

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AGENDA NO.  
**21.2**  
(MT 25567)

**MEETING DATE:**  
August 27, 2024

10:00 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on PLOT PLAN WIRELESS No. 220007 – Categorically Exempt (Section 15303 - Class 3 - New Construction or Conversion of Small Structures) – Applicant: Smart Link Group, LLC – Engineer/Representative: Tyne Allaman – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – (General Plan) Land Use: Community Development: Light Industrial (CD:LI) – Zoning: M-M (Manufacturing - Medium) – APN: 402-130-009 – Location: North of High Street, east of Winesap Avenue, west of Bellflower Avenue, and south of Dutton Street, specifically 40590 High Street - REQUEST: Appeal of the January 22, 2024 Director’s Hearing approval decision for the construction of a new, 70-foot tall disguised wireless communication facility and accompanying ground-mounted accessory equipment, including cabinets, and a backup generator, along with new landscaping and security enclosure. District 5.

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, November 5, 2024, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 27, 2024 of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors  
Dated: August 27, 2024  
Kimberly A. Rector, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: *Maemy L.* Deputy

AGENDA NO.  
**21.2**

xc: Planning, COB

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



ITEM: 21.2  
(ID # 25715)

**MEETING DATE:**  
Tuesday, August 27, 2024

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on PLOT PLAN WIRELESS No. 220007 – Categorically Exempt (Section 15303 - Class 3 - New Construction or Conversion of Small Structures) – Applicant: Smart Link Group, LLC – Engineer/Representative: Tyne Allaman – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – (General Plan) Land Use: Community Development: Light Industrial (CD:LI) – Zoning: M-M (Manufacturing - Medium) – APN: 402-130-009 – Location: North of High Street, east of Winesap Avenue, west of Bellflower Avenue, and south of Dutton Street, specifically 40590 High Street - REQUEST: Appeal of the January 22, 2024 Director's Hearing approval decision for the construction of a new, 70-foot tall disguised wireless communication facility and accompanying ground-mounted accessory equipment, including cabinets, and a backup generator, along with new landscaping and security enclosure. District 5. [Applicant Fees 100%] (CONTINUE TO NOVEMBER 5TH BOARD OF SUPERVISORS)

**RECOMMENDED MOTIONS:** That the Board of Supervisors:

1. **DENY THE APPEAL** of the Planning Director's Decision to approve Plot Plan Wireless No. 220007, based upon the findings and conclusions included in this staff report;
2. **UPHOLD THE PLANNING DIRECTOR'S DETERMINATION** that the Project is **CATEGORICALLY EXEMPT** from analysis under the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures); and,
3. **UPHOLD THE PLANNING DIRECTOR'S APPROVAL** of Plot Plan Wireless No. 220007 to allow construction of a new, Disguised Wireless Facility, in conjunction with various ground-mounted accessory equipment (cabinets, backup generator, etc.), landscaping and security fencing, subject to the attached conditions of approval and Advisory Notification Document, and based upon the findings and conclusions included in the Director's Hearing staff report.

**ACTION:**

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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John Hildebrand, Planning Director 8/6/2024

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MINUTES OF THE BOARD OF SUPERVISORS

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> All project fees will be paid by the Applicant. (Deposit Based Funds)			<b>Budget Adjustment:</b> None	
			<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

**Plot Plan Wireless No. 220007** (PPW220007) is a request to allow the construction of a new, 70-foot tall Disguised Wireless Facility designed as a monopine tree, in conjunction with various ground-mounted accessory equipment (cabinets, backup generator, etc.), landscaping and security fencing at 40590 High Street (APN: 402-130-009). The Project site itself comprises one legal lot measuring 2.49 acres in area, and is presently occupied by a disposal service business operating from an office (itself converted from a residential dwelling), storage and various outbuildings. The disposal service use was approved by the County via Conditional Use Case (Permit) No. 2084-W in September 1978, and been in continuous operation (under varied ownership) since July 1980.

**Project Approval and Continuence Summary**

This project's Director's Hearing approval decision is being appealed. For reference, this is a summary of the previously scheduled public hearing dates:

- 1) December 6, 2023 – Director's Hearing (Action: Project Continued)
- 2) January 22, 2024 – Director's Hearing (Action: Project Approved)
- 3) April 30, 2024 – Board of Supervisors Appeal Hearing (Action: Project Continued)
- 4) June 4, 2024 – Board of Supervisors Appeal Hearing (Action: Project Continued)
- 5) June 25, 2024 – Board of Supervisors Appeal Hearing (Action: Project Continued)
- 6) July 9, 2024 – Board of Supervisors Appeal Hearing (Action: Project Continued)
- 7) August 27, 2024 – Board of Supervisors Appeal Hearing (Action: Continued)
- 8) November 5, 2024 – Board of Supervisors Appeal Hearing (Upcoming Hearing)

The project is being continued in order to provide the applicant and project appellant, additional time to coordinate a final agreement for a new cell tower location. Once both parties are in concurrence with the agreement, the County will prioritize the entitlement processing for the new location.

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**Background on Approval**

On September 9, 2022, the Applicant, Smartlink LLC, representing AT&T, submitted PPW220007 for review. The item was initially heard at a publically noticed Director's Hearing conducted on December 6, 2023, continued (date certain) to the regular Director's Hearing of January 22, 2024 and, following staff presentation and receipt of public testimony, ultimately approved as proposed. In rendering his determination, the Planning Director determined that the Project met all legal requirements for Disguised Wireless Facilities (including location, design, and proposed operation), pursuant to Article XIXg of Ordinance No. 348 (Zoning), subject to adherence to prescribed conditions of approval and the following findings listed below.

1. The Project is consistent with the property's designated (General Plan) Foundation Component of Community Development (CD) and Land Use of Light Industrial (LI);
2. The Project is consistent with the property's zoning classification of M-M (Manufacturing Medium). Disguised Wireless Facilities (as defined in Section 19.402 [G] of Ordinance No. 348) may be located in any residential zone classification or non-residential zone classification;
3. The Project is consistent with the Cherry Valley Policy Area of The Pass Area Plan;
4. The Project meets the general findings for approval of all Wireless Facilities, requiring a Plot Plan pursuant to Section 19.404 (E)(1) of Ordinance No. 348;
5. The Project meets the findings for approval of a Disguised Wireless Facility as enumerated in Section 19.404 (E)(3) of Ordinance No. 348;
6. The Project meets the location and design standards for a Disguised Wireless facility as prescribed by Section 19.405 of Ordinance No. 348;
7. The Project meets the development standards for all Wireless Facilities as prescribed by Section 19.406 of Ordinance No. 348; and,
8. The Project meets the development standards for the M-M zone, as prescribed by Section 11.28 of Ordinance No. 348.

See Attachment "A" (Director's Hearing Staff Report Package) herein for the staff report, analysis and other documentation related to the Director's Hearing process and all findings supporting the determination.

**Summary of Appeal**

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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On February 2, 2024, Matthew Kearney ("Appellant") submitted a timely appeal of the Planning Director's determination to approve PPW220007. Pursuant to Section 18.30 (F)(1) of Ordinance No. 348, an appeal of a decision by the Planning Director to approve or deny a Plot Plan Wireless request shall be heard by the Board of Supervisors at a noticed public hearing.

The Appellant cites seven areas of dispute with the Planning Director's determination to approve the project. Each of the Appellant's areas of dispute are listed below in *italics* with staff's response following.

1. *Appellant's Issue: AT&T has failed to prove a need/significant gap in service.*

Staff's Response: While this issue is not a required finding in Ordinance No. 348 for approval of a Wireless Facility, the Applicant provided sufficient information in response, including propagation maps ("LTE Justification Plots") which both describe and illustrate an existing gap in wireless/data service area for the carrier (AT&T Mobility) – a documented "need" for placement of the Wireless Facility – and which would be demonstrably improved with placement of the proposed Wireless Facility. Submitted propagation maps are included herein as Attachment "A" (Director's Hearing Staff Report Package, January 22, 2024).

2. *Appellant's Issue: The tower will not remedy a purported gap.*

Staff's Response: While this issue is not a required finding in Ordinance No. 348 for approval of a Wireless Facility, the Applicant provided sufficient information in response. As stated above, submitted propagation maps demonstrate (both in writing and illustratively) that a gap exists in cellular and/or data service within the vicinity of the project site, and that a demonstrative improvement in cellular and/or data coverage/service would occur with placement of the proposed Wireless Facility.

3. *Appellant's Issue: The tower is not the least intrusive means.*

Staff's Response: The Project is a Disguised Wireless Facility that meets all design, location, and operational requirements prescribed in Article XIXg (Wireless Facilities) of Ordinance No. 348. Pursuant to Section 19.405 (A)(4), Disguised Wireless Facilities are a permitted use within non-residential zones, subject to approval of a Plot Plan Wireless (permit) and compliance with all standards of development cited in Article XIXg (Wireless Facilities). The proposed scope of work would construct one new Disguised Wireless Facility designed to appear as a monopine (faux pine tree), in conjunction with placement of ground-mounted accessory equipment, landscaping, and security fencing, on land zoned as M-M (Manufacturing - Medium). Section 19.405 (Location and Design Standards) (B)(3) prescribes that a "Disguised Wireless Facility, Faux Tree," among other standards, be designed to appear as a type of tree compatible with those existing in the immediate area or, if no trees exist, that landscaping be created to integrate the

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facility within species of similar height and type. Antennas are required to be painted, coated, or covered to match their background and shall not extend beyond the faux tree's branches or fronds. The proposed Wireless Facility would be located at the southeast corner of the subject property, in close proximity to several mature trees located at the lot's northeasterly extent, each standing between 26 and 34 feet in height. The Wireless Facility would contain "branches" and faux foliage colored and placed to mounted/projecting screen antennas and related equipment. A condition of approval was included with the initial approval to ensure that all branches and/or foliage, in perpetuity, must extend a minimum of two feet beyond the horizontal extent and five feet beyond the vertical extent of any antennas/equipment. Staff review of the proposed Disguised Wireless Facility finds that the structure has been designed in compliance with all location and design requirements – including specifically those cited herein intended to ensure that the structure is effectively screened and ultimately viusually unobtrusive.

4. Appellant's Issue: *Not made meaningful inquiry as to only feasible alternative.*

Staff's Response: While this issue is not a required finding in Ordinance No. 348 for approval of a Wireless Facility, the Applicant provided sufficient information in response. The Applicant submitted an alternatives analysis (Attachment "E" - Project Justification Letter/Alternative Site Analysis) which stipulates that at least four locations and various iterations of the proposed project (including new-build Wireless Facilities as well as co-location on existing structures) were contemplated and analyzed for their potential to address the documented gap in area coverage. All were ultimately determined as inappropriate or otherwise unable to meet service criteria (for a variety of reasons as cited in the analysis) in favor of the proposed location and project design.

- 40700 Grand Avenue: Co-location with with existing Facility; determined to inadequetely fill the identified gap in coverage.
- 40715 Dutton Street: Development standards within property's residential (R-1-1) Zone limit maximum height of Wireless Facilities, resulting in a determination that a Facility at that location would inadequetely fill the identified gap in coverage.
- 10203 Bellflower Avenue: Development standards within property's residential (R-A-1) Zone limit maximum height of Wireless Facilities, resulting in a determination that a Facility at that location would inadequetely fill the identified gap in coverage.
- 10001 Bellflower Avenue: Development standards within property's residential (R-2) Zone limit maximum height of Wireless Facilities, resulting in a determination that a Wireless Facility at that location would inadequetely fill the identified gap in coverage.

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5. Appellant's Issue: *Failed to present "hard data" that the tower is not in compliance with State, Federal, or local law, including zoning and General Plan provisions.*

Staff's Response: The Applicant submitted documentation detailing compliance of the proposed Wireless Facility with applicable Federal Communication Commission (FCC) requirements – including specifically, Radio Frequency (RF) emissions and the potential for public exposure in excess of Federal limits. (Attachment "F" – RCIT/PSEC Cell Site Communications Planning Criteria).

- A. If the initial approval is upheld, structural and civil plans for the Wireless Facility would complete plan-check for review against final materials, conditions of approval, and applicable standards of the California Building Code, to the end of issuance of a Building Permit for construction. Moreover, to confirm that the final design and eventual operation of the Wireless Facility would continue to comply in perpetuity, the following condition was included with the item's initial approval at Director's Hearing (Attachment "B" - Combined Condition of Approval and Advisory Notification Documents).

Planning – Series 15:

*All facilities must comply with all standards and regulations of the FCC and any other state or federal government agency with the authority to regulate RF exposure standards. After transmitter and antenna system optimization, but prior to unattended operations of the facility, permittee or its representative must conduct on-site post-installation RF emissions testing to demonstrate actual compliance with the FCC OET Bulletin 65 RF emissions safety rules for general population/uncontrolled RF exposure in all sectors. For this testing, the transmitter shall be operating at maximum operating power, and the testing shall occur outwards to a distance where the RF emissions no longer exceed the uncontrolled/general population limit.*

6. Appellant's Issue: *Will inflict severe negative aesthetic impact.*

Staff's Response: Section 19.405 (B)(3) of Ordinance No. 348 prescribes the design standards intended to ensure that Wireless Facilities designed to appear as faux trees provide various, specific facets of design – including branches, foliage and coloring in addition to placement of new landscaping – to ensure that all proposed equipment is effectively integrated into its surroundings, screened from view (to the greatest extent feasible), and that the Facility would broadly reflect its intended form. The proposed project would construct one, new Wireless Facility designed to appear as a pine tree. The structure would be constructed near several existing, mature trees (standing between 21 and 36 feet in height), a location that, in conjunction with placement of three new trees and myriad shrubs, is intended to provide screening and broadly integrate the new Wireless Facility into its surroundings. Staff analysis finds that construction of the



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Wireless Facility would result in a change to the existing aesthetic of the immediate area, however, as all development has been designed in compliance with prescribed standards of design and location within Ordinance No. 348, the proposed Project would not result in adverse impacts.

7. Appellant's Issue: *Will cause decrease in property values.*

Staff's Response: The County's various regulatory documents (General Plan, The Pass Area Plan, Ordinance No. 348 and location-applicable Design Guidelines) do not prescribe standards or guidelines related to property values. As stated, the proposed project - construction of one new Wireless Facility – has been reviewed against standards of development (including location, design, and materials) as enumerated in Ordinance No. 348 and been found compliant.

**Impact on Residents and Businesses**

The subject Project has been analyzed in accordance with requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines and determined to be Categorically Exempt from review pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures) of the State CEQA Guidelines. Moreover, none of the Exceptions to the use of the Categorical Exemption pursuant to Section 15300.2 are applicable.

**Additional Fiscal Information**

All project fees are paid by the Applicant; there is no General Fund obligation.

**EXHIBITS:**

- A. Director's Hearing Staff Report Package, January 22, 2024
- B. Combined Condition of Approval and Advisory Notification Documents
- C. Plot Plan Wireless No. 220007 Exhibits
- D. Request for Appeal Application
- E. Project Justification Letter/Alternative Site Analysis
- F. RCIT/PSEC Cell Site Communications Planning Criteria

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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Jason Farin, Principal Management Analyst 8/22/2024



Aaron Gettis, Chief of Deputy County Counsel 8/5/2024



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

Director's Hearing: January 22, 2024

**PROPOSED PROJECT**

<b>Case Number:</b>	PPW220007	<b>Applicant:</b> Smartlink, LLC
<b>CEQA Exempt</b>	Section 15303 (Class 3)	<b>Representative:</b> Tyne Allaman
<b>Area Plan</b>	The Pass	
<b>Zoning Area/District:</b>	Cherry Valley District	
<b>Supervisory District:</b>	Fifth District	
<b>Project Planner:</b>	Blanca Bernardino	
<b>Project APN:</b>	402-130-009	

\_\_\_\_\_  
John Hildebrand  
Planning Director

**PROJECT DESCRIPTION AND LOCATION**

**Plot Plan Wireless No. 220007 (PPW220007)** is a proposal to install a new, Wireless Communication Facility disguised as a mono-pine tree. The tower is proposed to be 70 feet tall, containing nine panel antennas (with three per sector), three air 6449 B77D antenna (one per sector), one MW antenna, one 20kw generator with 140-gallon fuel tank mounted on a concrete pad, and one walk-in-cabinet (WIC) shelter enclosed by an eight-foot-high wrought iron fence enclosure. Shrubs and wall-climbing vines are proposed to be placed along the base of the enclosure which, over time, will provide screening.

The Project site is located within The Pass Area Plan, north of High Street, south of Dutton Street, east of Winesap Avenue, and west of Bellflower Avenue.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**FIND** that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), based on the findings and conclusions in this staff report; and,

**APPROVE** **Plot Plan Wireless No. 220007**, subject to the attached Advisory Notification Document, and Conditions of Approval, and based upon the findings and conclusions provided in this staff report and all exhibits.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Cherry Valley Policy Area
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	Manufacturing Medium (M-M)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agriculture (R-A)
East:	Residential Agriculture (R-A)
South:	Residential Agriculture (R-A)
West:	Residential Agriculture (R-A)
Existing Use:	Disposal Service Business
Surrounding Uses	
North:	Residential/Commercial
East:	Residential
South:	Vacant
West:	Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.49 Acres	N/A
Cell Site Lease Area (sq ft):	900 square feet	N/A
Proposed Height:	70 feet	105 feet max

**Located Within:**

City Sphere of Influence:	No
Community Service Area (CSA):	Yes – 27
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	No
Liquefaction Area:	Low
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	Very High
Mount Palomar Observatory Lighting Zone:	Zone B
WRCMSHCP Fee Area:	Yes
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (SKR) Fee Area:	No
Airport Influence Area (AIA):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

*Previous Director's Hearing and Continuance*

This item was scheduled and noticed to the public for a Director's Hearing on December 6, 2023, but was ultimately continued (date certain) to January 22, 2024, when it was determined that submitted plans contained discrepancies in the project description and location.

*Project Description and General Location*

On September 9, 2022, the Applicant, Smartlink LLC, representing AT&T, submitted Plot Plan Wireless No. 220007 to install a new, Wireless Communication Facility to be disguised as a mono-pine tree. The Project site itself comprises 2.49 acres, and contains a residential dwelling converted to an office, metal industrial building, residential garage, and a disposal service business.

**General Plan Consistency**

Pursuant to the County's adopted General Plan and clarifying The Pass Area Plan, the Project site has a Foundation Component of Community Development (CD) and a Land Use Designation of Light Industrial (LI), the latter allowing for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. In compliance with the intent of the aforementioned Land Use designations, the proposed scope of work would construct a "Disguised" Wireless Communication Facility that would serve as a typical accessory to the various primary uses envisioned by property's Land Use, providing a vital community need through provision of improved cellular and data transmission services.

**Zoning/Development Standards Consistency**

Pursuant to County records, the Project site is zoned as Manufacturing Medium (M-M), a designation that allows Disguised Wireless Communication Facilities subject to approval of a Plot Plan (Wireless) and a finding of compliance with development standards enumerated in Section 19.406 of Ordinance No. 348. The Project has been specifically designed as a "Disguised Wireless Communication Facility" with various elements intended to make the structure appear as a mono-pine tree. Staff has reviewed the Project and determined it to be compliant with applicable development standards, with findings detailed herein.

**ENVIRONMENTAL FINDINGS**

The proposed scope of work qualifies as a "project" pursuant to definition of the California Environmental Quality Act (CEQA). Following analysis, staff has determined the Project to be Categorically Exempt pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures) related to the "installation of small new equipment and facilities in small structures," in that the scope of work proposes one wireless communication facility to contain nine antennas, coupled with supporting ground-mounted equipment.

Staff has reviewed the project and determined that it will not result in a significant cumulative impact; would not have a significant effect on the environment due to an unusual circumstance; would not cause a significant substantial adverse change to a historical resource; is not located within a hazardous site or location; it will not store or generate hazardous waste; and will not cause harm to scenic resources within

a highway officially designated as a state scenic highway. For the reasons described above, none of the exceptions outlined in State CEQA Guidelines Section 15300.2 applies to the project; and therefore, Article 19 - Categorical Exemptions, Section 15303 Exemptions may be used to exempt the project from CEQA.

