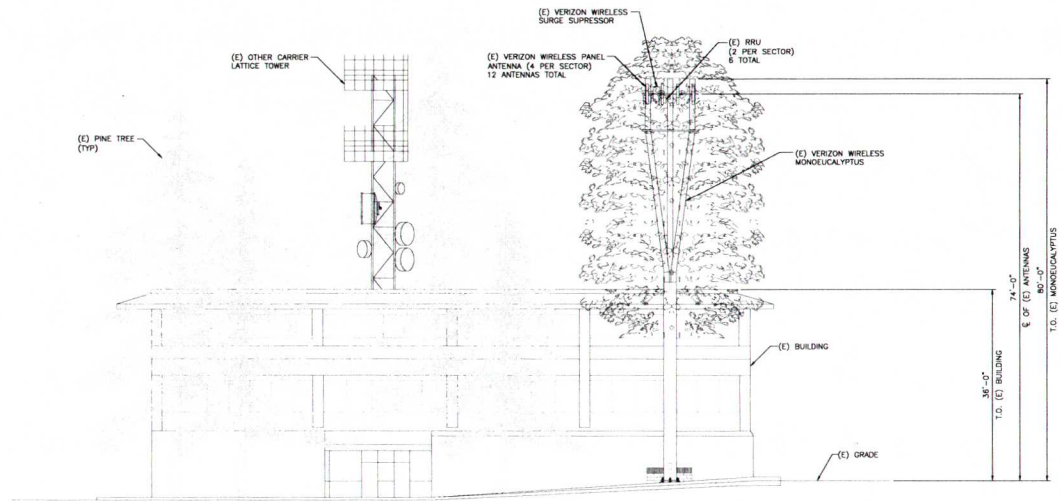
ENLARGED SITE PLAN

DRAWING INFO:

DWG. NAME: A3.DWG
DRAWN BY: DJT
DATE: 01/07/21

SHEET NUMBER

A-3

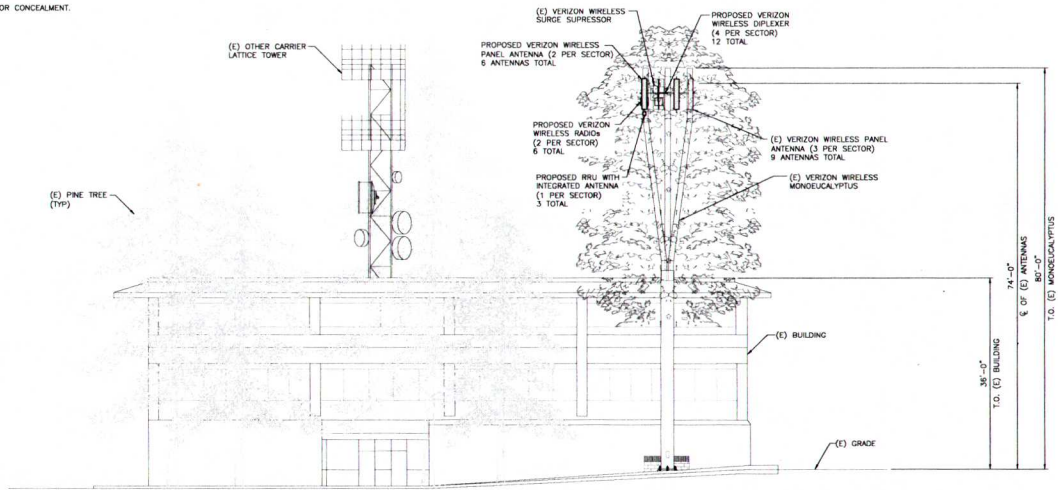


EXISTING NORTH ELEVATION

SCALE: 3/32"=1' 0" 1" 5" 10" 20"

1

NOTE:
ALL EQUIPMENT ON MONOUCALYPTUS TO BE PAINTED GREEN FOR CONCEALMENT.



PROPOSED NORTH ELEVATION

SCALE: 3/32"=1' 0" 1" 5" 10" 20"

2

REV.	DATE/BY:	REVISION DESCRIPTION:
A	06/10/20 SB	100% CD
B	08/17/20 CC	NEW RFDS
C	10/08/20 CC	NEW RFDS
D	01/07/21 SB	DRM1
E		

SITE BUILDER:

verizon
 15505 SAND CANYON AVE.
 BUILDING 1D 1st. FLOOR
 IRVINE, CA 92618
 PHONE (949) 286-7000

CONSULTANT:

BASE
 CONSULTING
 PO Box 5429 San Clemente, CA 92674
 Mobile: 949.313.2862
 Fax: 949.313.1997

ENGINEER/CONSULTANT:

next step
 DESIGN, INC
 26170 ENTERPRISE WAY SUITE 400
 LAKE FOREST, CA 92630
 PHONE: (949) 215-3339
 FAX: (949) 457-9375

SEAL:



SITE INFO:

SITE NAME:
CIRCLE CITY RELO
 SITE ADDRESS:
 505 SOUTH BUENA VISTA AVENUE
 CORONA, CA 92882

SHEET TITLE:

ELEVATIONS

DRAWING INFO:

DWG. NAME: A4.DWG DRAWN BY: DJT DATE: 01/07/21

SHEET NUMBER:

A-4

<p>UTILITY TRENCH</p>	<p>RRU SPECIFICATIONS</p>	<p>NOTES: 1. ALL STEEL AND FASTENERS TO BE GALVANIZED. 2. ANTENNA ASSEMBLY CONSISTS OF ANTENNA AND TWO MOUNTING BRACKETS. EACH BRACKET IS ATTACHED TO THE PIPE WITH (2) 3/8\"/> <p>ANTENNA/RRU MOUNT</p> </p>	<p>NOTE: RRU ATTACHMENT NOT SHOWN FOR CLARITY SEE DETAIL 4/A5 AND 5/A5 FOR RRU ATTACHMENT</p> <p>DOUBLE ANTENNA MOUNTING BRACKET</p>
<p>RRU WITH INTEGRATED ANTENNA INFORMATION: HEIGHT: 8.4\"/> <p>RRU WITH INTEGRATED ANTENNA SPECS</p> </p>	<p>NOTE: SEE 7/A4 FOR ANTENNA MOUNTING</p> <p>MANUFACTURER: RAYCAP MODEL: R3000-3300 DIMENSIONS, HxWxD: 28.9\"/> <p>SURGE SUPPRESSOR</p> </p>	<p>NOTE: ALL STEEL AND FASTENERS TO BE GALVANIZED.</p> <p>RRU MOUNT</p>	<p>ANTENNA MANUFACTURER: COMSCOPE ANTENNA MODEL: SBRH-10850B DIMENSIONS, HxWxD: 72.8\"/> <p>ANTENNA SPECIFICATIONS</p> </p>
<p>ANTENNA MANUFACTURER: VERIZON ANTENNA MODEL: VZD1 DIMENSIONS, HxWxD: 30.4\"/> <p>ANTENNA SPECIFICATIONS</p> </p>	<p>MANUFACTURER: RAYCAP MODEL: R3000-6600-PF-48 DIMENSIONS, HxWxD: 19.8\"/> <p>SURGE SUPPRESSOR</p> </p>	<p>NOTE: ALL STEEL AND FASTENERS TO BE GALVANIZED.</p> <p>SURGE SUPPRESSOR MOUNT ON STANDOFF</p>	<p>ANTENNA MANUFACTURER: ERICSSON ANTENNA MODEL: STREETMACRO 6701 DIMENSIONS, HxWxD: 20.2\"/> <p>ANTENNA SPECIFICATIONS</p> </p>

REV.	DATE/BY:	REVISION DESCRIPTION:
A	06/10/20 SB	100% CD
B	06/17/20 CC	NEW RFD5
C	10/08/20 CC	NEW RFD5
D	01/07/21 SB	DRM1
E		

SITE BUILDER:

15505 SAND CANYON AVE.
BUILDING 1ST FLOOR
IRVINE, CA 92618
PHONE (949) 286-7000

CONSULTANT:

PO Box 5438 San Clemente, CA 92674
Mobile: 949.313.2862
Fax: 949.313.1997

ENGINEER/CONSULTANT:

26170 ENTERPRISE WAY SUITE 400
LAKE FOREST, CA 92630
PHONE: (949) 215-3339
FAX: (949) 457-9375

NO. 008 10-100

SEAL:

SITE INFO:

SITE NAME:
CIRCLE CITY RELO

SITE ADDRESS:
505 SOUTH BUENA VISTA AVENUE
CORONA, CA 92882

SHEET TITLE:
DETAILS

DRAWING INFO:
DWG. NAME: AS.DWG
DRAWN BY: DJT
DATE: 01/07/21

SHEET NUMBER:
A-5

GENERAL NOTES:

- DESIGN CRITERIA:
DESIGN CODE: 2019 CALIFORNIA BUILDING CODE (CBC)
S_w = 2.0g SDG = D
S_s = .763 WIND SPEED = 74 M.P.H. (A.S.D.)
F_w = 1.0 WIND EXPOSURE = C
F_s = 1.7
- ALL MATERIALS AND WORK PERFORMED SHALL CONFORM WITH THE REQUIREMENTS OF THE CODE AND GOVERNING BUILDING ORDINANCES.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
- WHERE A SECTION OR TYPICAL DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THIS ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.
- ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL, IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OF LABOR SPECIFIED.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES INCLUDING, BUT NOT LIMITED TO, BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT OR ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
- GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS PRIOR TO BIDDING AND COMMENCING CONSTRUCTION. ALL DIMENSIONS CONTROLLED BY EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONNECTION WITH THE EXECUTION OF THIS WORK.
- GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.

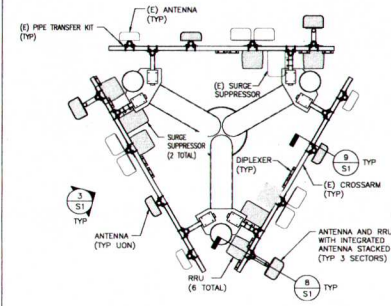
FOUNDATION:

FOUNDATION DESIGN IS BASED ON TABLE 1806.2

- ALLOWABLE BEARING: 1500 PSF
LATERAL BEARING: 100 PSF
SLIDING RESISTANCE: 130 PSF

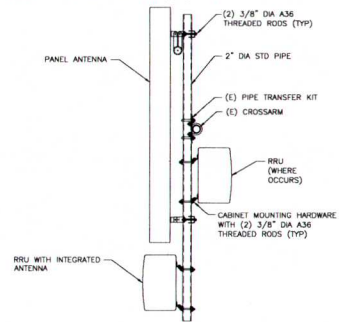
ABBREVIATIONS:

- | | |
|----------------------|-----------------------------|
| AB = ANCHOR BOLT | MIN = MINIMUM |
| BTM = BOTTOM | (N) = NEW |
| CLM = CLEAR | NTS = NOT TO SCALE |
| CONC = CONCRETE | NS = NEAR SIDE |
| CONT = CONTINUOUS | O.C. = ON CENTER |
| DM = DIMENSION | OD = OUTSIDE DIAMETER |
| DLR = DOUBLE | OH = OPPOSITE HAND |
| DM = DIAMETER | PLCS = PLACES |
| (E) = EXISTING | REQ'D = REQUIRED |
| EA = EACH | SI = SIMILAR |
| EQ = EQUAL | SD = SQUARE |
| FTN = FOUNDATION | STD = STANDARD |
| FS = FAR SIDE | STIFF = STIFFENER |
| FTC = FOOTING | THK = THICK |
| HORIZ = HORIZONTAL | T.O. = TOP OF |
| HSS = TUBE STEEL | TYP = TYPICAL |
| ID = INSIDE DIAMETER | UN = UNLESS OTHERWISE NOTED |
| MB = MACHINE BOLT | VERT = VERTICAL |



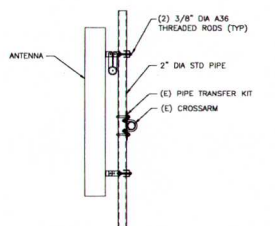
ANTENNA MOUNT (PLAN) 7

- NOTES:
1. ALL STEEL TO BE GALVANIZED.
2. ANTENNA ASSEMBLY CONSISTS OF ANTENNA AND TWO MOUNTING BRACKETS. EACH BRACKET IS ATTACHED TO THE PIPE WITH (2) 3/8" DIA A36 THREADED RODS.

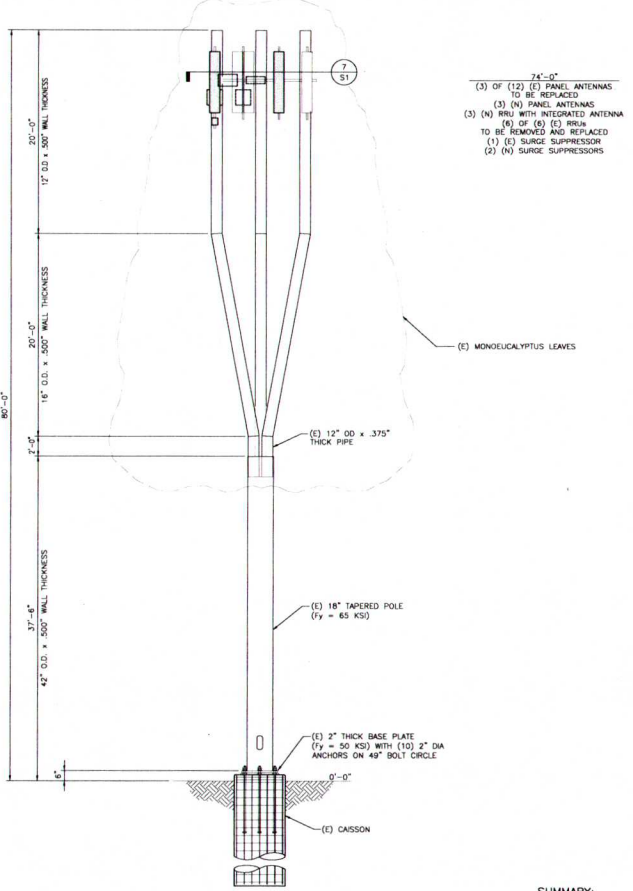


DUAL ANTENNA MOUNT (SECTION) 8

- NOTES:
1. ALL STEEL TO BE GALVANIZED.
2. ANTENNA ASSEMBLY CONSISTS OF ANTENNA AND TWO MOUNTING BRACKETS. EACH BRACKET IS ATTACHED TO THE PIPE WITH (2) 3/8" DIA A36 THREADED RODS.



ANTENNA MOUNT (SECTION) 9



EXISTING MONOEUCALYPTUS ELEVATION 3

- NOTES:
(3) OF (12) (E) PANEL ANTENNAS TO BE REPLACED
(3) (N) PANEL ANTENNAS
(3) (N) RRU WITH INTEGRATED ANTENNA
(6) OF (E) (E) BRUN TO BE REMOVED AND REPLACED
(1) (E) SURGE SUPPRESSOR
(2) (N) SURGE SUPPRESSORS

SUMMARY:
EXISTING POLE IS ADEQUATE TO SUPPORT LOADING SHOWN

BASE REACTIONS:
AXIAL: 26.9 KIPS
SHEAR: 25.1 KIPS
MOMENT: 1.24 KIP-FT

REV	DATE/BY	REVISION DESCRIPTION
A	06/07/20 SB	100% CD
B	08/17/20 CC	NEW RFDS
C	10/08/20 CC	NEW RFDS
D	01/07/21 SB	DR#1
E		

SITE BUILDER:

verizon

15505 SAND CANYON AVE.
BUILDING 1D 1st. FLOOR
IRVINE, CA 92618
PHONE (949) 266-7000

CONSULTANT:

BASE CONSULTING

PO Box 5438, San Clemente, CA 92674
Mobile: 949.313.2862
Fax: 949.313.1997

ENGINEER/CONSULTANT:

next step DESIGN, INC

26170 ENTERPRISE WAY SUITE 400
LAKE FOREST, CA 92650
PHONE: (949) 211-8339
FAX: (949) 457-9375

402 DR B - 10/08

SEAL:

SITE INFO:

SITE NAME:

CIRCLE CITY RELO

SITE ADDRESS:

505 SOUTH BUENA VISTA AVENUE
CORONA, CA 92882

SHEET TITLE:

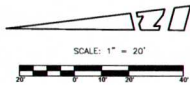
POLE ELEVATION NOTES AND DETAILS

DRAWING INFO		
DWG. NAME:	DRAWN BY:	DATE:
SI DWG	DJT	01/07/21

SHEET NUMBER:

S-1

CONSTRUCTION NOTES



LEGEND:

- AC ASPHALT CONCRETE
- ACU AIR CONDITIONING UNIT
- BLD BUILDING
- BRN BRANCH
- BTM BOTTOM
- BW BACK OF WALK
- C-ML C-CORNER
- CH CABLE HOUSING
- CPD CONCRETE PAD
- D DIAMETER
- EOC EDGE OF CONCRETE
- EPB ELECTRICAL PULL BOX
- EPNL ELECTRICAL PANEL
- FD FOUND
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- FP FLAG POLE
- FS FINISHED SURFACE
- CC GAS CAN
- GEN GENERATOR
- GL GUTTER LIP
- H HEIGHT
- HCP ADA PARKING
- ICV IRRIGATION CONTROL VALVE
- IN INCHES
- IP IRON PIPE
- JBX JUNCTION BOX
- MS MOW STRIP
- NG NATURAL GROUND
- OH OVERHANG
- OSTW OUTSIDE FACE OF WALL
- PB PULL BOX
- PK PK WALL
- RFL ROOF LINE
- S/W SPRINKLER AND WASHER
- SHT SHELTER
- SL STREET LIGHT
- SMH SEWER MANHOLE
- SPLT STEEL PLATE
- SS STREET SIGN
- STR STAIRS
- TC TOP OF CURB
- TOE TOE OF SLOPE
- TOP TOP OF SLOPE
- TP TOP
- TR TREE
- TRN TRANSFORMER
- TRPN PINK TREE
- TSPB TRAFFIC SIGNAL PULL BOX
- TW TOP OF WALL
- UCAB UTILITY CABINET
- UPNL UTILITY PANEL
- WF WROUGHT IRON FENCE
- WM WATER METER
- WV WATER VALVE
- YL YARD LIGHT
- ADA PARKING
- BLOCK WALL
- C CENTERLINE
- F FIRE HYDRANT
- FM FOUND MONUMENT
- I IRRIGATION CONTROL VALVE
- S SEMI MANHOLE
- SL STREET LIGHT
- SS STREET SIGN
- TSPB TRAFFIC SIGNAL PULL BOX
- WM WATER METER
- WV WATER VALVE
- WF WROUGHT IRON FENCE
- YL YARD LIGHT

BASIS OF BEARINGS:

THE CENTERLINE OF BUENA VISTA AVENUE BEING NORTH 07°28'00" EAST PER PARCEL MAP NO. 20826, P.M.B. 130/42-44, RECORDS OF RIVERSIDE COUNTY.

ASSASSOR'S IDENTIFICATION:
RIVERSIDE COUNTY A.P.N. 118-270-048

AREA:

2.82± ACRES PER RIVERSIDE COUNTY ASSESSOR

DATE OF SURVEY:
MAY 01, 2019

SURVEYORS NOTE:

THE PROPERTY LINES SHOWN HEREON DO NOT CONSTITUTE A BOUNDARY SURVEY. THEY HAVE BEEN RETRACED FROM RECORD INFORMATION. THEIR LOCATIONS ARE APPROXIMATE AND ARE SHOWN FOR INFORMATION PURPOSES ONLY.

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK "BM 672"
UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 672" AS SHOWN ON THE "CORONA NORTH" 7.5 MINUTE QUADRANGLE MAP. ELEVATION: 874.5 FEET A.M.S.L. (NAVD83) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:

COMMONWEALTH LAND TITLE INSURANCE COMPANY, CONDITION OF TITLE GUARANTEE, ORDER NO. 92008408-920-CM1-CM8, DATED AS OF APRIL 1, 2019.

LIVING PLANTS STATEMENT:

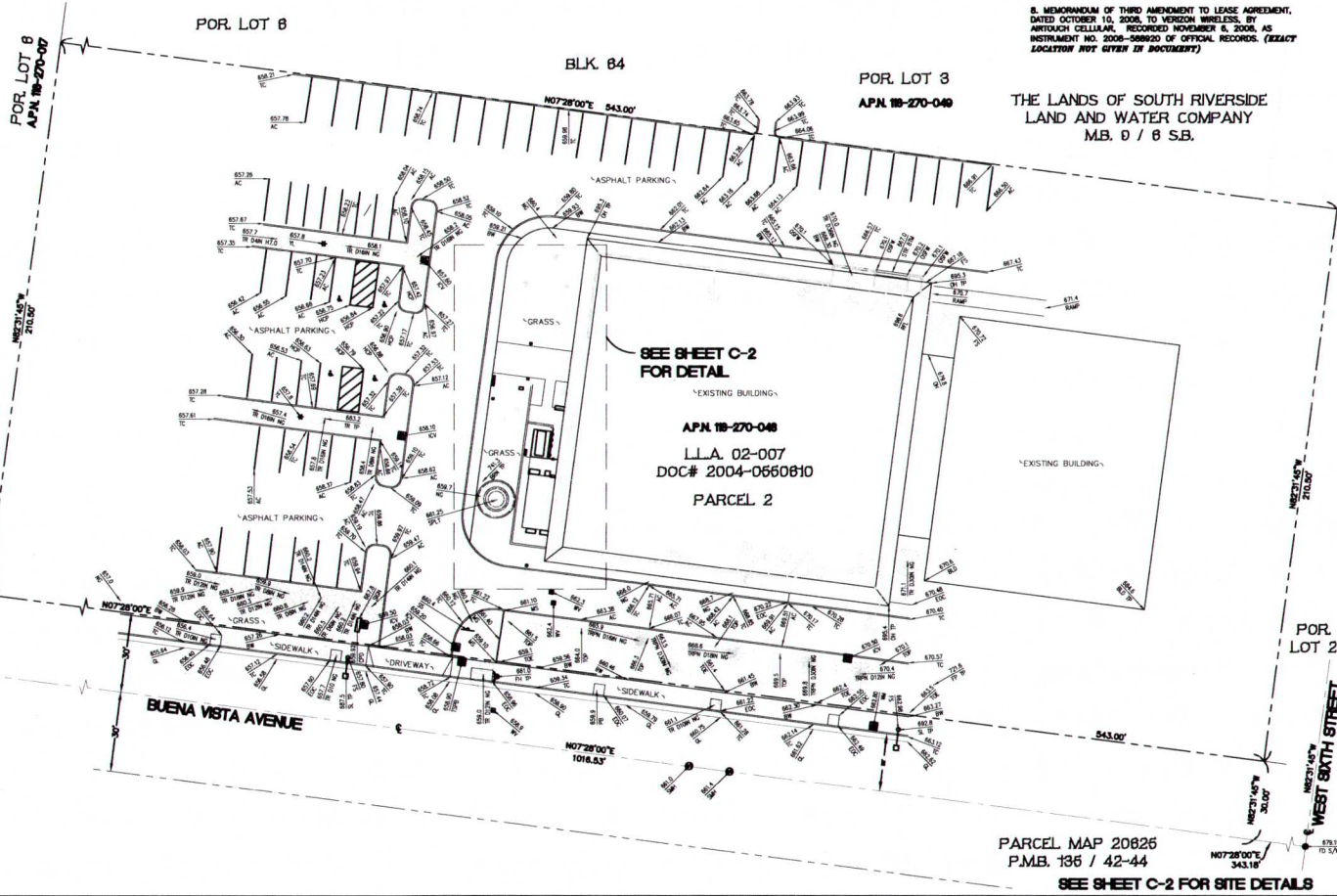
THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (±) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THAT PORTION OF LOTS 1, 2, 3, 4 AND A PORTION OF LOTS 5 AND 6 IN BLOCK 84 OF THE LANDS OF THE SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 9 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 07° 28' 01" EAST ALONG THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 303.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 82° 31' 23" EAST, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 6 A DISTANCE OF 210.50 FEET; THENCE NORTH 07° 28' 01" EAST, PARALLEL WITH THE WESTERLY LINE OF SAID LOTS 2, 3 AND 6 A DISTANCE OF 543.00 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 143.60 FEET OF SAID LOT 6; THENCE NORTH 02° 31' 23" WEST ALONG SAID SOUTHERLY LINE OF THE NORTHERLY 143.60 FEET OF SAID LOT 6 A DISTANCE OF 210.50 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 6; THENCE SOUTH 07° 28' 01" WEST ALONG THE WESTERLY LINE OF SAID LOTS 2, 3 AND 6 A DISTANCE OF 543.00 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENT NOTES:

1. EASEMENT(S) SHOWN HEREON ARE PER COMMONWEALTH LAND TITLE INSURANCE COMPANY, CONDITION OF TITLE GUARANTEE, ORDER NO. 92008408-920-CM1-CM8, DATED AS OF APRIL 1, 2019.
2. AN EASEMENT FOR WATER PIPES AND DITCHES, FLUMES AND CONDUITS, RECORDED DECEMBER 15, 1987 IN BOOK 87, PAGE 304, OF DEEDS, OF SAN BERNARDINO COUNTY, RECORDED MARCH 2, 1988, IN BOOK 83, PAGE 226, OF DEEDS, OF SAN BERNARDINO COUNTY. (EXACT LOCATION OF EASEM. NOT SHOWN IN DOCUMENTS)
3. AN EASEMENT FOR STREET PURPOSES WITHIN THE EAST ONE-HALF OF BUENA VISTA AVENUE, AS SHOWN ON LANDS OF THE SOUTH RIVERSIDE LAND AND WATER COMPANY, M.B. 9/8. (CONTAINED WITHIN BUENA VISTA AVE.)
4. MEMORANDUM OF LEASE TO VERIZON WIRELESS, BY ANTIOUCH CELLULAR, RECORDED SEPTEMBER 3, 2003, AS INSTRUMENT NO. 2003-079514 OF OFFICIAL RECORDS. (EXACT LOCATION NOT GIVEN IN DOCUMENT)
5. LOT LINE ADJUSTMENT RESOLUTION NO. LLA 02-007, RECORDED JULY 15, 2004, AS INSTRUMENT NO. 2004-306610 OF OFFICIAL RECORDS. (EXACT PROPERTY IS PARCELS 2 & 6 OF LOT LINE ADJUST.)
6. MEMORANDUM OF THIRD AMENDMENT TO LEASE AGREEMENT, DATED OCTOBER 10, 2006, TO VERIZON WIRELESS, BY ANTIOUCH CELLULAR, RECORDED NOVEMBER 6, 2006, AS INSTRUMENT NO. 2006-588620 OF OFFICIAL RECORDS. (EXACT LOCATION NOT GIVEN IN DOCUMENT)