## **FINDINGS AND CONCLUSIONS**

**In order for the Planning Director to approve the proposed project, the following findings must be made:**

### **Land Use Findings:**

1. Pursuant to the County's adopted General Plan and clarifying The Pass Area Plan, the Project site has a Foundation Component of Community Development (CD), and a Land Use of Light Industrial (LI), with both intended to facilitate economic growth by providing jobs for local and area-wide residents, provide growth opportunities for new and existing businesses, and support a tax base from which public services can be provided. The subject Project is consistent with the objectives, policies, and programs of the General Plan in that in that the scope of work proposes construction of one Wireless Communication Facility, a permitted use within the referenced Foundation Component and Land Use, subject to approval of a Plot Plan (Wireless) Permit and the findings detailed herein.
2. The Project site has a Zoning Classification of M-M (Manufacturing Medium), a designation that allows Disguised Wireless Communication Facilities pursuant to Section 19.405.A.4 of Ordinance No. 348, subject to approval of a Plot Plan (Wireless), findings enumerated in Article XIXg Wireless Facilities, and a finding of compliance with development standards enumerated in Section 19.405. Staff has reviewed the Project and determined it to be compliant with all applicable development standards, with findings detailed herein.
3. The Project site is located within Cherry Valley Policy Area of The Pass Area Plan and the proposed scope of work – construction of one, new Wireless Communication Facility – would serve to improve both regular commercial internet/data service, as well as critical communication infrastructure as utilized by first responders and other emergency personnel.

### **Entitlement Findings:**

Plot Plan Wireless No. 220007

1. The facility complies with all applicable requirements of Ordinance No. 348, including all requirements for a Plot Plan; all application requirements; and all applicable design, location, and development standards, or has a variance or waiver thereof; and will not unreasonably interfere with pedestrian or vehicular traffic.

The applicant has submitted all applicable documentation that includes, but not limited to, a Geotechnical Report, a Water Quality Management Plan, a site plan, a site survey, an antenna plan, an antenna /RRU schedule, architectural elevations, and landscape plans for review of the

proposed wireless tower. The proposed Wireless Communication Facility has been reviewed by County staff for compliance with 19.404.C. 1-3 with applicable standards of development – including specifically, the Location and Design Standards for Disguised Wireless Facilities enumerated in Section 19.405 of Ordinance No. 348 – and been found and conditioned to be compliant. No variances or other deviations from standards are proposed. Thus, the finding has been met.

2. The facility meets applicable requirements and standards of federal and state law, including all applicable general orders of the CPUC, including, but not limited to General Order 95.

The subject Project has been reviewed against standards enumerated in Ordinance No. 348 – itself implementing requirements of Federal and State Law, including specifically, requirements of the CPUC and General Order 95 – and as conditioned, subject to conditions of approval and the findings herein, been found compliant. Thus, this finding has been met.

3. *Findings for Approval of Disguised Wireless Facilities: No Plot Plan shall be approved for a disguised wireless facility unless, on the basis of the application and other materials or evidence provided in review thereof, the following findings are made in addition to the general findings for all wireless facilities:*

- a. *The facility meets all requirements for a disguised wireless facility set forth in Ordinance No. 348.*

The proposed scope of work would construct a new, Wireless Telecommunications Facility, designed in compliance with applicable standards of development – including specifically, the Location and Design Standards for Disguised Wireless Facilities enumerated in Section 19.405 of Ordinance No. 348. Thus, this finding has been met.

- b. *The facility is designed and sited so that it is minimally visually intrusive.*

In compliance with standards, the proposed Wireless Telecommunication Facility has been designed to appear as a mono-pine tree, with faux branches, surface materials and coloring that will serve to mask its appearance to similar trees and local plants from surrounding views. Thus, this finding has been met.

- c. *Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. Thus, this finding has been met.*

Supporting/accessory equipment for the proposed Wireless Telecommunications Facility is proposed to be located within an eight-foot-high wrought iron fence enclosure and with shrub bushes and wall climbing vines placed along its base and walls which, over time, will serve to screen the enclosure itself.

### **Location and Design Standards Findings:**

As proposed, the subject Project is consistent with Ordinance No. 348, specifically the Location and Design Standards for Wireless Facilities enumerated in Section 19.405, as detailed below.



1. Location and Types of Facilities. Disguised wireless communication facilities may be located in any residential zone classification or non-residential zone classification.

Pursuant to County records, the Project site is located within the M-M Zone. Section 19405 (A)(4) of Ordinance No. 348 permits construction of Wireless Communication Facilities, subject to approval of a Plot Plan (Wireless) Permit and the findings herein.

2. Design Standards

- a. All Wireless Facilities. No above-ground power or communication lines shall be extended to the site, unless an applicant demonstrates that undergrounding such lines would result in substantial environmental impacts or a letter is received from the power company indicating it is unable to underground the wires. All underground utilities shall be installed in a manner to minimize disturbance of existing vegetation and wildlife habitats during construction. Removal of underground equipment upon the abandonment of a facility is not recommended unless leaving the equipment underground would pose a threat to health, safety, or sensitive resources. All cables and wiring must be within the structure, or if not feasible, within a conduit on the exterior of the structure. The conduit must be a color that matches the support structure and of the smallest size technically feasible.
3. Wireless Facilities – Faux Trees. If a faux tree is proposed for the disguised wireless facility, it shall be of a type of tree compatible with those existing in the immediate areas of the installation. If no trees exist within the immediate areas, a landscape setting shall be used that integrates the faux tree with added species of a similar height and type. Antennas shall be painted, coated, or covered to match their background and shall not extend beyond the mono-tree branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible. There shall be no exterior wiring, visible foot pegs, portals, cabling, cable shrouds, or other unnatural appearing features on the faux tree. Additional camouflage of the faux tree may be required depending on the type and design of faux tree proposed.

In compliance with the referenced standards, the proposed Wireless Telecommunication Facility has been designed to appear as a mono-pine tree, with bark applied to the tower, faux branches and foliage that extend beyond every antenna array, surface materials and coloring that will adequately camouflage the array, antennas, and bracketry, and serve to mask its appearance from surrounding views. Accessory equipment would be placed within a shelter enclosed by an eight-foot-high wrought iron fence enclosure. Shrubs and wall-climbing vines are proposed to be placed along the base of the enclosure which, over time, will provide screening.

4. Other Facilities Mounted on a Disguised Tower

- a. Facilities mounted to a disguised tower, including, but not limited to, the attached antennas, shall be designed to be the minimum functional height and width required to adequately support the proposed facility and meet FCC requirements. The applicant shall provide documentation satisfactory to the Planning Director establishing compliance with this paragraph. In any event, facilities mounted to a disguised tower shall not exceed the applicable height limit for a wireless facility in the applicable zone classification.

The applicant provided satisfactory documentation establishing compliance to FCC requirements and with this standard. That maximum height allowable in a non-residential area for a communications tower is 105 feet. The tower proposed is to be 70 feet tall and contains one GPS antenna, three DC-12 outdoor units, nine panel antennas (with three per sector), 18 LTE RRUS at antenna level (six per sector), four DC-9 surge suppressors, and one MW antenna. Thus, this standard has been met.

- b. Aside from the antenna and tower themselves, no additional equipment may be visible. All cables, including, but not limited to, electrical and utility cables, shall be run within the interior of the tower and shall be camouflaged or hidden to the fullest extent feasible without jeopardizing the physical integrity of the tower.

Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The Project has also been conditioned to meet the standards for undergrounding power and communication lines. In addition, the proposed landscaping includes multiple shrub bushes, and wall climbing vines to minimize disturbances within the surrounding area. Thus, this standard has been met.

- c. Installations shall be situated so as to utilize existing natural or man-made features including topography, vegetation, buildings, or other structures to provide the greatest amount of visual screening.

The proposed Wireless Communication Facility will be a disguised mono-pine tree that will utilize faux branches to camouflage the appearance of the tower and blend the structure into the natural setting of the surrounding area. In addition, proposed landscaping includes the placement of two bottle trees that (at maturity) will be similar to the height of the disguised tower, multiple shrub bushes, and wall climbing vines that provide the greatest amount of visual screening. Thus, this standard has been met.

**Development Standards Findings:**

The proposed Project is consistent with Ordinance No. 348, in particular with the permitted uses cited in the M-M Zone as well as the Development Standards for Wireless Facilities enumerated in Section 19.406 and listed below.

- 1. Height Limitations: Wireless facilities to be located in non-residential zone classifications shall not exceed one hundred and five (105) feet.

As proposed, the wireless facility will be 70-feet tall, which is compliant with the referenced standard.

- 2. Landscaping: All wireless facilities shall have landscaping around the perimeter of the leased area or equivalent and shall match or augment the natural landscaping in the area, where feasible. Wireless facilities constructed to look like trees shall have other similar tree species planted adjacent to or around the facility to enhance the concealing effect. If a water source is not available and there are no other trees in the area, new trees may not be required, but indigenous plants may be required and manually watered until established. If landscaping is deemed necessary in

native habitats, only native plant species shall be used in order to avoid introduction of exotic invasive species. All landscaping shall be irrigated unless a water source is unavailable within the parcel on which the facility is located. If the equipment enclosure is not readily visible to the general public and a water source is not available, the Planning Director may lessen or waive the landscaping requirements.

In compliance with the referenced standard, all accessory equipment will be concealed behind a CMU wall standing eight feet in height, and accordingly, will be mostly screened from view by surrounding properties. Proposed landscaping includes two bottle trees that (at maturity) will be similar in height as the proposed mono-pine tree, multiple native shrub bushes and creeping vines that will be regularly irrigated to enhance the aesthetics of the proposed Project.

3. Lighting: Outside lighting, other than temporary lightning for maintenance purposes, is prohibited unless required by the FAA or the California Building Code, including the appendix and standards adopted by the California Building Standards Commission. All Wireless Facilities that require a warning light to comply with FAA regulations shall use the minimum amount possible. All security lighting and maintenance lighting shall meet the requirements of Ordinance No. 655. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant.

No lighting is proposed for the Project, however, should any be proposed in the future, a condition of approval has been included that requires all fixtures include a hood and direct lighting downward, so as to not shine directly upon adjoining property or into public rights-of-way.

4. Parking: Within close proximity of the wireless facility, a parking space shall be provided for maintenance vehicles.

Numerous public parking stalls already exists onsite (serving both the subject property and a museum located on property to the south), within close proximity to the proposed Wireless Communication Facility, and accordingly no new or additional parking is required to effect compliance with the referenced standard.

5. Setbacks: *Disguised wireless facilities in non-residential zone classifications shall meet the setback requirements of the zone classification in which they are located and shall be setback from habitable dwellings a distance equal to one hundred and twenty-five (125) percent of the facility height. Disguised wireless facilities in or adjacent to residential zone classifications shall meet the setback requirements of the zone classification in which they are located and shall be setback from habitable dwellings a distance equal to two hundred (200) percent of the facility height or shall be setback from residential property lines a distance equal to one hundred (100) percent of the facility height, whichever is greater.*

In the Controlled Development Areas zone (M-M), the minimum front setback is 20 feet, the rear setback is ten feet, and side setbacks are five feet. Additionally, the proposed scope of work would construct a new Wireless Telecommunication Facility standing a maximum of 70 feet in height, resulting an additional required minimum setback from residential dwellings of 87.50 feet (125% of the 70-foot height) from the Facility. The nearest residential dwelling to the proposed facility is located approximately 250 feet to the southeast so the minimum setback from residential dwellings has been met.

- 6. Support Facilities: Support Facilities. Any appurtenant equipment boxes, cabinets, or freestanding equipment enclosures shall not exceed thirteen (13) feet in height.

Supporting/accessory equipment for the proposed Wireless Telecommunications Facility is proposed to be located within an eight-foot-high wrought iron fence enclosure and with shrub bushes and wall climbing vines placed along its base and walls which, over time, will serve to screen the enclosure itself.

**Other Findings:**

The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan, and accordingly did not require completion of a Habitat Negotiation and Assessment Strategy (HANS).

The Project site is not located within any city's Sphere of Influence.

The Project site is not located within the boundaries of an Airport Influence Area.

The Project site is located within Zone "B" of the Mount Palomar Observatory Lighting Zone, and while the scope of work doesn't propose new lighting, should any be added in the future, a condition of approval has been included that all fixtures shall be hooded and directed downward, so as to not shine directly upon adjoining property or into public rights-of-way.

The Project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

**Fire Findings:**

The project site is located both within a Cal Fire State Responsibility Area (SRA) and "High Fire Hazard Severity Zone," and accordingly been conditioned to comply with standards (as related to site and structure design) enumerated in Ordinance No. 787.

**Conclusion:**

Pursuant to facts in the record and the analysis enumerated herein, the subject Project is found to conform to all applicable requirements of the Riverside County General Plan, The Pass Area Plan, Article XIXg for Wireless Facilities in Ordinance No. 348, all implementing County Ordinances, and applicable requirements of State law. Staff finds that, as proposed, the Project would not be detrimental to the health, safety, or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This Project was advertised in the Press Enterprise Newspaper, with public hearing notices mailed to a minimum of 25 property owners within a 600-foot radius of the project site. As of the writing of this report, Planning Staff has received three written communications from the public concerning the proposed Project.

The first correspondence has been received from Amy Kearney, dated September 8, 2023, and expressing opposition to the construction and installation of cell towers and other wireless facilities due to

health risks associated with the exposure to wireless emissions, negative impact on safety, surrounding residents, property values, and the community.

The second correspondence has been received from Matt Kearney, dated September 8, 2023, and expressing opposition near his home due to health issues, safety hazard, and attached the letter from Amy Kearney opposition.

The third correspondence has been received from Lilian Rivera, dated September 8, 2023, and expressing opposition with the building of this wireless tower and attached the letter from Amy Kearney opposition.

#### **APPEAL INFORMATION**

The Planning Director's determination on this item may be appealed to the Planning Commission. Appeals shall be submitted in writing to the Clerk of the Board, include the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), and occur within 10 days following the Director's Hearing.

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – December 4, 2023  
COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> Floor, Conference Room A  
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:33 p.m.

1.0 **CONSENT CALENDAR**

NONE

2.0 **PUBLIC HEARINGS – CONTINUED ITEMS:**

- 2.1 **TENTATIVE PARCEL MAP. 37979 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Desert Empire Homes – Engineer/Representative: Watson Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Location: East of Harrison Street, North of 70th Avenue, West of Polk Street, and South of 68th Avenue – 77.71 Gross Acres – Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) and Residential Incentive (R-6) – **REQUEST:** Schedule “J” subdivision of two (2) parcels totaling 79.6 gross acres with an existing 515 space mobile home park into three (3) parcels for finance and conveyance purposes only. The application includes a request for a waiver of the final map – APN(s): 751-280-018, 751-280-019. Project Planner: Rafael Garcia at (951) 955-5719 or email at rafgarci@rivco.org, item continued from October 30, 2023.

**Planning Director's Actions:**

Public Hearing: Closed

**FOUND** the project is Exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Tentative Parcel Map No. 37979, subject to the advisory notification document and conditions of approval.

3.0 **PUBLIC HEARINGS – NEW ITEMS:**

- 3.1 **PLOT PLAN WIRELESS NO. 230002 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New construction or conversion of small structures) – Applicant: Smart Link Group – Engineer/Representative: Alisha Strasheim – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – Commercial : Commercial Retail (CR) – Location: North of 66th Avenue, east of Date Palm Street, west of Brown Street, and south of 2nd Street - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** Smart Link Group, AT&T proposes to install a new unmanned wireless telecommunication facility disguised as a mono-palm. The tower is proposed to be 70 ft. tall with one (1) GPS antenna, three (3) DC-12 outdoor units, 15 panel antennas, 15 LTE RRUS at antenna level, four (4) DC-9 surge suppressors, one (1) MW antenna, one (1) 20KW Generac compact diesel generator on a concrete pad, and one (1) walk-in-cabinet shelter on a concrete pad enclosed by an 8 ft by 8 ft concrete masonry unit wall – APN: 727-193-049. Project Planner: Blanca Bernardino at (951) 955-6503 or bbernardino@rivco.org.

**Planning Director's Actions:**

Public Hearing: Open

**CONTINUED** to a date certain of January 22, 2024.

**DIRECTOR'S HEARING – REPORT OF ACTIONS – December 4, 2023**

- 3.2 **PLOT PLAN WIRELESS NO. 220007 - – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15303 (New construction or conversion of small structures) – Applicant: Smart Link Group, LLC – Engineer/Representative: Tyne Allaman – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Community Development: Light Industrial (CD:LI) – Location: North of High Street, east of Winesap Avenue, west of Bellflower Avenue, and south of Dutton Street – Zoning: Manufacturing - Medium (M-M) – **REQUEST:** Smart Link Group, AT&T proposes to install a new unmanned wireless telecommunication facility disguised as a mono-pole. The tower is proposed to be 70 ft. tall with nine (9) panel antennas in conjunction with ground level work that will entail one concrete walk-in cabinet on concrete pad, one (1) 20-KW generator with 140-gallon fuel tank on concrete pad. The proposed mono-pole and ground equipment will be contained within a proposed 30 ft x 30 ft x 8 ft wrought iron fence – APN: 402-130-009 – Project Planner: Blanca Bernardino at (951) 955-6503 or bbernardino@rivco.org.
- Planning Director's Actions:**  
Public Hearing: Open
- CONTINUED** to a date certain of January 22, 2024.

**4.0 SCOPING SESSION**  
**NONE**

**5.0 PUBLIC COMMENTS**

**ADJOURNMENT: 1:44 p.m.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – January 22, 2024  
COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> Floor, Conference Room A  
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

## 1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34430** - Applicant: Ruben Montellano - Representative: Matthew Busch c/o MVB and Associates - Second Supervisorial District - Rancho Cajalco Zoning District - Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC: VLDR) – Location: North of Avenue C, east of Alder Street, south of Avenue B, and west of Birch Street - 5 gross acres - Residential Agricultural Zoning, 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule "H" subdivision of 4.89 acres into four ( 4) residential parcels ranging in size from 1 acre to 1.89 acres - **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 34430 extending the expiration date three years from February 20, 2023, to February 20, 2026 - APN: 321-020-019 - Project Planner: Rosemary Montoya at (951) 955-0897 or email at [romontoya@rivco.org](mailto:romontoya@rivco.org).

### Planning Director's Actions:

Public Hearing: Closed

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 34430 extending the expiration date to February 20, 2026

## 2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 2.1 **PLOT PLAN WIRELESS NO. 230002 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New construction or conversion of small structures) – Applicant: Smart Link Group – Engineer/Representative: Alisha Strasheim – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – Commercial : Commercial Retail (CR) – Location: North of 66th Avenue, east of Date Palm Street, west of Brown Street, and south of 2nd Street - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** Smart Link Group, on behalf of AT&T Wireless, proposes to install a new, unmanned wireless telecommunication facility disguised as a mono-palm. The tower is proposed to be 70 ft. tall with one (1) GPS antenna, three (3) DC-12 outdoor units, 15 panel antennas, 15 LTE RRUS at antenna level, four (4) DC-9 surge suppressors, one (1) MW antenna, one (1) 20KW Generac compact diesel generator on a concrete pad, and one (1) walk-in-cabinet shelter on a concrete pad enclosed by an 8 ft by 8 ft concrete masonry unit wall – APN: 727-193-049. Project Planner: Blanca Bernardino at (951) 955-6503 or [bbernardino@rivco.org](mailto:bbernardino@rivco.org). Continued from December 4, 2023.

### Planning Director's Actions:

Public Hearing: Closed

**FOUND** the Project Categorically Exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Plot Plan Wireless No. 230002 subject to the attached Advisory Notification Document, Conditions of Approval.



**DIRECTOR'S HEARING – REPORT OF ACTIONS – January 22, 2024**

**PLOT PLAN WIRELESS NO. 220007 - Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15303 (New construction or conversion of small structures) – Applicant: Smart Link Group, LLC – Engineer/Representative: Tyne Allaman – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Community Development: Light Industrial (CD:LI) – Location: North of High Street, east of Winesap Avenue, west of Bellflower Avenue, and south of Dutton Street – Zoning: Manufacturing - Medium (M-M) – **REQUEST:** Smart Link Group, on behalf of AT&T Wireless, proposes to install a new, unmanned wireless telecommunication facility disguised as a mono-pine. The tower is proposed to be 70 ft. tall with nine (9) panel antennas in conjunction with ground level work that will entail one concrete walk-in cabinet on concrete pad, one (1) 20-KW generator with 140-gallon fuel tank on concrete pad. The proposed mono-pine and ground equipment will be contained within a proposed 30 ft x 30 ft x 8 ft wrought iron fence – APN: 402-130-009 – Project Planner: Blanca Bernardino at (951) 955-6503 or [bbernardino@rivco.org](mailto:bbernardino@rivco.org). Item Continued from December 4, 2023.

**Planning Director's Actions:**

Public Hearing: Closed

**FOUND** the Project Categorically Exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Plot Plan Wireless No. 220007 subject to the attached Advisory Notification Document, Conditions of Approval.

**3.0 PUBLIC HEARINGS – NEW ITEMS:**

**NONE**

**4.0 SCOPING SESSION**

**NONE**

**5.0 PUBLIC COMMENTS**

**ADJOURNMENT: 1:55 p.m.**

# EXHIBIT B - VICINITY MAP

PPW220007



## Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas



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## Notes

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
TLMA Director

## NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

**Project Title/Case No.:** PPW220007 / CEQA Exempt 15303

**Project Location:** APN: 401-080-017

**Project Description:** Plot Plan Wireless No. 220007 (PPW220007) is a proposal to install a new, Wireless Communication Facility disguised as a mono-pine tree. The tower is proposed to be 70 feet tall, containing nine panel antennas, 3 air 6449 B77D antenna (one per sector), one MW antenna, one 20kw generator with 140-gallon fuel tank mounted on a concrete pad, and one walk-in-cabinet (WIC) shelter enclosed by an eight-foot-high wrought iron fence enclosure. Shrubs and wall-climbing vines are proposed to be placed along the base of the enclosure which, over time, will provide screening APN(s): 402-130-009

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Alisha Strasheim - Smartlink, LLC - 1997 Annapolis Exchange Parkway – Suite 200, Annapolis, MD 21401

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080 (b) (1); 15268)  
 Declared Emergency (Sec. 21080 (b) (3); 15269(a))  
 Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c))
- Categorical Exemption - No Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15303 Class 3, New Construction or Conversion of Small Structures  
 Statutory Exemption (\_\_\_\_\_)  
 Other: \_\_\_\_\_

**Reasons why project is exempt:**

The project is categorically exempt pursuant to Section 15303 (New Construction or Conversion of Structures) of CEQA Guidelines which recognizes exemptions for the construction or installation of small equipment and facilities. Examples of the exemption include but are not limited to: (d) water main, sewage, electrical, gas, and other utility extensions, including street improvements, of a reasonable length to service such construction. The project qualifies for this provision since it provides a telecommunication utility to area residents and businesses.

The Class 3 exemption may be applied since none of the conditions noted in Section 15300.2 occur on the site. Staff has reviewed the project and determined that it will not result in a significant cumulative impact; would not have a significant effect on the environment due to an unusual circumstance; would not cause a significant substantial adverse change to a historical resource; is not located within a hazardous site or location; it will not store or generate hazardous waste; and will not cause harm to scenic resources within a highway officially designated as a state scenic highway. Further information regarding cumulative impacts and significant effect on the environment due to unusual circumstances are discussed below:

The project will not result in a cumulative impact since there are no successive projects of the same type on the property, nor is another similar project being considered on the site. Additionally, the project will not have a cumulative aesthetic impact as the facility is disguised and relatively visually inconspicuous. The project is designed to look like a natural eucalyptus tree and ground-mounted equipment will be screened.

The project will not have a significant effect on the environment due to an unusual circumstance. Although the project site is located within an area with no liquefaction or subsidence potential, the condition would not qualify as an unusual circumstance. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CDC), which requires the implementation of engineering solutions for constraints to development posed by subsidence. The project has received approval from the County's Geologist.

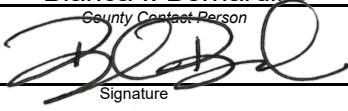
NOTICE OF EXEMPTION

Page 2

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Blanca I. Bernardino

County Contact Person



Signature

(951) – 955 – 6503

Phone Number

Urban Planner I

Title

07/31/2023

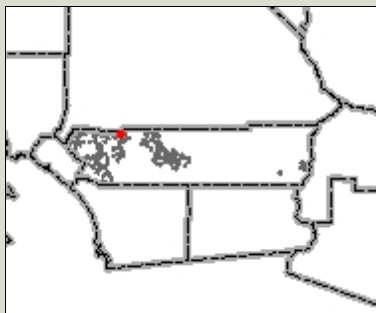
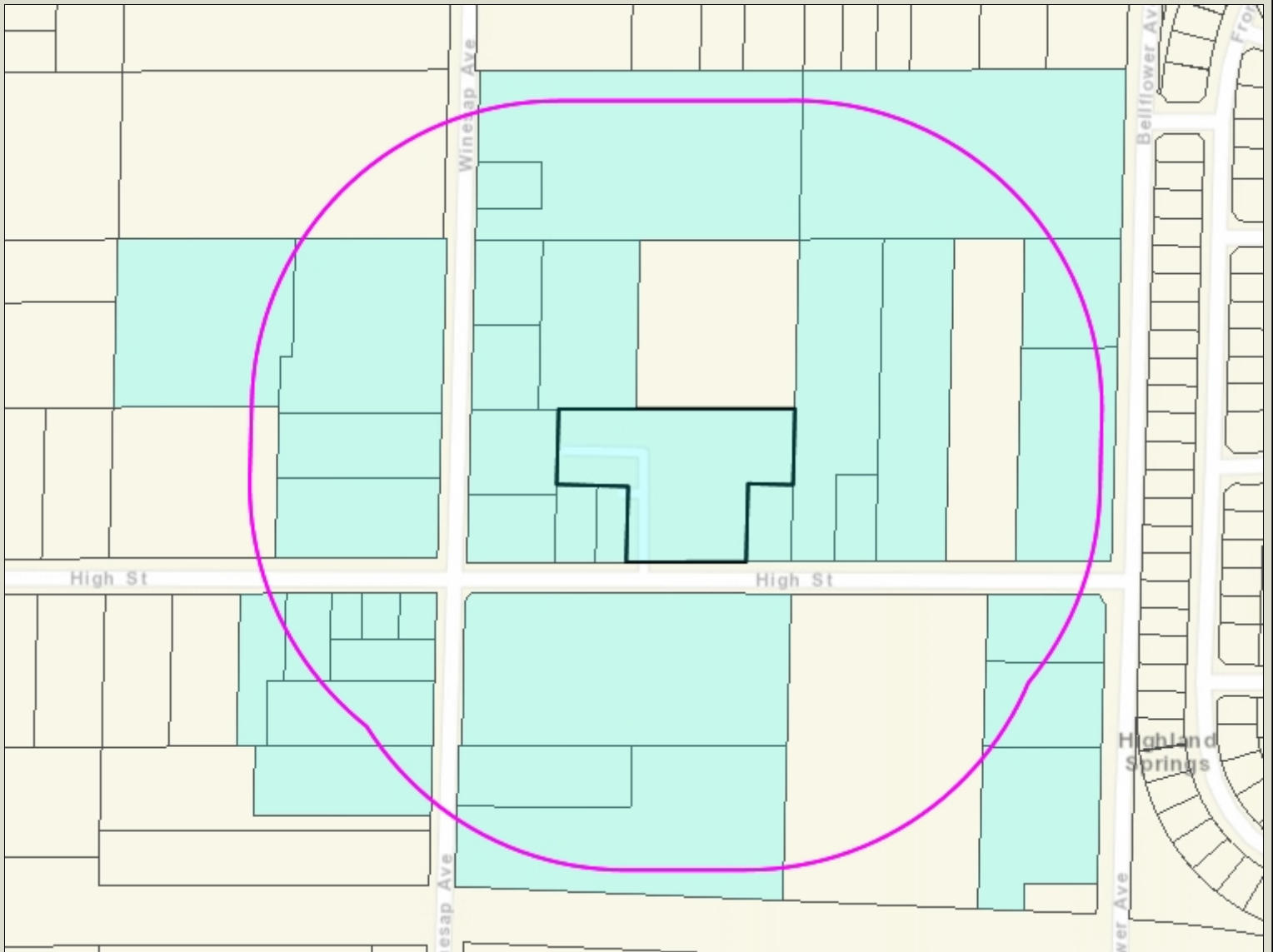
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

# Riverside County GIS Radius Map

PPW220007

APN: 402-130-009



## Legend

- County Boundary
- Cities
- Parcels
- World Street Map

## Notes



0 376 752 Feet

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402070012  
TIMOTHY C. SWANSON  
10203 BELLFLOWER AVE  
BEAUMONT CA 92223

402110015  
STEVEN ANTHONY LUGO  
10345 WINESAP AVE  
BEAUMONT CA 92223

402110017  
ALAN B. NEAL  
10287 WINESAP AVE  
BEAUMONT CA 92223

402120011  
MARY DOLORES CALDERON  
40443 HIGH ST  
BEAUMONT CA 92223

402120021  
BRIEN KINNEY  
10381 WINESAP AVE  
BEAUMONT CA 92223

402120022  
STEPHEN E. BACHER  
10425 WINESAP AVE  
BEAUMONT CA 92223

402120024  
JOSEPH C. GARRISON  
40433 HIGH ST  
BEAUMONT CA 92223

402120027  
GREGORY WILLIAM ECHOLS  
10455 WINESAP AVE  
BEAUMONT CA 92223

402130003  
MARY ELIZABETH RAYAS  
10300 WINESAP AVE  
BEAUMONT CA 92223

402130007  
MATTHEW KEARNEY  
40544 HIGH ST  
BEAUMONT CA 92223

402130008  
DAILEY JOHN R  
40572 HIGH ST  
BEAUMONT CA 92223

402130009  
CR&R INC  
40590 HIGH ST  
BEAUMONT CA 92223

402130010  
ANTHONY C. MURPHY  
40612 HIGH ST  
BEAUMONT CA 92223

402130011  
MICHAEL W. BRUCE  
40678 HIGH ST  
BEAUMONT CA 92223

402130027  
JAMES TRINIDAD JUNIO  
40694 HIGH ST  
BEAUMONT CA 92223

402130028  
CHARLENE YOUNGGREN  
40700 HIGH ST  
BEAUMONT CA 92223

402130032  
ROY L. BOLYARDE  
10280 WINESAP AVE  
BEAUMONT CA 92223

402130033  
RICH FAMILY TRUST DTD 5/26/21  
10285 BELLFLOWER AVE  
BEAUMONT CA 92223

402140009  
LAWHEAD RICHARD C LIVING TRUST DATED  
10486 WINESAP  
BEAUMONT CA 92223

402070005  
EVELYN SAJFERT  
10214 WINESAP AVE  
BEAUMONT CA 92223

402070006  
EVELYN SAJFERT  
10254 WINESAP AVE  
BEAUMONT CA 92223

402110010  
QIUFANG ZHAO  
40418 HIGH ST  
BEAUMONT CA 92223

402110016  
IVY FAMILY TRUST DATED 06/27/2022  
40490 HIGH ST  
BEAUMONT CA 92223

402120019  
MARIO R. AVALOS  
40445 HIGH ST  
BEAUMONT CA 92223

402120020  
ANTHONY J. CALPINO  
10401 WINESAP AVE  
BEAUMONT CA 92223

402120025  
STEVEN W. LEDBETTER  
40441 HIGH ST  
BEAUMONT CA 92223

402130017  
SALVATORE BALDI  
10315 BELLFLOWER BLVD  
BEAUMONT CA 92223

402130018  
LILIAN A. RIVERA  
40536 HIGH ST  
BEAUMONT CA 92223

402130021  
MARSHA DENNEY  
10332 WINESAP AVE  
BEAUMONT CA 92223

402130031  
BACILIO GONZALEZ  
10264 WINESAP AVE  
BEAUMONT CA 92223

402140010  
TIMOTHY TRAVIS PAYE  
10474 WINESAP AVE  
BEAUMONT CA 92223

402140011  
LOWELL K. HALL  
40747 HIGH ST  
BEAUMONT CA 92223

402140012  
KRISTOFER MEZA  
10401 BELLFLOWER AVE  
BEAUMONT CA 92223

402140014  
CRYSTAL SWARTZ  
10483 BELLFLOWER AVE  
BEAUMONT CA 92223

402140016  
HAYDEN O'DONNELL  
40587 HIGH ST  
BEAUMONT CA 92223





**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Charissa Leach, P.E.  
Assistant CEO/TLMA Director



01/12/24, 3:35 pm

PPW220007

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPW220007. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPW220007) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

**Advisory Notification. 2            AND - Project Description & Operational Limits**

Wireless Communication Facility disguised as a mono-pine tree. The tower is proposed to be 70 feet tall, containing 12 panel antennas (with four per sector), one MW antenna, one 20kw generator with 140-gallon fuel tank mounted on a concrete pad, and one walk-in-cabinet (WIC) shelter enclosed by an eight-foot-high wrought iron fence enclosure. Shrubs and wall-climbing vines are proposed to be placed along the base of the enclosure which, over time, will provide screening.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

**Advisory Notification. 3            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

Exhibit A (Site Plan)

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

**Advisory Notification. 4            AND - Federal, State, & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System ("NPDES")
  - Clean Water Act
  - Migratory Bird Treaty Act ("MBTA")
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan ("WQMP") Permit issued by the applicable Regional

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4                    AND - Federal, State, & Local Regulation Compliance (cont.)

Water Quality Control Board ("RWQCB")

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal

Intergovernmental Consultation)

- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Tribal Intergovernmental Consultation)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

{Geographically based}

- Ord. No. 460 (Division of Land) {for TTMs and TPMs}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and

TPMs}

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 4                    AND - Federal, State, & Local Regulation Compliance (cont.)**

- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### **Advisory Notification. 5                    AND - Hold Harmless**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PPW220007 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning PPW220007, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

### BS-Plan Check

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

**BS-Plan Check. 1    Gen - Custom (cont.)**

**BS-Plan Check. 1    Gen - Custom**

**NOTIFICATIONS:**

**CODE/ORDINANCE REQUIREMENTS:**

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

**NOTE:** The new updated 2022 California Building Codes will be in effect as of January 1st, 2023, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2023, will be subject to the new updated California Building Code(s).

**PERMIT ISSUANCE:**

Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter , repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

**LIQUEFACTION**

Based on County records, this project appears to be located in an area with potential for soil liquefaction. Per Section CBC Section 1803.5, a geotechnical assessment of this condition is required and, according to Section 1803, the assessment must be conducted by a licensed design professional. If the assessment indicates that the condition, if not corrected, would lead to structural defects, the assessment shall recommend corrective action which is likely to prevent structural damage.

Note: Per Section 1803.2, this assessment does not necessarily have to take the form of a full Soil Report. It can take the form of a letter stating that the design professional of record for this project has assessed the site and has either provided corrective actions or that the specific site conditions do not warrant corrective action.”

**Flood Zones**

Where the project is to be located in an area designated as a flood zone, the applicant will be required to contact the flood department for potential additional requirements, prior to the acceptance of building permit application(s). Requirements may include but be limited to: Flood elevation, flow velocity, high flow depth, scour depth, elevated pad or finish floor heights, and anchoring foundation systems. Where the proposed project is to be located in a high flow area within the flood zone, S.P.A. foundation plans may not be applicable, and an engineered foundation design would be required. Design parameter’s necessary for the foundation system will be provided by the Flood Control Dept. The Riverside County Flood Control Department can be contacted @ (951) 955-1200 for further information.

**HIGH FIRE SEVERITY ZONE**

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1 Gen - Custom (cont.)

This project is in A high fire zone area. CBC 7A shall apply.

### Planning

#### Planning. 1 Telcom - Abandonment

If a facility is not operated for a continuous period of ninety (90) days, the wireless facility shall be deemed abandoned. No later than ninety (90) days from the date the facility is determined to have been deemed abandoned or the permittee has notified the Planning Director of its intent to vacate the site, the permittee shall remove all equipment and improvements associated with the use and shall restore the site to its original condition to the satisfaction of the Planning Director. The permittee shall provide written verification of the removal of the facilities within thirty (30) days of the date the removal is completed. If the facility is not removed within thirty (30) days after the permit has been discontinued pursuant to this subsection, the site shall be deemed to be a nuisance, and the County may cause the facility to be removed at permittee's expense or by calling any bond or other financial assurance to pay for removal. If there are two (2) or more users of a single facility or support structure, then this provision shall apply to the specific elements or parts thereof that were abandoned, but will not be effective for the entirety thereof until all users cease use thereof.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### Planning. 2 Telcom - Adverse Impacts

Permittee shall undertake all reasonable efforts to avoid undue adverse impacts to adjacent properties and/or uses that may arise from the construction, operation, maintenance, modification, and removal of the facility.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### Planning. 3 Telcom - Attorney's Fees

In the event the County determines that it is necessary to take legal action to enforce any of these conditions, or to revoke a wireless facility permit, and such legal action is taken, the Permittee shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the County, even if the matter is amicably resolved or otherwise not prosecuted to a final judgment, unless the County should otherwise agree with permittee to waive said fees or any part thereof.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### Planning. 4 Telcom – Backup Generator

If a backup generator will be used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not to be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 4                                      **Telcom – Backup Generator (cont.)**

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### Planning. 5                                      **Telcom – Colocation**

The applicant/operator of the facility shall agree to allow for the co-location of equipment of other wireless telecommunication providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunication provider(s), and the property owner.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### Planning. 6                                      **Telcom - Commencement of Operations**

The operation of the approved facility shall commence no later than one (1) month after the completion of installation, or the wireless facility shall be deemed expired.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### Planning. 7                                      **Telcom - Contact Information**

The permittee shall at all times maintain accurate contact information for all parties responsible for the facility, which shall include a phone number, street mailing address and email address for at least one natural person. The FCC Antenna Structure Registration site number, County wireless facility permit number, primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### Planning. 8                                      **Telcom – Enclosure**

Unless otherwise specifically noted on the approved plans, the telecommunication equipment enclosure shall be comprised of wrought iron fencing and shall be 8-feet in height.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### Planning. 9                                      **Telcom – Entitlement Life**

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use), this

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 9** **Telcom – Entitlement Life (cont.)**

condition of approval shall become null and void.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### **Planning. 10** **Telcom – Equipment Cabinets**

Unless otherwise specifically noted on the approved plans, the telecommunication equipment cabinet shelter color shall be grey or earth-tone, in order to be more compatible with the surrounding setting.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### **Planning. 11** **Telcom - Inspections-Emergencies**

The County or its designee may enter onto the facility area to inspect the facility upon 48 hours prior notice to the permittee. The permittee shall cooperate with all inspections and may be present for any inspection of its facility by the County. The County reserves the right to enter or direct its designee to enter the facility and support, repair, disable, or remove any elements of the facility in emergencies or when the facility threatens imminent harm to persons or property. The County shall make an effort to contact the permittee prior to disabling or removing any facility elements, but in any case shall notify permittee within 24 hours of doing so.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### **Planning. 12** **Telcom - Insurance**

Permittee shall obtain and maintain throughout the term of the wireless facility permit commercial general liability insurance with a limit of \$1,000,000 per occurrence for bodily injury and property damage and \$1,000,000 general aggregate including premises operations, contractual liability, personal injury, and products completed operations. The relevant policy or policies shall name the County, its elected/appointed officials, commission members, officers, representatives, agents, and employees as additional insureds. Permittee shall use its best efforts to provide thirty (30) days' prior notice to the County of to the cancellation or material modification of any applicable insurance policy.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### **Planning. 13** **Telcom – Lighting**

All outside lighting shall be hooded and directed into the telecommunication facility area, so as not to shine directly upon adjoining property or in the public rights-of-way.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### **Planning. 14** **Telcom – No Proposed Use**

The remainder of the subject property, (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior





## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 18

#### Telcom - Records (cont.)

maintain such records as required in this condition or fails to produce true and complete copies of such records within a reasonable time after a written request from the County, any ambiguities or uncertainties that would be resolved through an inspection of the missing records will be construed against the permittee.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### Planning. 19

#### Telcom - RF Exposure

All facilities must comply with all standards and regulations of the FCC and any other state or federal government agency with the authority to regulate RF exposure standards. After transmitter and antenna system optimization, but prior to unattended operations of the facility, permittee or its representative must conduct on-site post-installation RF emissions testing to demonstrate actual compliance with the FCC OET Bulletin 65 RF emissions safety rules for general population/uncontrolled RF exposure in all sectors. For this testing, the transmitter shall be operating at maximum operating power, and the testing shall occur outwards to a distance where the RF emissions no longer exceed the uncontrolled/general population limit.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### Planning. 20

#### Telcom – Signage

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of the telecommunication facility company.