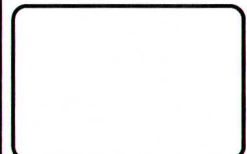
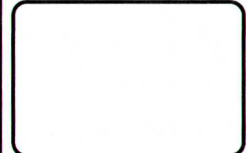


PARCEL MAP 20826
P.M.B. 136 / 42-44
SEE SHEET C-2 FOR SITE DETAILS

REV.	DATE/BY	REVISION DESCRIPTION
1	05/04/19 MDL	ISSUED FOR REVIEW
2	05/05/19 JA	ADDED TITLE INFO

SURVEYOR:

BERT HARRIS
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3159 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX
JN 804 022



SITE INFO:

SITE NAME:
CIRCLE CITY RELO

SITE ADDRESS:
505 SOUTH BUENA VISTA AVENUE
CORONA, CA 92882

SHEET TITLE:

TOPOGRAPHIC SURVEY

DRAWING INFO:

DWG. NAME: CIRCLE CITY RELO	DRAWN BY: MDL	DATE: 05/04/19
--------------------------------	------------------	-------------------

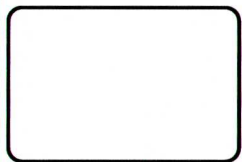
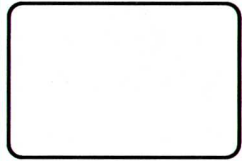
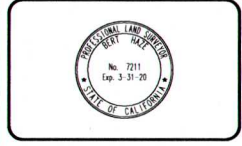
SHEET NUMBER:

1 OF 2	C-1
--------	-----

REV.	DATE/BY:	REVISION DESCRIPTION:
1	05/09/19	ISSUED FOR REVIEW
	MDL	
2	05/15/19	ADDED TITLE INFO
	JA	

SURVEYOR:

BERT HASE
 AND ASSOCIATES, INC.
LAND SURVEY & MAPPING
 3150 AIRWAY AVENUE, SUITE K1
 COSTA MESA, CALIFORNIA 92626
 714-557-1067 OFFICE
 714-557-1568 FAX
 JN. 804-022



SITE INFO:

SITE NAME:
CIRCLE CITY RELO

SITE ADDRESS:
 505 SOUTH BUENA VISTA AVENUE
 CORONA, CA 92682

SHEET TITLE:

TOPOGRAPHIC SURVEY

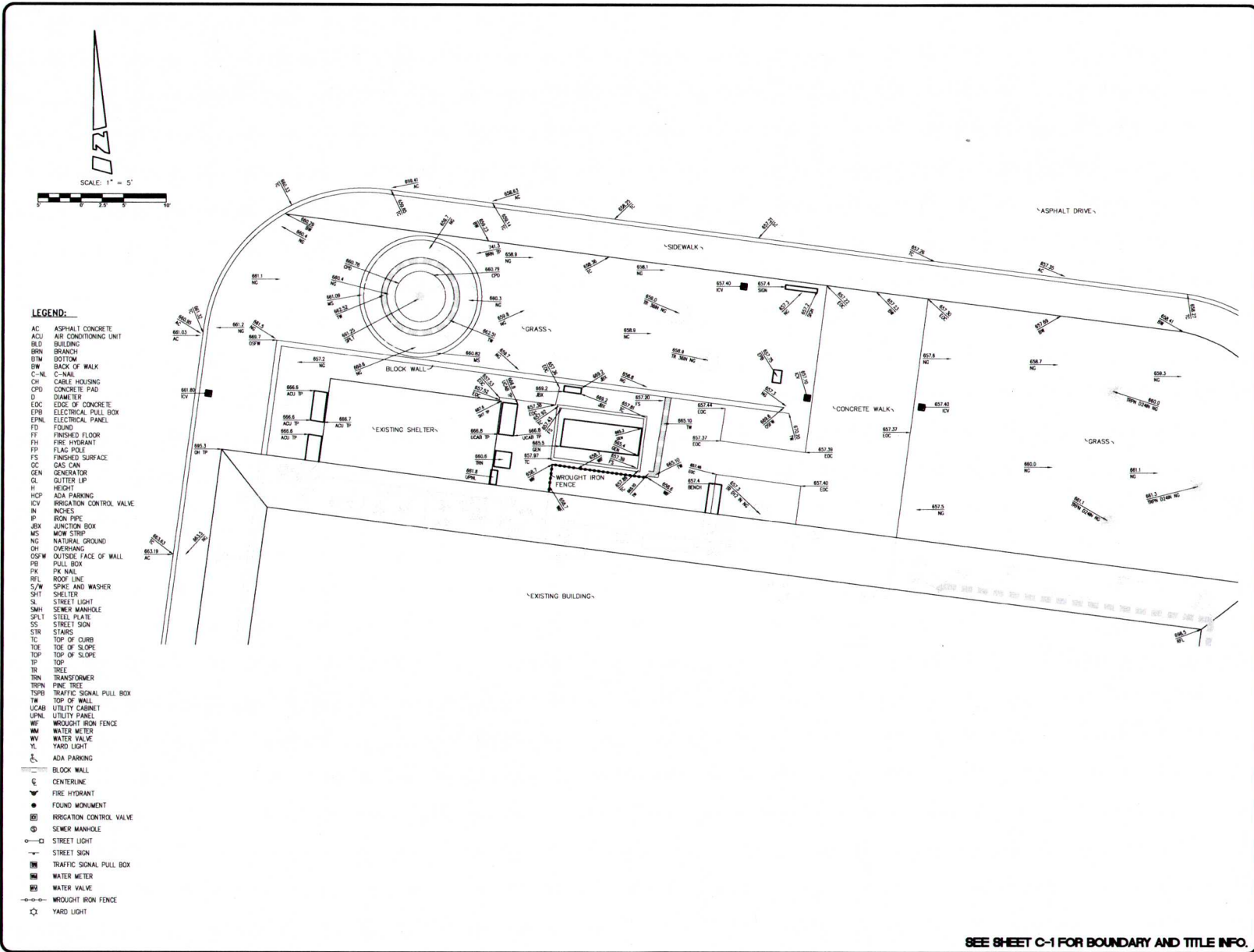
DRAWING INFO:

DWG. NAME: CIRCLE CITY RELO	DRAWN BY: MDL	DATE: 05/09/19
--------------------------------	------------------	-------------------

SHEET NUMBER:

2 OF 2	C-2
--------	-----

SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO.



Riverside County Wireless Facility Application Form

RETURN THIS APPLICATION AND FEES TO:		Date Received: _____
County of Riverside Facilities Management 3133 Mission Ave. Inn Riverside, CA 92507	Attn: Peter Komar	Revision Dates: _____
	e-mail: PKomar@rivco.org	_____
	Office: 951-955-8409	_____
	fax: 951-955-4800	Site Name: _____
		Site Number: _____

APPLICANT INFORMATION

Applicant (Carrier): <u>Verizon Wireless</u>	Primary Contact Name: <u>Tod Petty</u>
Applicant Site Name: <u>Circle City</u>	Company Name: <u>Base Consulting</u>
Applicant Site Number: <u>123840</u>	Primary Contact Number: <u>714-292-6542</u>
	Primary Contact Fax: _____
Proposed Installation Date: <u>N/A</u>	
Proposed ON AIR Date: <u>N/A</u>	
Applicant Entity Name on Lease Agreement: <u>Los Angeles SMSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless</u>	Primary Contact Address: <u>28562 Oso Pkwy, D-233 Rancho Santa Margarita, CA 92688</u>
<u>180 Washington Valley Rd. Bedminster, NJ 07921</u>	
Notice Address for Lease: _____	
Billing Address: _____	Primary Contact Email: <u>Tod@baseconsultingco.com</u>

ADDITIONAL CARRIER INFORMATION

Leasing Contact Name/Number:	<u>Tod Petty / 714-292-6542</u>
RF Contact Name/Number:	<u>Tony Silva / 949-286-7026</u>
Legal Review Contact Name/Number:	<u>N/A</u>
Zoning Contact Name/Number:	<u>Tod Petty / 714-292-6542</u>
Construction Contact Name/Number:	<u>William De La Hoya / 951-295-2290</u>
Emergency Contact Name/Number:	<u>Network Operations / 800-242-7622</u>

BUILDING INFORMATION

Latitude:	33-52-41.89			Existing Structure Type:	Monoecalyptus
Longitude:	117-34-37.49			Existing Structure Height (ft AGL):	80'
Site Address:	County: Riverside		State: CA	Zip:	

ANTENNAS

Sector	Sector 1	Sector 2	Sector 3	Sector 4	Micro Wave / GPS
Desired Rad Center (ft AGL)	74'	74'	74'		
Antenna Quantity	3/1/1/1	3/1/1/1	3/1/1/1		(6) RRUS/(3) Surge Suppressors/(12) Diplexers
Antenna Manufacturer	Commscope/ VzW/Ericsson/Ericsson	Commscope/ VzW/Ericsson/Ericsson	Commscope/ VzW/Ericsson/Ericsson		N/A
Antenna Model (Attach Spec Sheet)	SBNHH/1D6 5B/VZE01 / StreetMacro 6701 / KRE101225 1	SBNHH/1D6 5B/VZE01 / StreetMacro 6701 / KRE101225 1	SBNHH/1D6 5B/VZE01 / StreetMacro 6701 / KRE101225 1		
Weight (lbs per antenna)	40.6 / 81.6 / 31 / 10.1	40.6 / 81.6 / 31 / 10.1	40.6 / 81.6 / 31 / 10.1		105 lbs / 14 lbs / 2.6 lbs