If a colocated facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

#### Planning. 21

#### Telcom – Site Maintenance

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10-feet surrounding the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention and aesthetic purposes. All branches, bark, and sock, material, pursuant to the original approval, shall be maintained and reapplied on an as-needed basis.

# ADVISORY NOTIFICATION DOCUMENT

## Planning

### **Planning. 21**                                      **Telcom – Site Maintenance (cont.)**

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

### **Planning. 22**                                      **Telcom - Testing**

Testing of any equipment shall take place on weekdays only, and only between the hours of 8:30 a.m. and 4:30 p.m., except that testing is prohibited on holidays that fall on a weekday.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

### **Planning. 23**                                      **Telcom - Timing of Installation**

The installation of a wireless facility shall begin within one (1) year after its approval, or it shall be deemed expired. The installation and construction authorized by a wireless facility permit shall conclude, including any necessary post-installation repairs and/or restoration to the installation site, within ninety (90) days following the day construction commenced. If the wireless facility is to be installed adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the wireless facility may occur at any time.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

### **Planning. 24**                                      **Telcom – Tower Height**

Pursuant to this plan, the telecommunication facility tower shall not exceed 105-feet in height.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

### **Planning. 25**                                      **Telcom – Tower Tree Bark**

For simulated telecommunication towers disguised as a tree, bark shall be applied to the tower and extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

Comments: INEFFECT BBERNARDINO 07/31/2023 PPW220007

### **Planning. 26**                                      **Telcom – Tower Tree Branch Coverage**

For simulated telecommunication towers disguised as a tree, branches and foliage shall extend beyond every antenna array a minimum of two (2) feet horizontally and five (5) feet vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, all antennas, and supporting bracketry shall be wrapped in artificial foliage.

Antennas shall be painted, coated, or covered to match their background and shall not extend beyond the monotree branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible. There shall be no exterior wiring, visible footpegs, portals, cabling, cable shrouds, or other unnatural appearing features on the faux tree. Additional camouflage of the faux tree may be required depending on the type and design of faux tree proposed.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO220036 ACCEPTED (cont.)

4. The proposed monopine may be founded on caisson that is embedded in the ground for a minimum of 20 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.
5. Alternatively, the proposed monopine may be founded on a mat foundation provided the minimum depth of foundation is 4 feet.
6. The equipment shelter may be supported by shallow foundation with footing width and depth a minimum of 12 inches.

GEO No. 220036 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 220036 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Planning-PAL

#### Planning-PAL. 1

#### Gen - Custom

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1

#### Gen - Custom (cont.)

taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Comments: RECOMMEND DWALSH 20221004

### Transportation

#### Transportation. 1

#### TRANS GENERAL CONDITIONS

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Plan: PPW220007

Parcel: 402130009

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      SUBMIT GRADING PLAN                      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.  
<http://rcflood.org/npdes/>

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      No Building Permit W/O Grading Permit                      Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

Fire

080 - Fire. 1                      Prior to permit                      Not Satisfied

Fire Department Construction Permit Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1

Planning

080 - Planning. 1                      Gen - Conform to Plans                      Not Satisfied

Building, structure elevations, and lease area layout shall be in substantial conformance with that shown on the APPROVED EXHIBIT A

080 - Planning. 2                      Gen - Fee Status                      Not Satisfied

Prior to the issuance of building permits for PPW220007, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

080 - Planning. 3                      Gen - Lighting                      Not Satisfied

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

080 - Planning. 4                      Telcom - Branches                      Not Satisfied

Plan: PPW220007

Parcel: 402130009

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4                      Telcom - Branches (cont.)                      Not Satisfied

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to ensure that the branches for proposed mono-eucalyptus or mono-pine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

Transportation

080 - Transportation. 1              EVIDENCE/LEGAL ACCESS                      Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2              UTILITY PLAN                                      Not Satisfied

Proposed electrical power lines below 33.6 Kv within public right of way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes

90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      Gen - ORD No. 659 (DIF)                      Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for PPW220007 has been calculated to be 2.49 acres.

090 - Planning. 2                      Gen - Wall & Fence Location                      Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A

090 - Planning. 3                      Map - Utilities Underground                      Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground.

090 - Planning. 4                      Telcom - Branches                                      Not Satisfied

Prior to final inspection, the developer/permit holder shall ensure that the mono-pine branches are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

Plan: PPW220007

Parcel: 402130009

90. Prior to Building Final Inspection

Planning

090 - Planning. 5                      Telcom - Signage    Not Satisfied

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information: - Address of wireless communications facility and any internal site identification number or code; - Name(s) of company who operates the wireless communications facility; - Full company address, including mailing address and division name that will address problems; - Telephone number of wireless communications facility company. If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

090 - Planning. 6                      Telcom - Site Inspection-Branches    Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PPW220007 Mono-EUC/Mono-Pine have been met; specifically, that the branches for proposed are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1                      UTILITY INSTALL    Not Satisfied

Proposed electrical power lines below 33.6 Kv within public right of way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 2                      WRCOG TUMF    Not Satisfied

Payment of Transportation Fees

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.



**APPROVED**  
**1/22/2024**  
**BY THE PLANNING DIRECTOR**



**SITE NUMBER: CSL00422**  
**SITE NAME: HIGH STREET**

**40602 HIGH STREET, BEAUMONT, CA 92223**

**PACE #: MRLOS094310, USID: 317999, PTN #: 3551A12TCW, FA #: 13025574**

**PROJECT DESCRIPTION**

AT&T MOBILITY PROPOSES TO CONSTRUCT AN UNMANNED WIRELESS COMMUNICATION FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

**ANTENNA LEVEL:**

- NEW (1) 70'-0" HIGH MONOPINE.
- NEW (9) PANEL ANTENNAS MOUNTED ON NEW MONOPINE (3 PER SECTOR).
- NEW (3) AIR 8449 B77D ANTENNA MOUNTED ON NEW MONOPINE (1 PER SECTOR).
- NEW (12) RRUS MOUNTED BEHIND PANEL ANTENNAS. (4 PER SECTOR).
- NEW (1) 45" MICROWAVE ANTENNA MOUNTED ON NEW MONOPINE.
- NEW (3) DC9 SURGE SUPPRESSION UNITS MOUNTED NEAR RRUS.
- NEW (9) DC POWER TRUNKS ROUTED UNDERGROUND AND INSIDE NEW MONOPINE.
- NEW (3) FIBER TRUNKS ROUTED UNDERGROUND INSIDE NEW MONOPINE.
- NEW 4' UPLIFT BRACKETS FOR SECTOR "A" AND SECTOR "C".

**EQUIPMENT LEVEL:**

- NEW (1) CONCRETE WIC (WALK-IN CABINET) MOUNTED ON NEW CONCRETE PAD.
- NEW 30' X 30' X 8' HIGH WROUGHT IRON FENCE ENCLOSURE.
- NEW (1) 20KW AC GENERATOR WITH 140 GALLON FUEL TANK MOUNTED ON NEW CONCRETE PAD.
- NEW (3) DC12 SURGE SUPPRESSION UNITS MOUNTED ON CONCRETE WIC SHELTER.
- NEW (3) FIBER MANAGEMENT BOXES MOUNTED ON CONCRETE WIC SHELTER.
- NEW (1) GPS ANTENNA MOUNTED ON CONCRETE WIC SHELTER.
- NEW (1) TELCO BOX AND (1) CIENA BOX MOUNTED ON H-FRAME.
- NEW (1) METER PEDESTAL MOUNTED ON CONCRETE PAD.
- NEW (1) KNOXBOX ON WROUGHT IRON FENCE.
- NEW 5'-0" WIDE LANDSCAPING AROUND WROUGHT-IRON FENCE ENCLOSURE.
- NEW (1) EQUIPMENT RACK WITH (2) 6651 BASEBAND UNITS AND (1) XMU MOUNTED ON CONCRETE WIC SHELTER.
- NEW (1) DC POWER PLANT WITH (11) RECTIFIERS AND (2) STRINGS OF 185Ah BATTERIES MOUNTED ON CONCRETE WIC SHELTER.
- NEW (1) STEP-UP TRANSFORMER WITH DISCONNECT SWITCH MOUNTED ON NEW CONCRETE PAD. (METER AREA)
- NEW (1) STEP-DOWN TRANSFORMER WITH DISCONNECT SWITCH MOUNTED ON NEW CONCRETE PAD. (EQUIPMENT AREA)
- NEW (1) FIBER MEET-ME-POINT PULLBOX.

**DRAWING INDEX**

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
T-2	NOTES AND SPECIFICATIONS
T-3	WARNING NOTES AND SIGNAGE
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGE SITE PLAN
A-3	EQUIPMENT LAYOUT AND ANTENNA PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	EQUIPMENT DETAILS
A-7	EQUIPMENT DETAILS
A-8	EQUIPMENT DETAILS
A-9	EQUIPMENT DETAILS
A-10	EQUIPMENT DETAILS
A-11	EQUIPMENT DETAILS
A-12	EQUIPMENT DETAILS
E-1	ELECTRICAL SITE PLAN
E-2	EQUIPMENT AND ANTENNA GROUNDING PLAN
E-3	ELECTRICAL NOTES, PANEL SCHEDULE AND SINGLE LINE DIAGRAM
E-4	DC POWER DIAGRAM
E-5	ELECTRICAL AND GROUNDING DETAILS
E-6	BATTERY SPECS MSDS AND KWH CALCULATION
LANDSCAPE PLAN BY RJCLA LANDSCAPE ARCHITECTURE	
L-1	TITLE SHEET
L-2	IRRIGATION PLAN
L-3	PLANTING PLAN
L-4	IRRIGATION DETAILS
L-5	IRRIGATION SPECIFICATIONS
L-6	PLANTING DETAILS
L-7	PLANTING SPECIFICATIONS
TOWER DRAWING BY CELL TREES	
MP-1	TITLE SHEET
MP-2	NOTES & SPECIFICATIONS
MP-3	ELEVATION VIEWS
MP-4	DETAILS
MP-5	ANTENNA MOUNT DETAILS
MP-6	FOUNDATION
MP-7	BRANCH LAYOUT

**SIGNATURE BLOCK**

	PRINT NAME	SIGNATURE	DATE
AT&T RF:			
AT&T PM:			
AT&T CM:			
SMARTLINK PM:			
SMARTLINK ZM:			
SMARTLINK SAQ:			
SMARTLINK CM:			

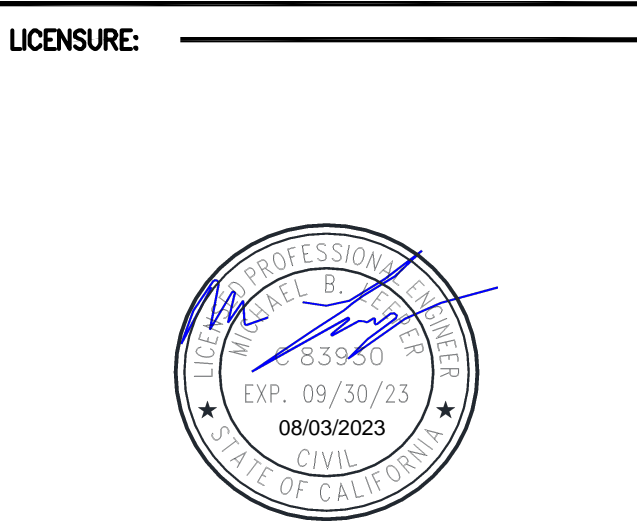


16885 VIA DEL CAMPO CT., SUITE 318  
SAN DIEGO, CA 92127  
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
2	08/03/2023	REV. WROUGHT IRON FENCE DET.
1	06/07/2023	REV. ADDRESS/PLAN CHECK COMMENTS
0	03/16/2023	100% CD'S
C	02/24/2023	ADDED TOWER DRAWING
B	01/09/2023	REVISED ANTENNA SEPERATION
A	12/22/2022	90% CD'S FOR REVIEW

**ISSUED DATE:** 08/03/2023

**ISSUED FOR:** BP SUBMITTAL



**PROJECT INFORMATION:**  
CSL00422  
HIGH STREET  
40602 HIGH STREET,  
BEAUMONT, CA 92223

**DRAWN BY:** MB  
**CHECKED BY:** SVF

**SHEET TITLE:** TITLE SHEET

**SHEET NUMBER:** T-1

**SITE INFORMATION**

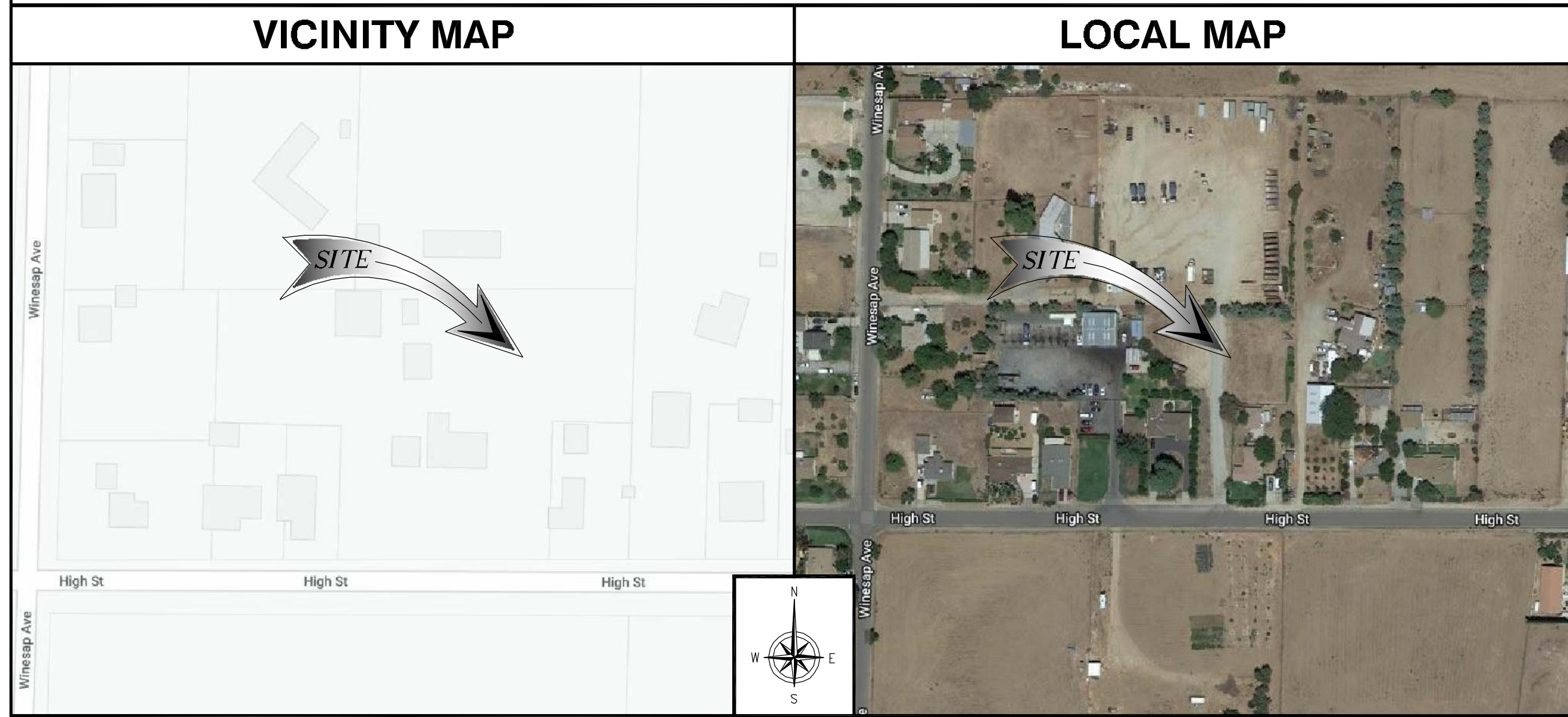
**PROPERTY OWNER:** CR&R INC., A CALIFORNIA CORPORATION  
CONTACT: KIM NGUYEN  
PHONE: 714-372-8260  
EMAIL: knguyen@crmail.com

**APPLICANT ADDRESS:** AT&T MOBILITY  
1452 EDINGER AVE.  
TUSTIN, CA 92780

**APPLICANT REPRESENTATIVE:** SMARTLINK  
3300 IRVINE AVENUE, SUITE 300  
NEWPORT BEACH, CA 92660

**LATITUDE (NAD 83):** 33° 58' 17.33" N (33.971481)  
**LONGITUDE(NAD 83):** -116° 57' 11.84" W (-116.953289)  
**GROUND ELEVATION:** 2932.78' AMSL  
**OCCUPANCY:** U  
**APN #:** 402-130-009  
**ZONING JURISDICTION:** RIVERSIDE COUNTY  
**CURRENT ZONING:** MANUFACTURING-MEDIUM (M-M)  
**GENERAL PLAN LAND USE:** LIGHT INDUSTRIAL (LI)  
**NEW USE:** UNMANNED TELECOMMUNICATIONS FACILITY  
**LEASE SPACE:** ±900 SQ. FT.  
**AERIAL LEASE SPACE:** ±105 SQ. FT.

**LOCATION MAPS**



**DRIVING DIRECTIONS**

DIRECTION FROM AT&T OFFICE (1452 EDINGER AVE., TUSTIN, CA 92780):

- START OUT GOING SOUTHEAST ON EDINGER AVE TOWARD RED HILL AVE.
- MERGE ONTO CA-261 N VIA THE RAMP ON THE LEFT (PORTIONS TOLL).
- STAY STRAIGHT TO GO ONTO CA-241 N (PORTIONS TOLL).
- MERGE ONTO CA-91 E VIA EXIT 39A TOWARD RIVERSIDE.
- MERGE ONTO CA-60 E VIA EXIT 65B TOWARD SAN DIEGO/INDIO/1-215 S.
- CA-60 E BECOMES UNNAMED ROAD.
- STAY STRAIGHT TO GO ONTO W 6TH ST.
- TURN LEFT ONTO N CALIFORNIA AVE.
- TURN RIGHT ONTO E 11TH ST.
- TURN LEFT ONTO BEAUMONT AVE/CA-79.
- TURN RIGHT ONTO BROOKSIDE AVE.
- TURN LEFT ONTO BELLFLOWER AVE.
- TURN LEFT ONTO HIGH ST.
- 40602 HIGH ST., IS ON THE RIGHT.

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES:

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 LOCAL BUILDING CODE
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- CITY/COUNTY ORDINANCES
- ANSI/TIA-222-H
- LIFE SAFETY CODE NFPA-101

**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

**ACCESSIBILITY NOTE**

THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN ON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2022 CALIFORNIA BUILDING CODE SECTION 1105B.3.4, AND/OR 11B-203.5 OF 2022 CALIFORNIA BUILDING CODE, EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

**DO NOT SCALE DRAWINGS**

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



Know what's below.  
Call before you dig.  
Call Two Working Days Before You Dig!  
811 / 800-227-2600  
digalert.org



**A INFORMATION SIGN 1-1**  
SCALE: 1/2" = 1"

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE WITH AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. FABRICATION:  
SIGN 1-1: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET

SIGN 1 IS TO BE MADE ON THE 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) WITH FOUR (4) 1/4 INCH MOUNTING HOLES, ONE EACH CORNER OF THE SIGN FOR MOUNTING WITH HARDWARE WITH TIWRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE. FRONT AND BACK WITH BLACK LETTERING.

THE INFORMATION BAND SHALL BE 1.2 INCH SOLID GREEN BAND WITH 0.5 INCH HIGH BLACK LETTERING. THE BODY TEXT SHALL BE IN BLACK LETTERING WITH 0.2 INCH HIGH LETTERS. THE REF LINE SHALL BE IN 1/8 INCH LETTERS.

THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF THE SIGN.

ALL PAINT WILL BE BAKED WITH ENAMEL WITH UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.

**B INFORMATION SIGN 1-2**  
SCALE: 3/4" = 1"

\* SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET

SIGN 2 MUST BE A NON-METALIC LABEL WITH AN ADHESIVE BACKING. THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHERPROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 5 X 7 INCHES WITH A WHITE BACKGROUND AND BLACK LETTERING. THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT AND THE LETTERING SHALL BE BLACK WITH 0.75 INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK WITH 1/8 INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.

\* SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 3, THIS SHEET

SIGN 3 IS A 1 INCH X 2 INCH LABEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS A AT&T ANTENNA.

\* SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & 3, THIS SHEET

SIGN 4 IS MADE FROM TRANSPARENT MATERIAL 1-1/2 INCHES WIDE AND 24 INCHES LONG. THE LETTERING IS TO BE BLACK WITH 1/2 INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ AND FILLS THE LENGTH OF THE SIGN.

**C INFORMATION SIGN 1-3**  
SCALE: 1/4" = 1"

**D INFORMATION SIGN 1-4**  
SCALE: 3/16" = 1"

**INFORMATION SIGNAGE** 24"x36" SCALE: NTS 11"x17" SCALE: NTS **1**

SIZE: 15" x 20"

SIZE: 10" x 14"

**SHELTER/CABINETS DOOR SIGN** 24"x36" SCALE: NTS 11"x17" SCALE: NTS **4**

**FENCED COMPOUND SIGNS** 24"x36" SCALE: NTS 11"x17" SCALE: NTS **5**

SIZE: 20" x 20"

SIZE: 10" x 14"

**GATE SIGNAGE** 24"x36" SCALE: NTS 11"x17" SCALE: NTS **7**

**DOORS/EQUIPMENT SIGN** 24"x36" SCALE: NTS 11"x17" SCALE: NTS **8**

**NOTE:**

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE WITH AT&T WIRELESS DOCUMENT # 03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE.

SIZE: 8" x 12"

SIZE: 8" x 12"

**CAUTION AND WARNING SIGN** 24"x36" SCALE: NTS 11"x17" SCALE: NTS **2**

SIZE: 12" x 8"

**MAINTENANCE HOURS SIGNS** 24"x36" SCALE: NTS 11"x17" SCALE: NTS **6**

SIZE: 8" x 12"

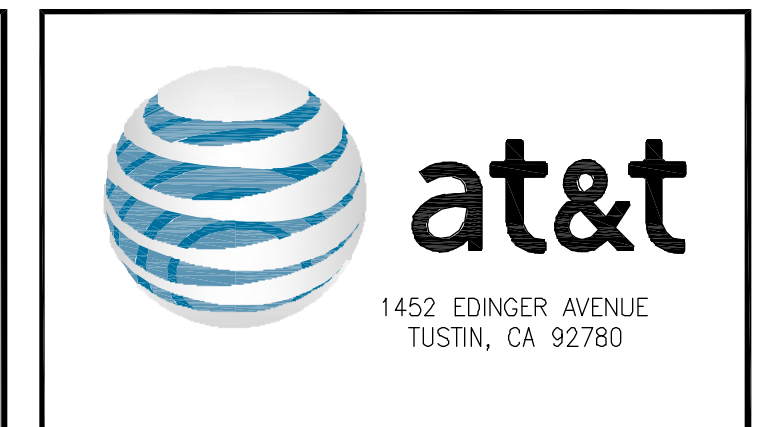
**NOTICE SIGN** 24"x36" SCALE: NTS 11"x17" SCALE: NTS **3**

**COMPOUND**

**DIESEL**

**SULFURIC ACID**

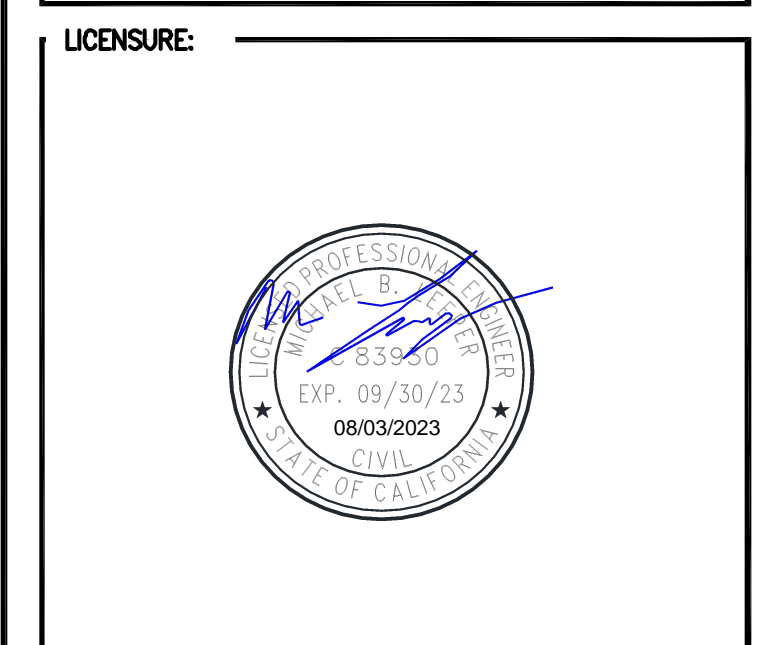
**NFPA SIGN** 24"x36" SCALE: NTS 11"x17" SCALE: NTS **10**



REV	DATE	DESCRIPTION
2	08/03/2023	REV. WROUGHT IRON FENCE DET.
1	06/07/2023	REV. ADDRESS/PLAN CHECK COMMENTS
0	03/16/2023	100% CD'S
C	02/24/2023	ADDED TOWER DRAWING
B	01/09/2023	REVISED ANTENNA SEPERATION
A	12/22/2022	90% CD'S FOR REVIEW

ISSUED DATE: 08/03/2023

ISSUED FOR: BP SUBMITTAL

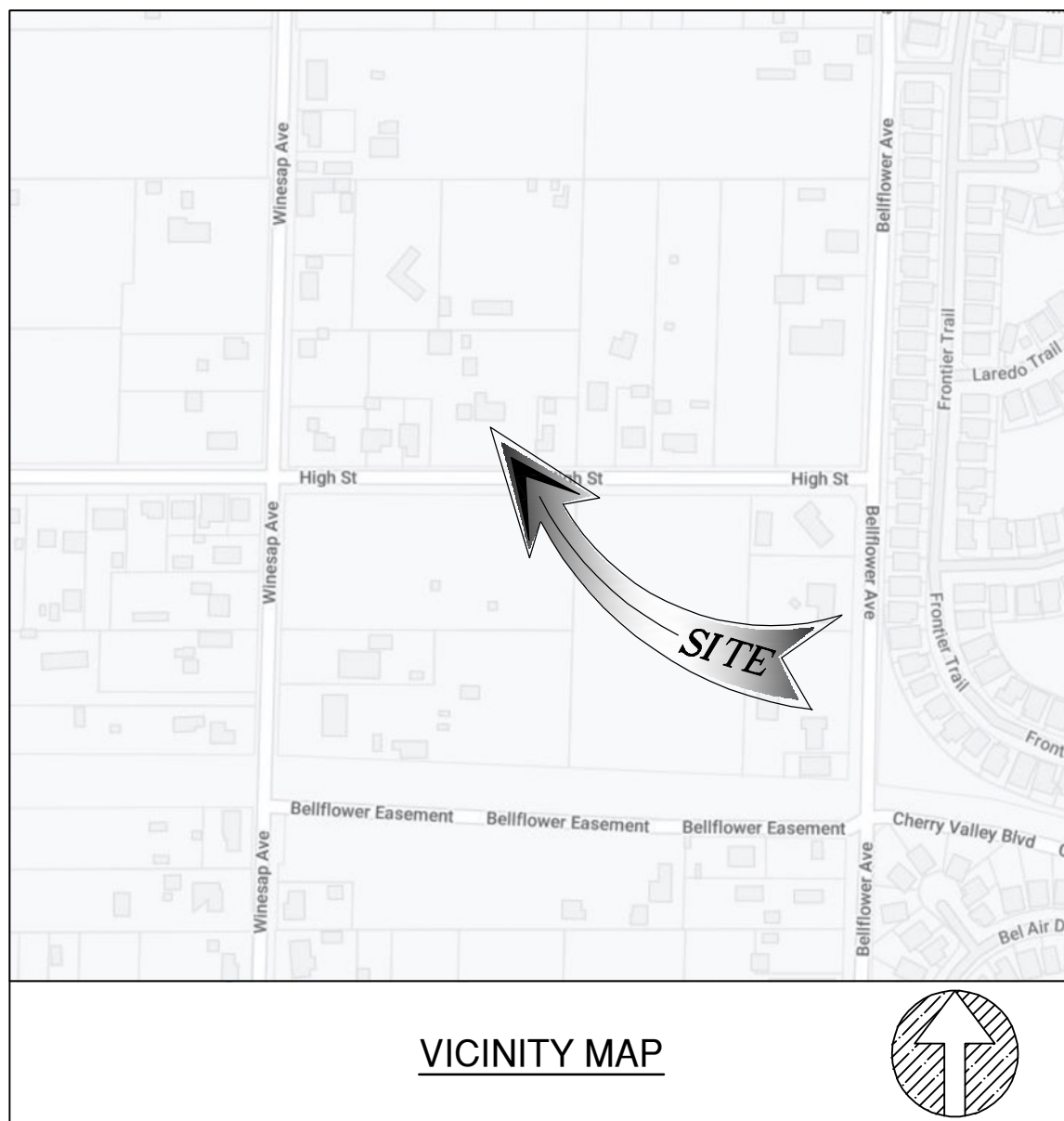


PROJECT INFORMATION:  
CSL00422  
HIGH STREET  
40602 HIGH STREET,  
BEAUMONT, CA 92223

DRAWN BY: MB  
CHECKED BY: SVF

SHEET TITLE: WARNING NOTES AND SIGNAGE

SHEET NUMBER: T-3



**APN**  
402-130-009

**SITE ADDRESS**  
40602 HIGH ST., BEAUMONT, CA 92223

**TITLE REPORT**

TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH ORDER NUMBER 92017441-920-CMM-CM8 AND GUARANTEE NUMBER CA-SFXFC-IMP-81G28-1-22-92017441 DATED MARCH 08, 2022

**BASIS OF BEARING**

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE SIX, DETERMINED BY GPS OBSERVATIONS.

**BENCHMARK**

ELEVATIONS ARE BASED ON CRTN (CSRC) NETWORK BROADCAST COORDINATES.

**FLOODZONE**

SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06065C0805G EFFECTIVE DATE 8/28/2008.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL A:**  
THAT PORTION OF LOT 6, BLOCK 4 OF MAP OF APPLE VALLEY, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SHOWN AS PARCEL 4 OF RECORD OF SURVEY ON FILE IN BOOK 47, PAGE 21 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL B:**  
THAT PORTION OF LOT 7, BLOCK 4 OF MAP OF APPLE VALLEY, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT AND THE NORTH LINE OF HIGH STREET, 66 FEET WIDE, 88 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID LOT, 150 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT, 88 FEET TO A POINT ON THE EAST LINE OF SAID LOT; THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 146.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 469.71 FEET TO A POINT DISTANT EAST, 176.06 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT, 146.90 FEET TO A POINT WHICH IS 150 FEET NORTH OF THE SOUTH LINE OF SAID LOT AND THE NORTH LINE OF HIGH STREET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT, 140 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT, 150 FEET TO THE SOUTH LINE OF SAID LOT AND THE NORTH LINE OF HIGH STREET; THENCE EAST ALONG THE NORTH LINE OF HIGH STREET, 241.71 FEET TO THE TRUE POINT OF BEGINNING.

APN: 402-130-004 AND 402-130-009

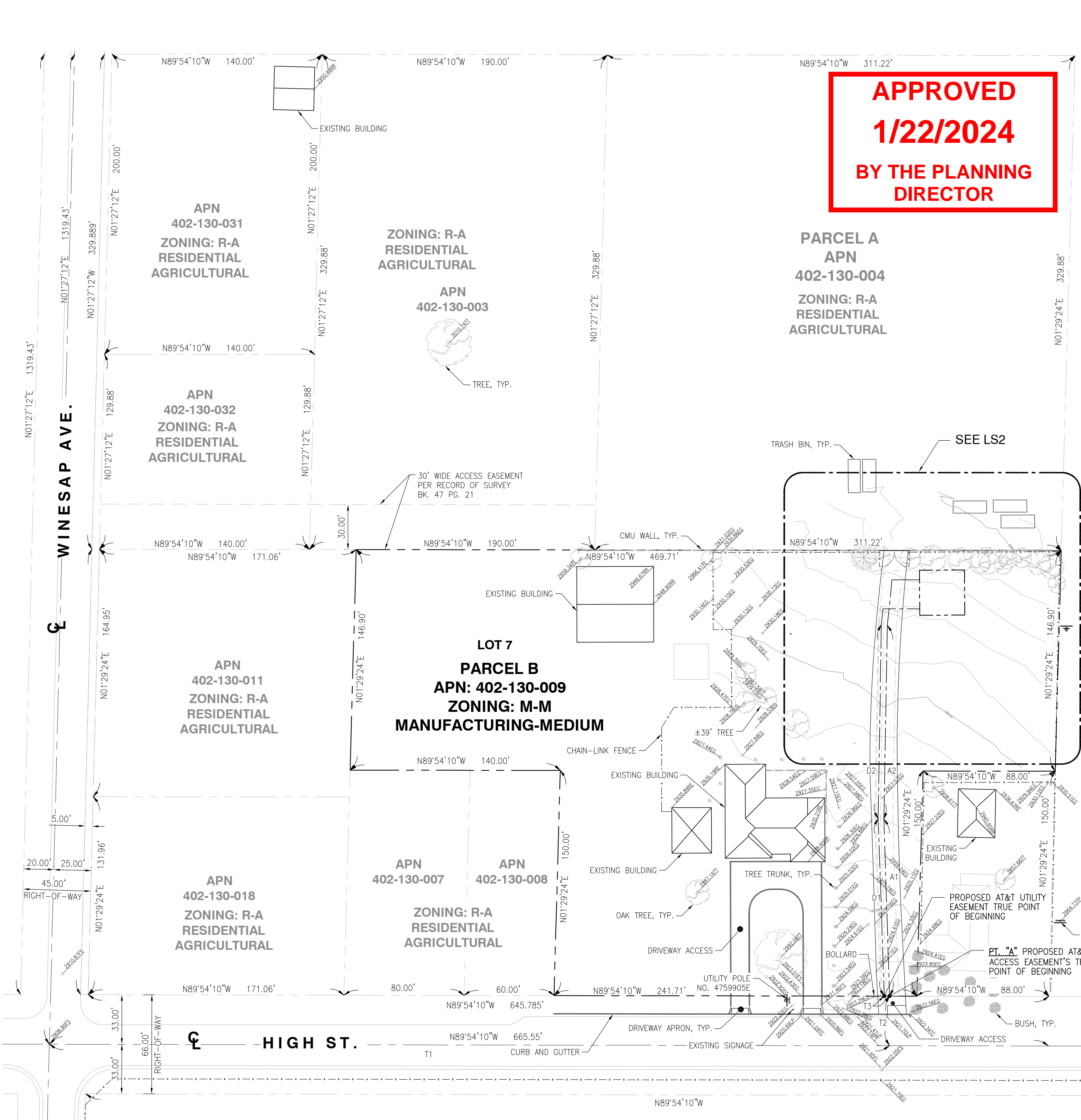
**SCHEDULE B (EXCEPTIONS)**

ITEMS A,B,C & 2 ARE TAX RELATED  
ITEMS D & E ARE LIENS RELATED  
ITEMS 1 & 3 ARE RIGHTS RELATED  
ITEM 5 IS RECORD OF SURVEY RELATED  
ITEM 6 IS DEED RELATED  
ITEM 7 IS ADVISORY RELATED

**EASEMENTS:**

ITEM 4 IS NOT PLOTTED. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

PROPERTY LINES DERIVED FROM  
PARCEL MAP NO. 6893 BK. 23 PG. 66 DATED APRIL 12, 1975  
RECORD OF SURVEY BK. 7 PG. 21 DATED OCTOBER 11, 1965  
RECORD OF SURVEY BK. 10 PG. 41 DATED DECEMBER 22, 1933



**APPROVED**  
**1/22/2024**  
**BY THE PLANNING DIRECTOR**

**LEGEND**

---	CENTER LINE
- - -	PROPERTY LINE
- · - · -	EASEMENT LINE
- x - x -	CHAIN-LINK FENCE
▬	CMU WALL
EG	EXISTING GRADE
FS	FINISH SURFACE
FL	FLOW LINE
LP	LIP OF GUTTER
TC	TOP OF CURB
TP	TOP OF POLE
RE	ROOF EDGE
RR	ROOF RIDGE
TT	TOP OF TREE
TB	TOP OF BUILDING
○	EXISTING SIGNAGE
○	UTILITY POLE
○	TREE
○	BUSH

**TIE LINE TABLE**

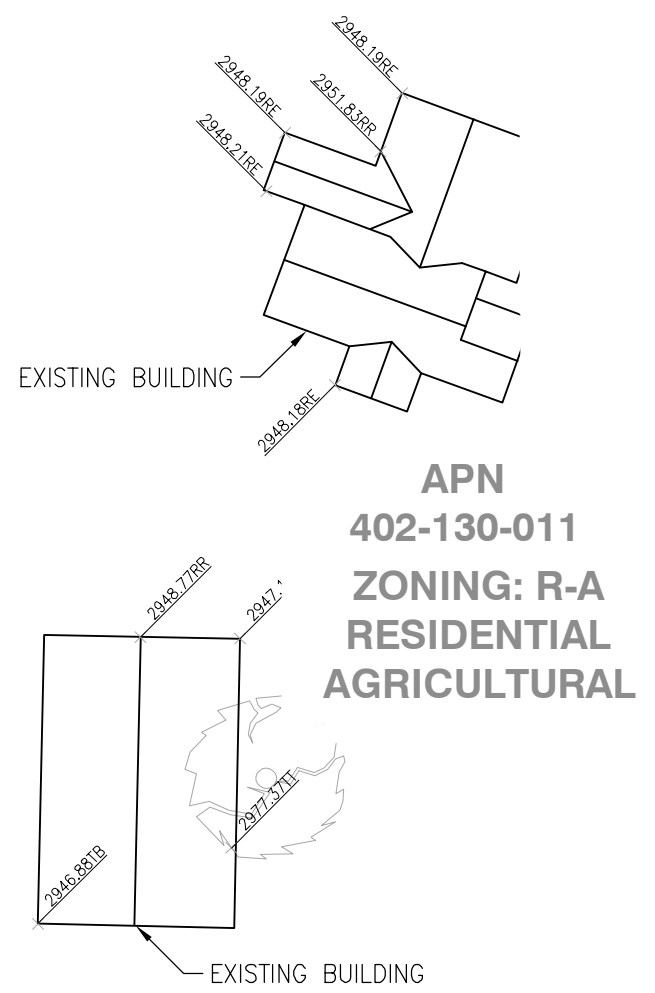
NO.	LENGTH	BEARING
T1	559.72'	N89°54'10"E
T2	33.00'	N00°05'50"E
T3	3.55'	N89°54'10"W