**Riverside County Wireless Facility
Application Form**

Antenna Model (Attach Spec Sheet)	Weight (lbs per antenna)	Antenna Dimensions (HxWxD) (in)	ERP (watts)	Antenna Gain (dB)	Orientation/Azimuth (Degrees)	Mechanical Tilt	Channels	Mount Mfg and Model (Attach Spec Sheet)	Tower Mounting Height (On Tower)	Transmit Frequency (MHz)	Receive Frequency (MHz)	Number of Coax Cables (PER ANTENNA)	Diameter of Coax Cables (in)	Type of Service (i.e. CDMA, GSM, TDMA, CDMA, PCS, LTW & AWS)	PAGING:
SBNHH-1D65B / VZE01 / StreetMac ro 6701 / KRE1012	40.6 / 81.6 / 31 / 10.1	72.6x11.9 / x7.1 / 30.4x15.9 / x8.1 / 20.2x7.9x	8.4x7.9x5 / 5 /		120					835-844Mhz / 728-734 Mhz / 704-710 Mhz / 746-757 Mhz / 1970 Mhz / 2130 Mhz	835-844Mhz / 728-734 Mhz / 704-710 Mhz / 746-757 Mhz / 1970 Mhz / 2130 Mhz	2	7/8"	CDMA, PCS, LTW & AWS	
SBNHH-1D65B / VZE01 / StreetMac ro 6701 / KRE1012	40.6 / 81.6 / 31 / 10.1	72.6x11.9 / x7.1 / 30.4x15.9 / x8.1 / 20.2x7.9x	8.4x7.9x5 / 5 /		240					889Mhz / 698-734 Mhz / 744-740 Mhz / 776-787 Mhz / 1730 Mhz / 1890 Mhz	889Mhz / 698-734 Mhz / 744-740 Mhz / 776-787 Mhz / 1730 Mhz / 1890 Mhz	2	7/8"	CDMA, PCS, LTW & AWS	
SBNHH-1D65B / VZE01 / StreetMac ro 6701 / KRE1012	40.6 / 81.6 / 31 / 10.1	72.6x11.9 / x7.1 / 30.4x15.9 / x8.1 / 20.2x7.9x	8.4x7.9x5 / 5 /		0					889Mhz / 698-734 Mhz / 744-740 Mhz / 776-787 Mhz / 1730 Mhz / 1890 Mhz	889Mhz / 698-734 Mhz / 744-740 Mhz / 776-787 Mhz / 1730 Mhz / 1890 Mhz	2	7/8"	CDMA, PCS, LTW & AWS	
	105 lbs / 14 lbs / 2.6 lbs	28"x19"x14" / 19.6"x10.9"x10.6 / 5.8"x6.5"x1.5"										4	1 5/8"		

Riverside County Wireless Facility Application Form

EQUIPMENT SPACE REQUIREMENTS

Equip. Enclosure Type: <u>NA</u>	Number of Radio Cabinets: _____
Total Lease Area Requested (HxWxD)(ft):	822 sq ft (equipment space)
Actual Cabinet Dimensions (HxWxD)(ft):	
	154 sq ft (tower space)

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:	<u>Attached</u> <u>Separate</u> <u>None</u>
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.

County of Riverside
Facilities Management
3133 Mission Inn Avenue, Riverside, CA

FOR COUNTY CLERK USE ONLY

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

12/10/21
Date

YR
Initial

NOTICE OF EXEMPTION

October 20, 2021

Project Name: First Amendment to Lease Agreement with Los Angeles SMSA Limited Partnership, dba Verizon Wireless, Corona County Administrative Center (CAC)

Project Number: FM047166001400

Project Location: 505 South Buena Vista Avenue, north of West 6th Street, Corona, California 92882 Assessor's Parcel Number (APN) 118-270-048

Description of Project: In October 2000, the County entered into a lease with Verizon Wireless, which enabled Verizon Wireless to install a prefabricated shed near the front entrance of the Corona CAC building and to install antenna equipment on the County's roof-mounted tower structure. The building has since become the subject of a Joint Occupancy Agreement with the State of California for the courts. Access to the rooftop has become an issue along with support of the weight of the antennae. The existing lease term expired on June 30, 2013 and was replaced by a sublease agreement on July 1, 2014, wherein Verizon was permitted to construct a new self-supporting disguised tower structure on the grounds on the north side of the building proximate to their existing shed. The new tower resembles a eucalyptus tree.

The County is seeking a First Amendment to the Lease Agreement whereas County and Verizon Wireless have agreed to amend the Lease Agreement to (i) memorialize the modifications to Verizon's equipment within the Premises, (ii) increase the Premises to include additional fiber routes, (iii) replace certain exhibits attached to the Agreement and (iv) amend the amount and payment date of Rent. The First Amendment to the Lease Agreement with Verizon Wireless is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the letting of property involving existing facilities; no expansion of the existing facility will occur. The operation of the facility will continue to provide communication services. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County Facilities Management


Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

DEC 07 2021 3.14

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 involve unusual circumstances that could potentially have a significant effect on the environment. 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 First Amendment to the Lease Agreement.

- **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 a Lease Agreement regarding existing communications and associated equipment. The project would include additional fiber routes and modifications to existing equipment but will not require physical modifications to the existing site and would not substantially increase or expand the use of the site; use is limited to the continued use of the site in a similar capacity; 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 First Amendment to the Lease Agreement 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 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.

Therefore, the County of Riverside Facilities Management 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: 10/20/21
Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

**Project Name: Approval of the Second Amendment to Lease with Juhns Rialto
Investment, LLC, 2055 North Perris Boulevard, Building B, Perris**

Accounting String: 524830-47220-7200400000 - FM042552005900

DATE: October 20, 2021

AGENCY: Riverside County Facilities Management

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, Facilities Management

Signature: 

PRESENTED BY: Candice Diaz, Real Property Agent, Facilities Management

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

County of Riverside
Facilities Management
3133 Mission Inn Ave, Riverside, CA 92507

Date: October 20, 2021
To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk
From: Mike Sullivan, Senior Environmental Planner, Facilities Management
Subject: **County of Riverside Facilities Management Project # FM042552005900**
Approval of the Second Amendment to Lease with Juhns Rialto Investment, LLC, 2055 North
Perris Boulevard, Building B, Perris

The Riverside County's Facilities Management'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 #2600

Attention: Mike Sullivan, Senior Environmental Planner,

Facilities Management,

3133 Mission Ave, Riverside, CA 92507

If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file

505 s Buena Vista Avenue



Legend

- Parcels
- Blueline Streams
- ⋯ City Areas

Notes



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 385 770 Feet

REPORT PRINTED ON... 10/13/2021 10:02:56 AM

© Riverside County GIS