**ACCESS ROUTE LINE TABLE**

NO.	LENGTH	BEARING
A1	171.98'	N01°52'11"W
A2	129.00'	N01°01'31"E

**UTILITY ROUTE LINE TABLE**

NO.	LENGTH	BEARING
D1	118.23'	N01°58'01"W
D2	129.26'	N00°55'41"E



**REVISED ADDRESS**

3 06/07/2023 REVISED ADDRESS

2 04/25/2022 FINAL SURVEY

1 04/08/2022 PRELIMINARY SURVEY

REV	DATE	DESCRIPTION
3	06/07/2023	REVISED ADDRESS
2	04/25/2022	FINAL SURVEY
1	04/08/2022	PRELIMINARY SURVEY

ISSUED DATE: **JUNE 07, 2023**

ISSUED FOR: **FINAL SURVEY**

LICENSURE: **CSLO0422**

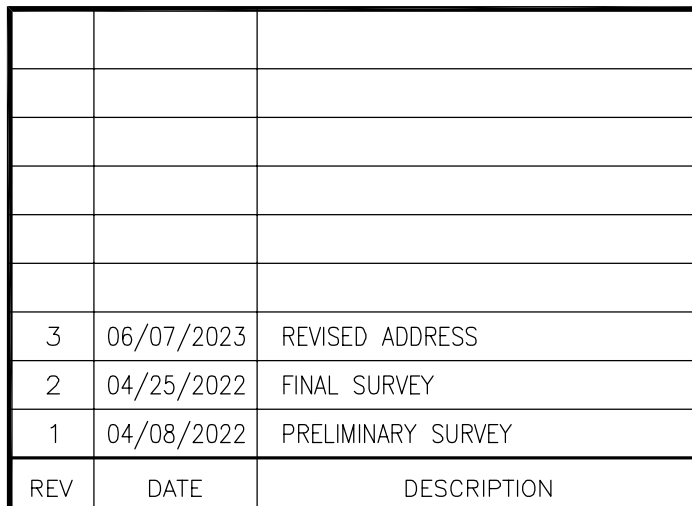
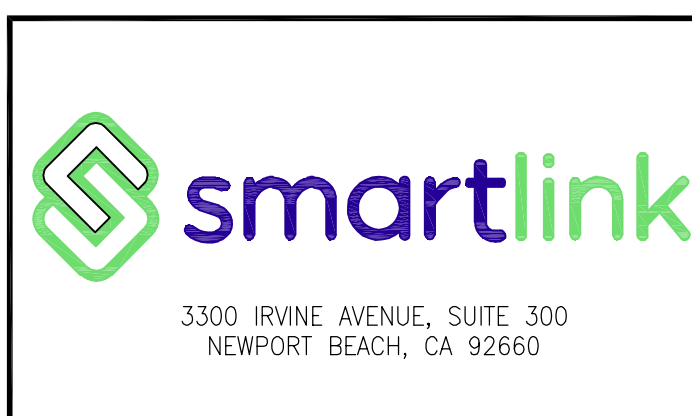
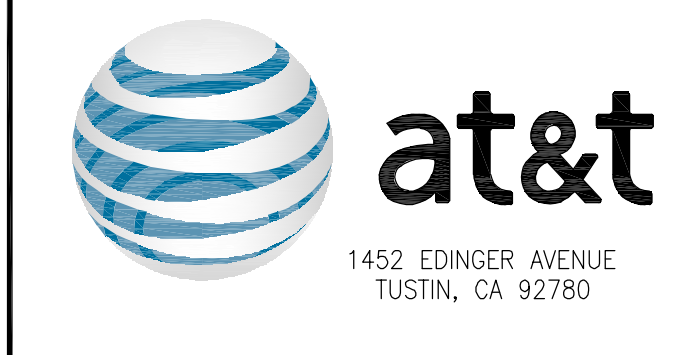
**3 HIGH STREET**  
40602 HIGH ST.,  
BEAUMONT, CA 92223

DRAWN BY: MEA  
CHECKED BY: RH

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-1**

GRAPHIC SCALE: 1"=40'



- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
  - ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
  - THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
  - WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
  - FIELD SURVEY COMPLETED ON **MARCH 29, 2022**

ACCESS ROUTE LINE TABLE		
NO.	LENGTH	BEARING
A2	129.00'	N01°01'31"E
A3	30.60'	N05°51'31"E
A4	18.40'	N90°00'00"E

AT&T LEASE AREA LINE TABLE		
NO.	LENGTH	BEARING
B1	6.42'	N00°05'50"W
B2	30.00'	N89°54'10"E
B3	30.00'	S00°05'50"E
B4	30.00'	S89°54'10"W
B5	4.18'	N00°05'50"W
B6	19.40'	N00°05'50"W

UTILITY ROUTE LINE TABLE		
NO.	LENGTH	BEARING
D1	129.26'	N00°55'41"E
D2	10.54'	N05°45'41"E
D3	24.46'	S89°59'59"E

**12 FEET WIDE NON-EXCLUSIVE ACCESS EASEMENT CENTERLINE DESCRIPTION:**

A PORTION OF ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 7, BLOCK 4 OF MAP OF APPLE VALLEY, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A STRIP OF LAND FOR THE PURPOSES OF NON-EXCLUSIVE ACCESS EASEMENT FOR THE LAND REFERRED TO HEREIN SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A NON-EXCLUSIVE ACCESS EASEMENT BEING TWELVE (12.00) FEET IN WIDTH AND LYING SIX (6.00) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF WINESAP AVENUE AND HIGH STREET, THENCE NORTH 89°54'10" EAST A DISTANCE OF 559.72 FEET; THENCE LEAVING SAID HIGH STREET CENTERLINE NORTH 00°05'50" EAST A DISTANCE OF 33.00 FEET TO THE NORTHERLY LINE OF HIGH STREET RIGHT OF WAY, SAID POINT REFERRED HEREIN TO AS "POINT A" AND ALSO BEING THE TRUE POINT OF BEGINNING OF THIS CENTERLINE ROUTE;

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY OF HIGH STREET NORTH 01°52'11" WEST A DISTANCE 171.98 FEET;

THENCE NORTH 01°01'31" EAST A DISTANCE 129.00 FEET;

THENCE NORTH 05°51'31" EAST A DISTANCE 30.60 FEET;

THENCE NORTH 90°00'00" EAST A DISTANCE 18.40 FEET TO THE PROPOSED AT&T LEASE AREA, HEREIN REFERRED TO AS "POINT B" ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE ROUTE DESCRIPTION.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE-POINT INTERSECTIONS.

**THREE (3.00) FEET WIDE UTILITY ROUTE EASEMENT DESCRIPTION:**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 7, BLOCK 4 OF MAP OF APPLE VALLEY, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A THREE (3.00) FEET IN WIDTH EASEMENT FOR THE PURPOSES OF FIBER & POWER UTILITY ROUTES, LYING EIGHTEEN (18.00) INCHES ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT "POINT A"

THENCE NORTH 89°54'10" WEST A DISTANCE OF 3.55 FEET TO THE TRUE POINT OF BEGINNING OF THIS CENTERLINE ROUTE;

THENCE NORTH 01°58'01" WEST A DISTANCE OF 118.23 FEET;

THENCE NORTH 00°55'41" EAST A DISTANCE OF 129.26 FEET;

THENCE NORTH 05°45'41" EAST A DISTANCE OF 10.54 FEET;

THENCE SOUTH 89°59'59" EAST A DISTANCE OF 24.46 FEET TO A POINT TO THE PROPOSED AT&T LEASE AREA ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE ROUTE DESCRIPTION.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE-POINT INTERSECTIONS.

**NEW AT&T LEASE SPACE DESCRIPTION:**

A PORTION OF ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 7, BLOCK 4 OF MAP OF APPLE VALLEY, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR THE PURPOSES OF AT&T LEASE SPACE WITH STRIP OF LAND BEING DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT "POINT B"

THENCE NORTH 00°05'50" WEST A DISTANCE OF 6.42 FEET;

THENCE NORTH 89°54'10" EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°05'50" EAST A DISTANCE OF 30.00 FEET;

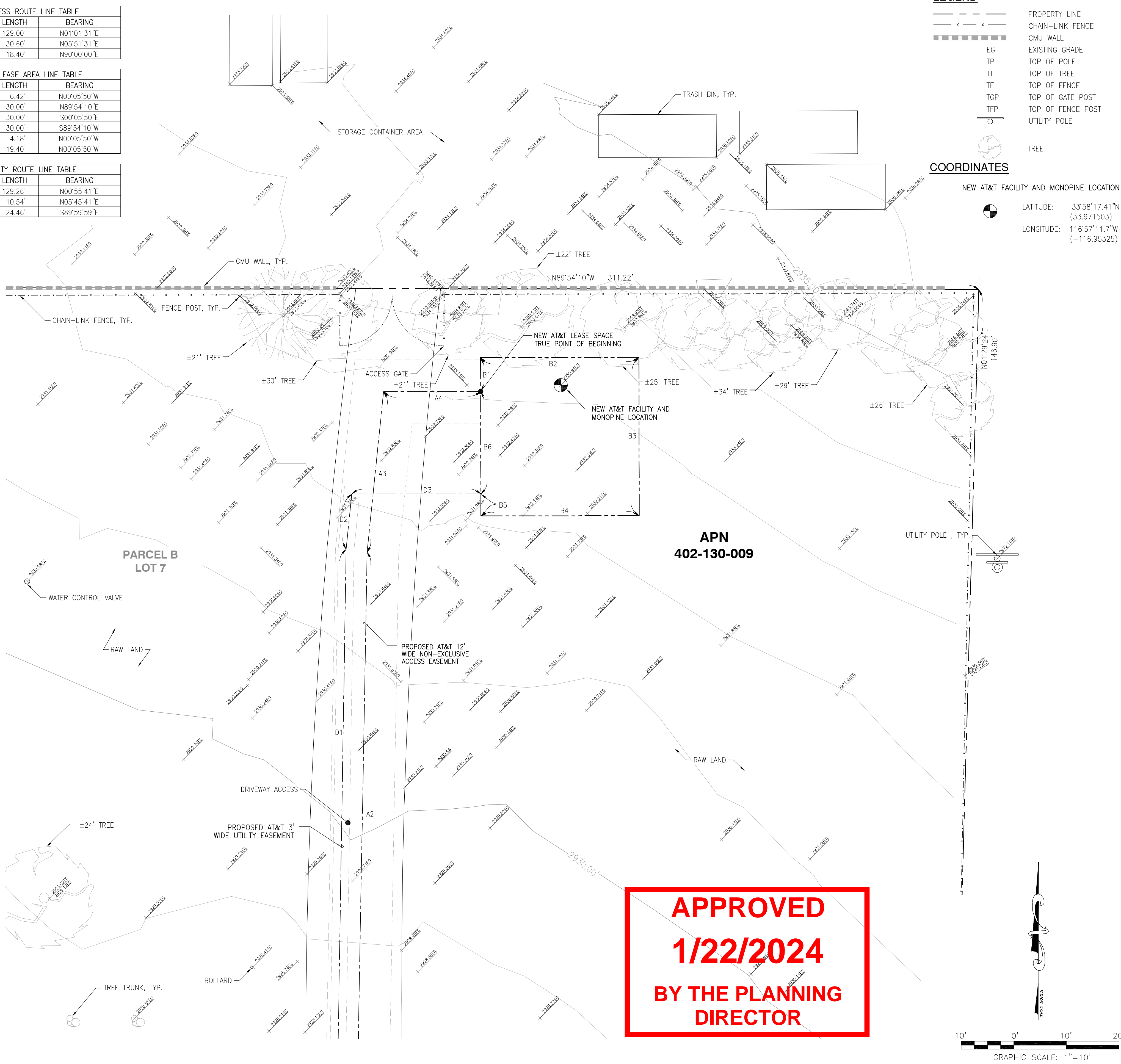
THENCE SOUTH 89°54'10" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°05'50" WEST A DISTANCE OF 4.18 FEET;

THENCE NORTH 00°05'50" WEST A DISTANCE OF 19.40 FEET TO THE POINT OF BEGINNING, CONTAINING 900 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

PROPERTY LINES DERIVED FROM  
 PARCEL MAP NO. 6893 BK. 23 PG. 66 DATED APRIL 12, 1975  
 RECORD OF SURVEY BK. 7 PG. 21 DATED OCTOBER 11, 1965  
 RECORD OF SURVEY BK. 10 PG. 41 DATED DECEMBER 22, 1933



**LEGEND**

- PROPERTY LINE
- - - CHAIN-LINK FENCE
- CMU WALL
- EXISTING GRADE
- TP TOP OF POLE
- TT TOP OF TREE
- TF TOP OF FENCE
- TGP TOP OF GATE POST
- TFP TOP OF FENCE POST
- UTILITY POLE
- TREE

**COORDINATES**

NEW AT&T FACILITY AND MONOPINE LOCATION

LATITUDE: 33°58'17.41"N (33.971503)  
 LONGITUDE: 116°57'11.7"W (-116.95325)

1452 EDINGER AVENUE  
TUSTIN, CA 92780

3300 IRVINE AVENUE, SUITE 300  
NEWPORT BEACH, CA 92660

16885 VIA DEL CAMPO CT., SUITE 318  
SAN DIEGO, CA 92127  
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
3	06/07/2023	REVISED ADDRESS
2	04/25/2022	FINAL SURVEY
1	04/08/2022	PRELIMINARY SURVEY

ISSUED DATE: **JUNE 07, 2023**

ISSUED FOR: **FINAL SURVEY**

LICENSURE:

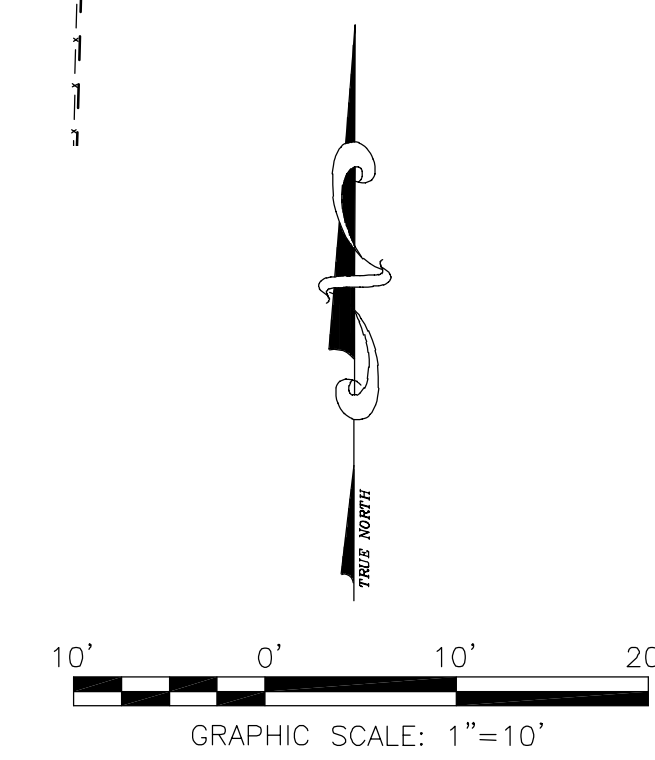
PROJECT INFORMATION:

**CSL00422**  
 3 HIGH STREET  
 40602 HIGH ST.,  
 BEAUMONT, CA 92223

DRAWN BY: MEA  
 CHECKED BY: RH

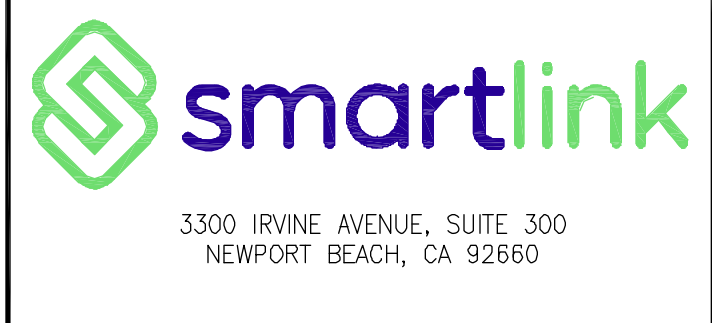
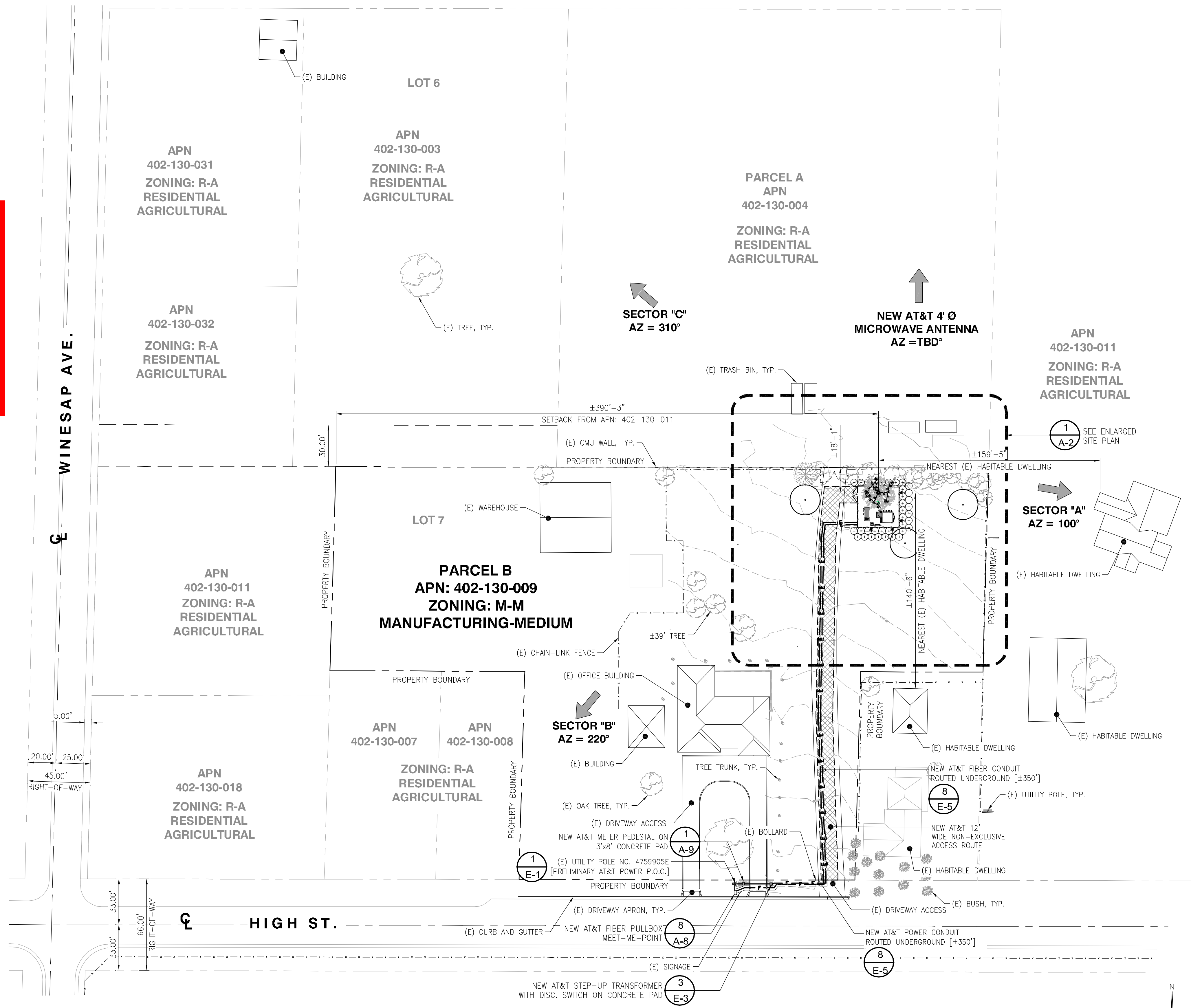
SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-2**



- NOTES:
- NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
  - NEW POWER AND TELCO PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN FROM THE UTILITY COMPANY.

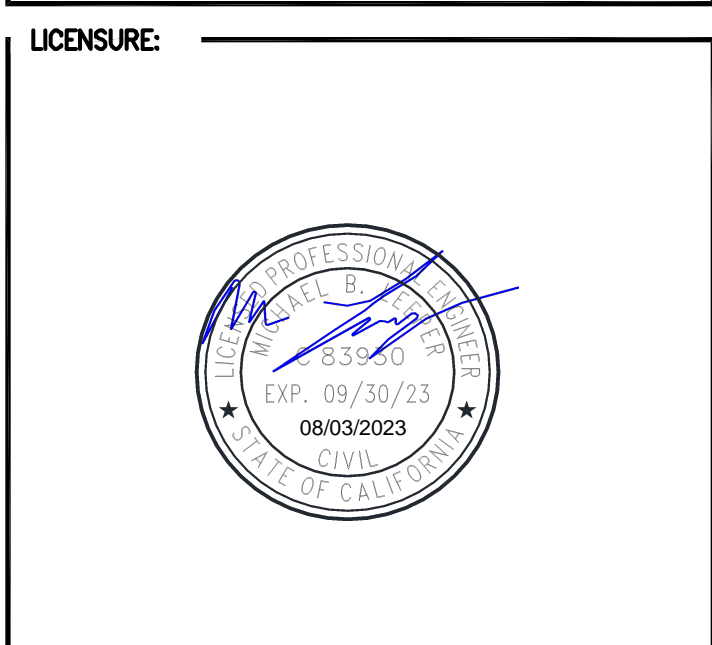
APPROVED  
 1/22/2024  
 BY THE PLANNING  
 DIRECTOR



REV	DATE	DESCRIPTION
2	08/03/2023	REV. WROUGHT IRON FENCE DET.
1	06/07/2023	REV. ADDRESS/PLAN CHECK COMMENTS
0	03/16/2023	100% CD'S
C	02/24/2023	ADDED TOWER DRAWING
B	01/09/2023	REVISED ANTENNA SEPERATION
A	12/22/2022	90% CD'S FOR REVIEW

ISSUED DATE: 08/03/2023

ISSUED FOR: BP SUBMITTAL



PROJECT INFORMATION:  
 CSL00422  
 HIGH STREET  
 40602 HIGH STREET,  
 BEAUMONT, CA 92223

DRAWN BY: MB  
 CHECKED BY: SVF

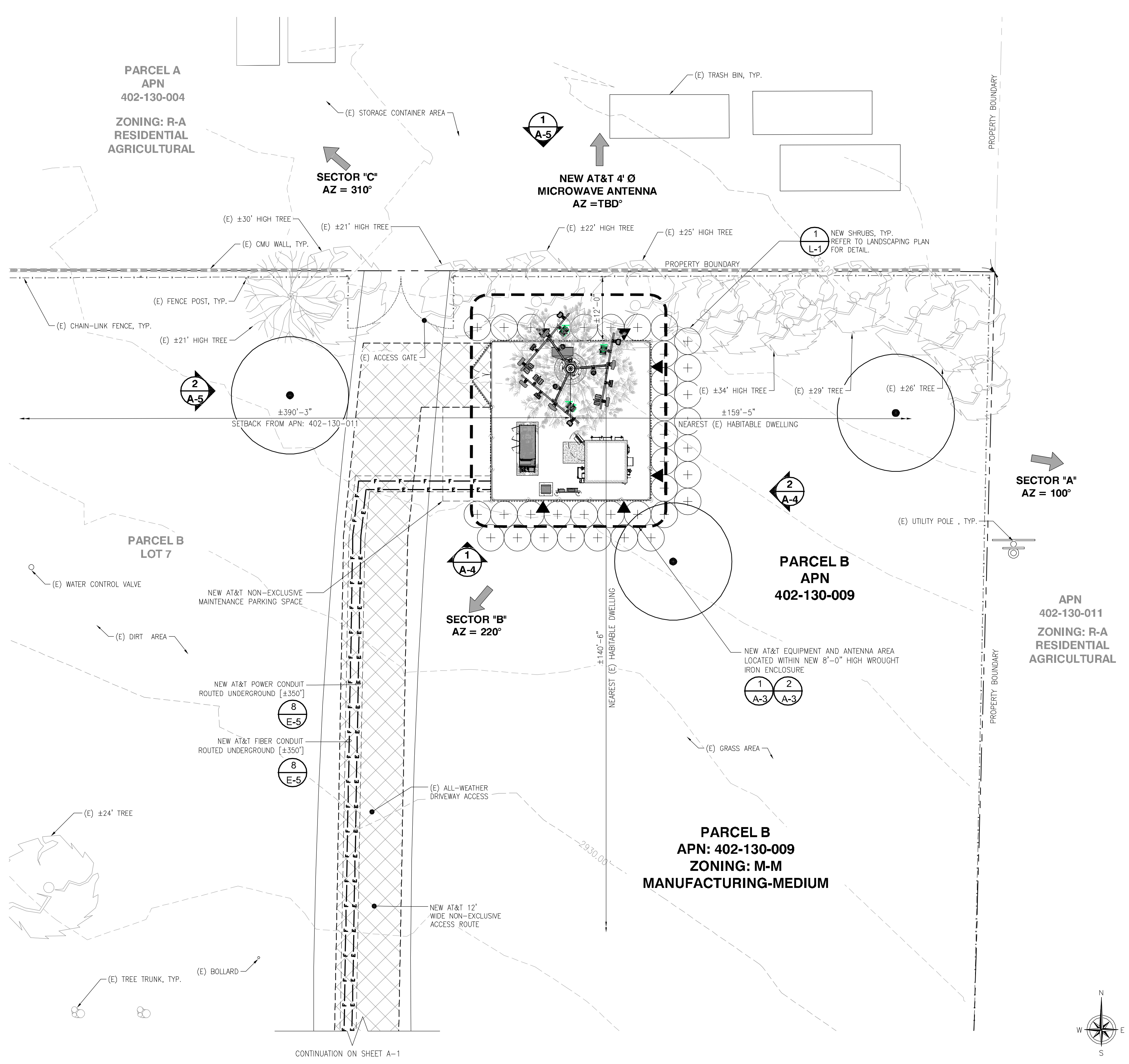
SHEET TITLE: SITE PLAN

SHEET NUMBER: A-1

- NOTES:
- NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
  - NEW POWER AND TELCO PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN FROM THE UTILITY COMPANY.

LEASE AREA CALCULATION:  
 EQUIPMENT LEASE AREA: ±900 SQ.FT.  
 AERIAL LEASE AREA: ±139 SQ.FT.  
 NON EXCLUSIVE ACCESS: ±3600 SQ.FT. (12'x300')  
 FIBER UTILITY EASEMENT: ±1050 SQ.FT. (3'x350')  
 POWER UTILITY EASEMENT: ±1050 SQ.FT. (3'x350')

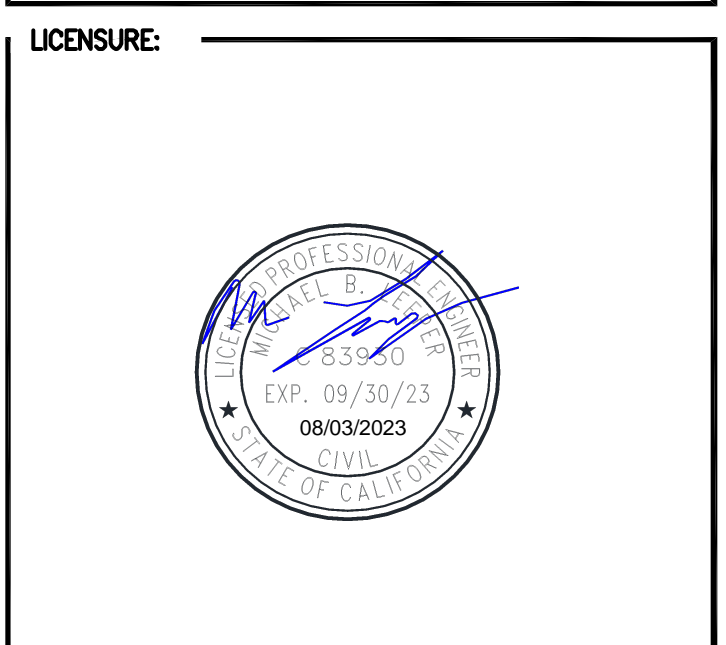
APPROVED  
 1/22/2024  
 BY THE PLANNING  
 DIRECTOR



REV	DATE	DESCRIPTION
2	08/03/2023	REV. WROUGHT IRON FENCE DET.
1	06/07/2023	REV. ADDRESS/PLAN CHECK COMMENTS
0	03/16/2023	100% CD'S
C	02/24/2023	ADDED TOWER DRAWING
B	01/09/2023	REVISED ANTENNA SEPERATION
A	12/22/2022	90% CD'S FOR REVIEW

ISSUED DATE: 08/03/2023

ISSUED FOR: BP SUBMITTAL



PROJECT INFORMATION:  
 CSL00422  
 HIGH STREET  
 40602 HIGH STREET,  
 BEAUMONT, CA 92223

DRAWN BY: MB  
 CHECKED BY: SVF

SHEET TITLE: ENLARGED SITE PLAN

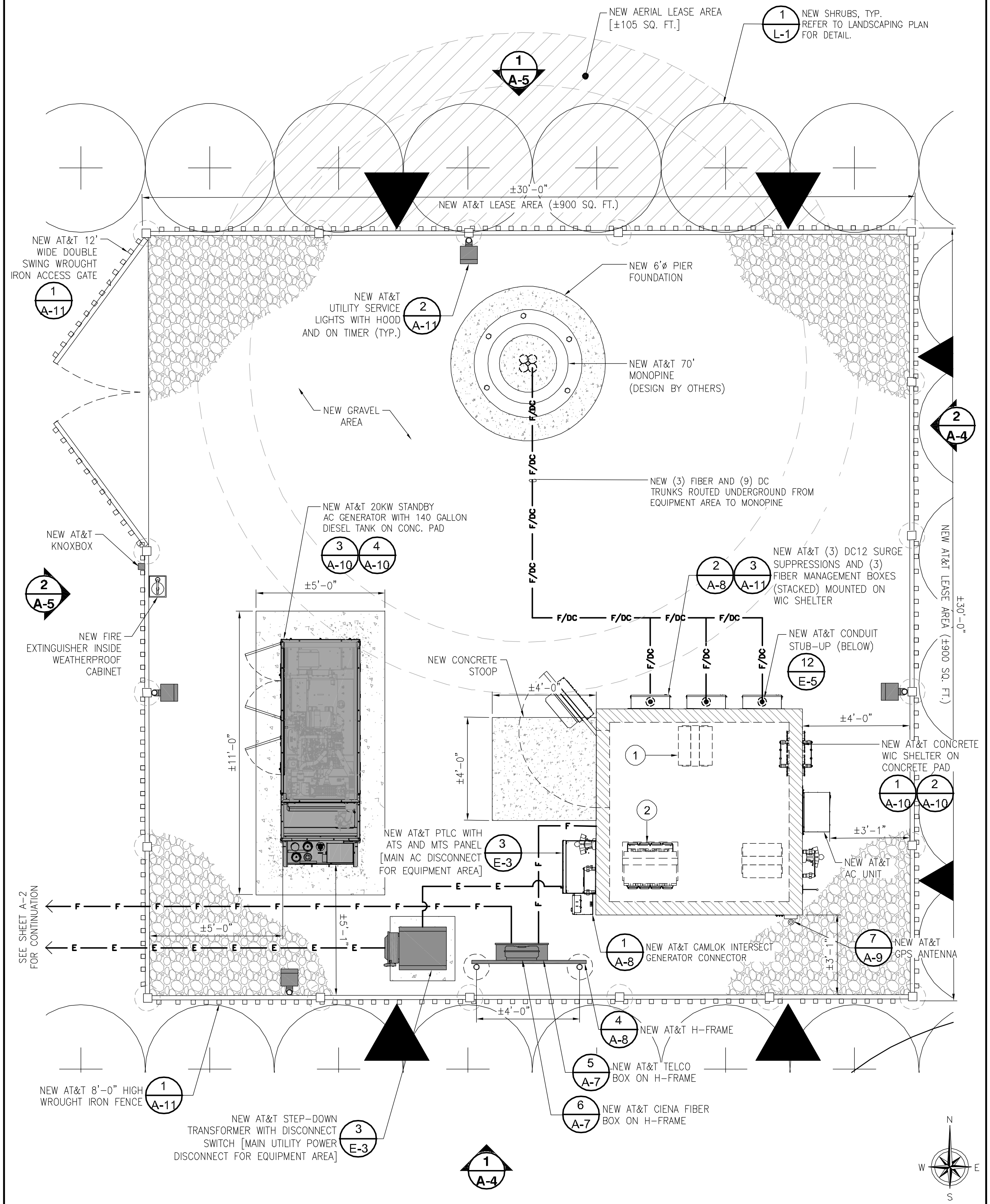
SHEET NUMBER: A-2

**APPROVED**  
**1/22/2024**  
**BY THE PLANNING DIRECTOR**

- NOTES:**
- THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
  - NEW AT&T ANTENNAS, RRU's, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT WITH ANTENNA SOCKS TO BE PAINTED GREEN FOR CONCEALMENT.

- KEYED NOTES:**
- NEW AT&T LTE RACK WITH (2) 6651 BASEBAND UNIT AND (1) XMU
  - NEW AT&T NETSURE 7100 DC POWER PLANT WITH (11) RECTIFIERS AND (2) STRINGS OF 185Ah BATTERIES

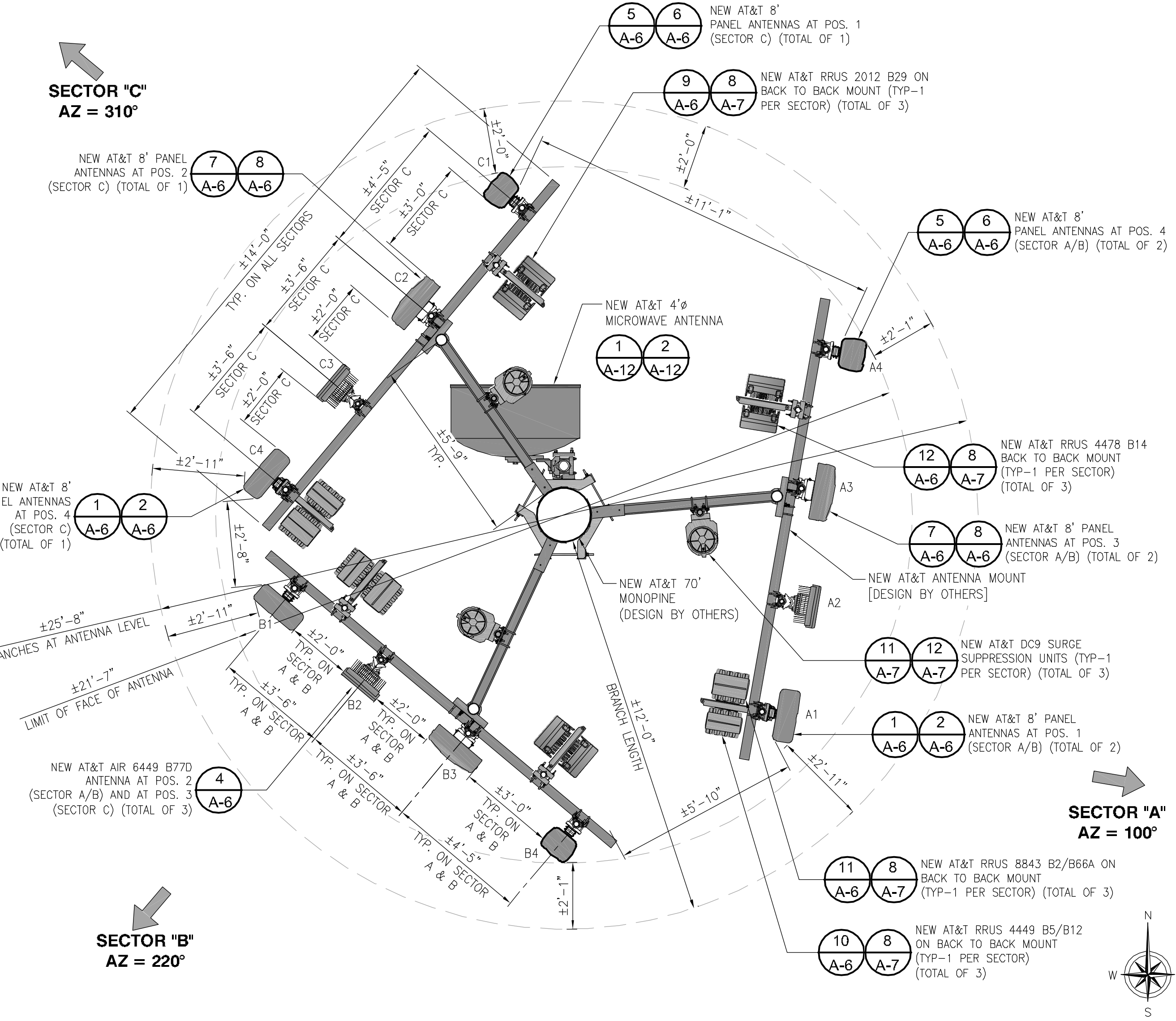
NEW AT&T EQUIPMENT LEASE AREA: ±900 SQUARE FEET  
NEW AT&T AERIAL LEASE AREA: ±105 SQUARE FEET




**EQUIPMENT LAYOUT** 24"x36" SCALE: 3/8" = 1'-0" 11"x17" SCALE: 3/16" = 1'-0"

NEW ANTENNA SCHEDULE													
ANTENNA POSITION	STATUS	RAD CENTER	TECHNOLOGY	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	FILTER COUNT	TMA COUNT	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT	
ALPHA SECTOR	A1	NEW	±61°-0"	LTE 700BC/850/1900/AWS	COMMSCOPE NNH4-65C-R6-V3 96"HX19.6"WX7.8"D	100°	1	-	-	±70°-0"	(3) POWER TRUNKS AND (1) FIBER TRUNK	ERICSSON RRUS 4449 B5/B12	1
	A2	NEW	±63°-9"	C-BAND	ERICSSON AIR 6449 B77D 31"HX15.9"WX8.7"D	100°	1	-	-	±70°-0"	ERICSSON RRUS 8843 B2/B66A	1	
	A3	NEW	±61°-0"	LTE 700FN	CCI OPA65R BURDA-K 96"HX21"WX7.8"D	100°	1	-	-	±70°-0"	ERICSSON AIR 6449 B77D	1	
	A4	NEW	±61°-0"	LTE 700DE/WCS	QUINTEL OS8658-3E 96"HX12"WX9.6"D	100°	1	-	-	±70°-0"	ERICSSON RRUS 4478 B14	1	
BETA SECTOR	B1	NEW	±61°-0"	LTE 700BC/850/1900/AWS	COMMSCOPE NNH4-65C-R6-V3 96"HX19.6"WX7.8"D	220°	1	-	-	±70°-0"	ERICSSON RRUS 4449 B5/B12	1	
	B2	NEW	±63°-9"	C-BAND	ERICSSON AIR 6449 B77D 31"HX15.9"WX8.7"D	220°	1	-	-	±70°-0"	ERICSSON RRUS 8843 B2/B66A	1	
	B3	NEW	±61°-0"	LTE 700FN	CCI OPA65R BURDA-K 96"HX21"WX7.8"D	220°	1	-	-	±70°-0"	ERICSSON AIR 6449 B77D	1	
	B4	NEW	±61°-0"	LTE 700DE/WCS	QUINTEL OS8658-3E 96"HX12"WX9.6"D	220°	1	-	-	±70°-0"	ERICSSON RRUS 4478 B14	1	
GAMMA SECTOR	C1	NEW	±61°-0"	LTE 700DE/WCS	QUINTEL OS8658-3E 96"HX12"WX9.6"D	310°	1	-	-	±70°-0"	ERICSSON RRUS 2012 B29	1	
	C2	NEW	±61°-0"	LTE 700FN	CCI OPA65R BURDA-K 96"HX21"WX7.8"D	310°	1	-	-	±70°-0"	ERICSSON RRUS 4478 B14	1	
	C3	NEW	±63°-9"	C-BAND	ERICSSON AIR 6449 B77D 31"HX15.9"WX8.7"D	310°	1	-	-	±70°-0"	ERICSSON AIR 6449 B77D	1	
	C4	NEW	±61°-0"	LTE 700BC/850/1900/AWS	COMMSCOPE NNH4-65C-R6-V3 96"HX19.6"WX7.8"D	310°	1	-	-	±70°-0"	ERICSSON RRUS 8843 B2/B66A	1	
MW	NEW	±50°-0"	-	4" MW ANTENNA	TBD	1	-	-	±60°-0"	ERICSSON RRUS 4449 B5/B12	1		

- NOTES:**
- THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
  - NEW AT&T ANTENNAS, RRU's, MICROWAVE ANTENNA, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT TO BE PAINTED GREEN FOR CONCEALMENT. COVER ANTENNAS WITH RF-FRIENDLY LEAF SOCKS.
  - INSTALL 4" UPLIFT BRACKET FOR SECTOR "A" AND SECTOR "C" ANTENNAS




**ANTENNA PLAN** 24"x36" SCALE: 3/8" = 1'-0" 11"x17" SCALE: 3/16" = 1'-0"




1452 EDINGER AVENUE  
TUSTIN, CA 92780

---



3300 IRVINE AVENUE, SUITE 300  
NEWPORT BEACH, CA 92660

---



16885 VIA DEL CAMPO CT., SUITE 318  
SAN DIEGO, CA 92127  
tel: (858) 432-4112 / (858) 432-4257

---

REV	DATE	DESCRIPTION
2	08/03/2023	REV. WROUGHT IRON FENCE DET.
1	06/07/2023	REV. ADDRESS/PLAN CHECK COMMENTS
0	03/16/2023	100% CD'S
C	02/24/2023	ADDED TOWER DRAWING
B	01/09/2023	REVISED ANTENNA SEPERATION
A	12/22/2022	90% CD'S FOR REVIEW

---


**ISSUED DATE:** 08/03/2023

---

**ISSUED FOR:** BP SUBMITTAL

---

**LICENSE:**



PROFESSIONAL ENGINEER  
ELECTRICAL  
8390  
EXP. 09/30/23  
08/03/2023  
CIVIL  
STATE OF CALIFORNIA

---

**PROJECT INFORMATION:**

CSL00422  
HIGH STREET  
40602 HIGH STREET,  
BEAUMONT, CA 92223

---

**DRAWN BY:** MB  
**CHECKED BY:** SVF

---

**SHEET TITLE:** EQUIPMENT LAYOUT AND ANTENNA PLAN

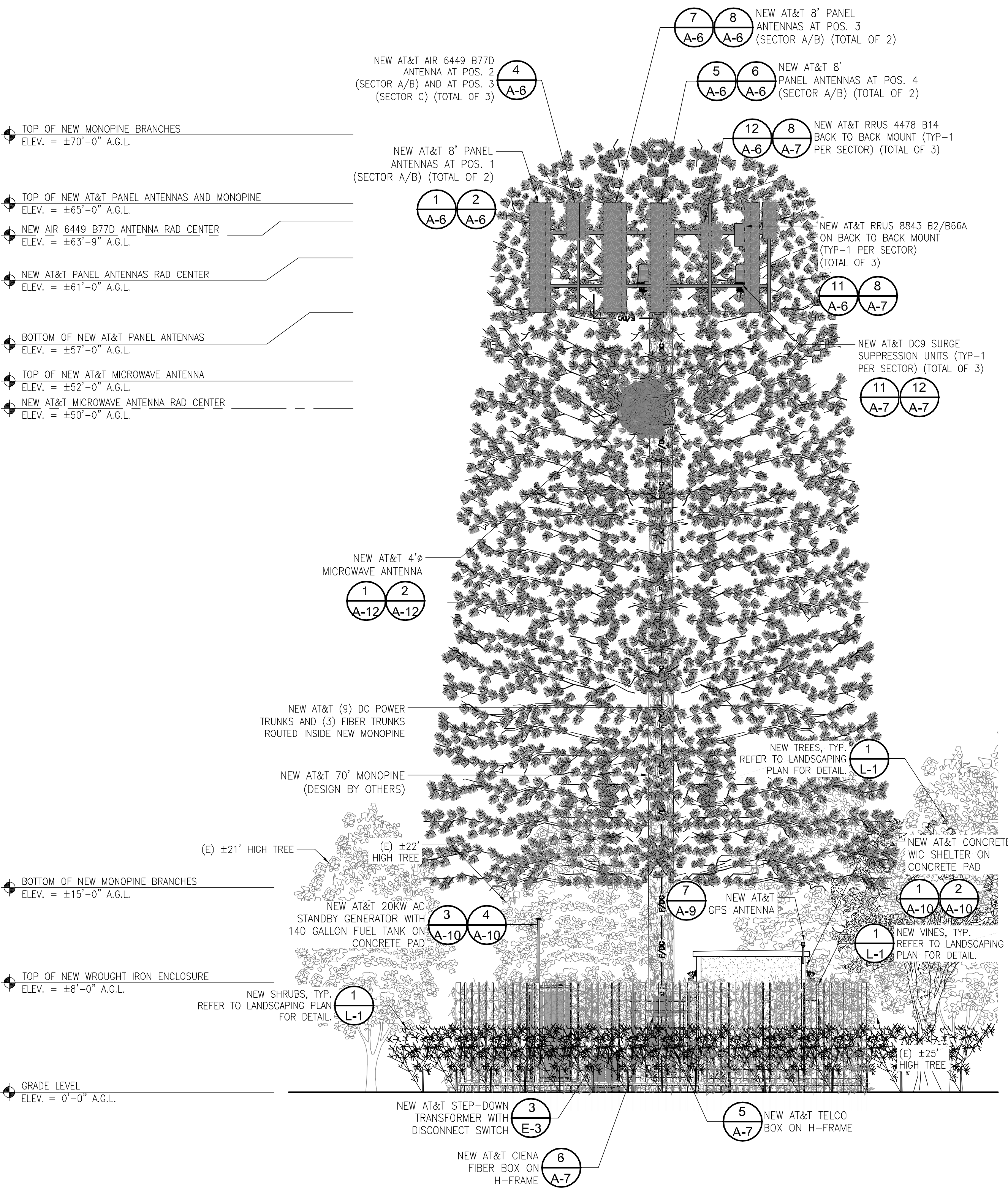
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**SHEET NUMBER:** A-3



**APPROVED**  
**1/22/2024**  
**BY THE PLANNING DIRECTOR**

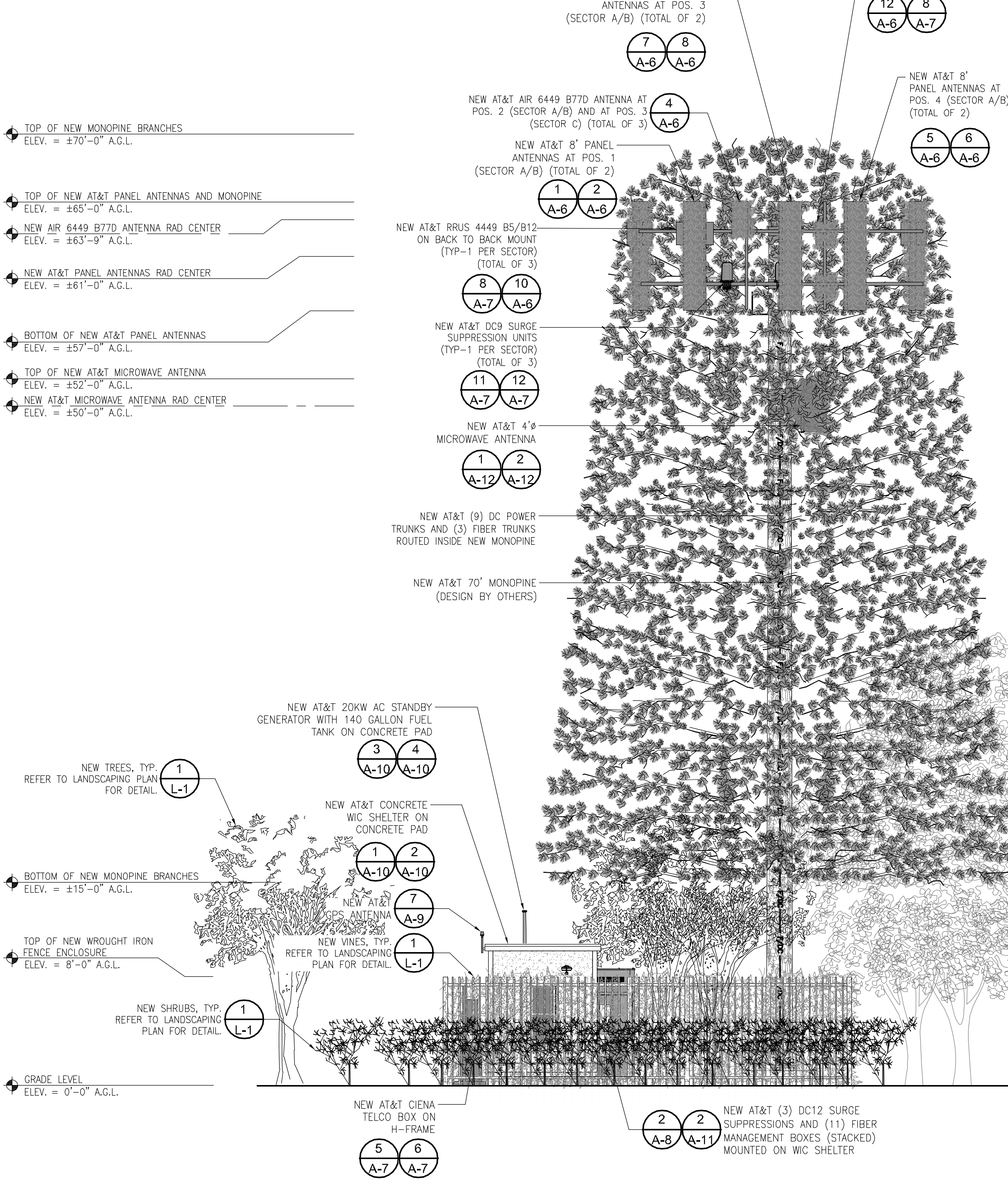
- NOTES:
1. THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
  2. NEW AT&T ANTENNAS, RRUS, MICROWAVE ANTENNA, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT TO BE PAINTED GREEN FOR CONCEALMENT. COVER ANTENNAS WITH RF-FRIENDLY LEAF SOCKS
  3. INSTALL 4" UPTILT BRACKET FOR SECTOR "C" ANTENNAS
  4. TELECOMMUNICATION EQUIPMENT SHELTER COLOR SHALL BE A COLOR THAT MATCHES THE SUPPORT STRUCTURE PER SECTION 19.405.B.1
  5. NEW WROUGHT IRON FENCE ENCLOSURE SHALL BE COLOR BLACK.



**NEW SOUTH ELEVATION**

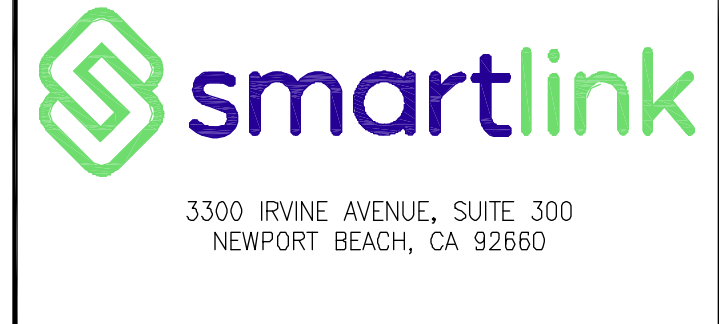
24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

- NOTES:
1. THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
  2. NEW AT&T ANTENNAS, RRUS, MICROWAVE ANTENNA, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT TO BE PAINTED GREEN FOR CONCEALMENT. COVER ANTENNAS WITH RF-FRIENDLY LEAF SOCKS
  3. INSTALL 4" UPTILT BRACKET FOR SECTOR "C" ANTENNAS
  4. TELECOMMUNICATION EQUIPMENT SHELTER COLOR SHALL BE A COLOR THAT MATCHES THE SUPPORT STRUCTURE PER SECTION 19.405.B.1
  5. NEW WROUGHT IRON FENCE ENCLOSURE SHALL BE COLOR BLACK.



**NEW EAST ELEVATION**

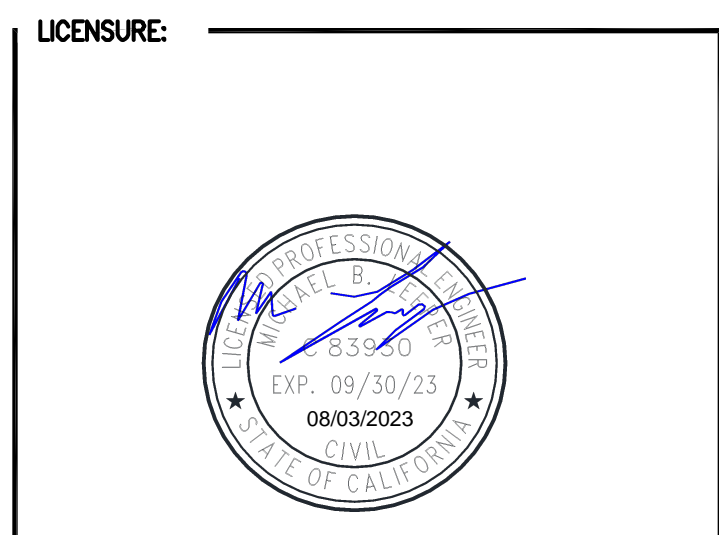
24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"



REV	DATE	DESCRIPTION
2	08/03/2023	REV. WROUGHT IRON FENCE DET.
1	06/07/2023	REV. ADDRESS/PLAN CHECK COMMENTS
0	03/16/2023	100% CD'S
C	02/24/2023	ADDED TOWER DRAWING
B	01/09/2023	REVISED ANTENNA SEPERATION
A	12/22/2022	90% CD'S FOR REVIEW

ISSUED DATE: 08/03/2023

ISSUED FOR: BP SUBMITTAL



PROJECT INFORMATION:  
CSL00422  
HIGH STREET  
40602 HIGH STREET,  
BEAUMONT, CA 92223

DRAWN BY: MB  
CHECKED BY: SVF

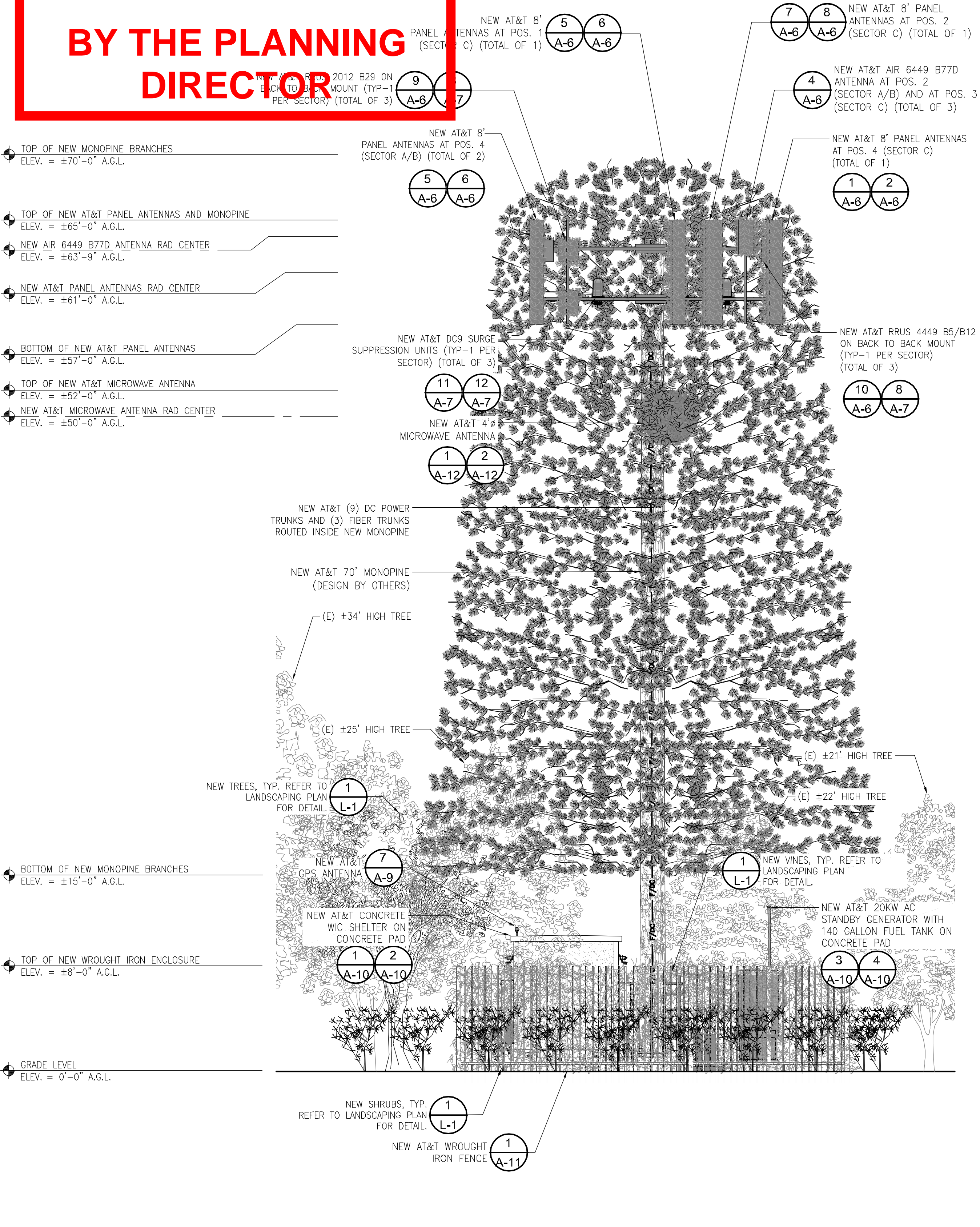
SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-4

NOTES:

1. THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
2. NEW AT&T ANTENNAS, RRUs, MICROWAVE ANTENNA, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT TO BE PAINTED GREEN FOR CONCEALMENT. COVER ANTENNAS WITH RF-FRIENDLY LEAF SOCKS
3. INSTALL 4" UPTILT BRACKET FOR SECTOR "C" ANTENNAS
4. TELECOMMUNICATIONS EQUIPMENT SHELTER COLOR SHALL BE A COLOR THAT MATCHES THE SUPPORT STRUCTURE PER SECTION 19.4.05.B.1
5. NEW WROUGHT IRON FENCE ENCLOSURE SHALL BE COLOR BLACK.

**APPROVED**  
**1/22/2024**  
**BY THE PLANNING DIRECTOR**

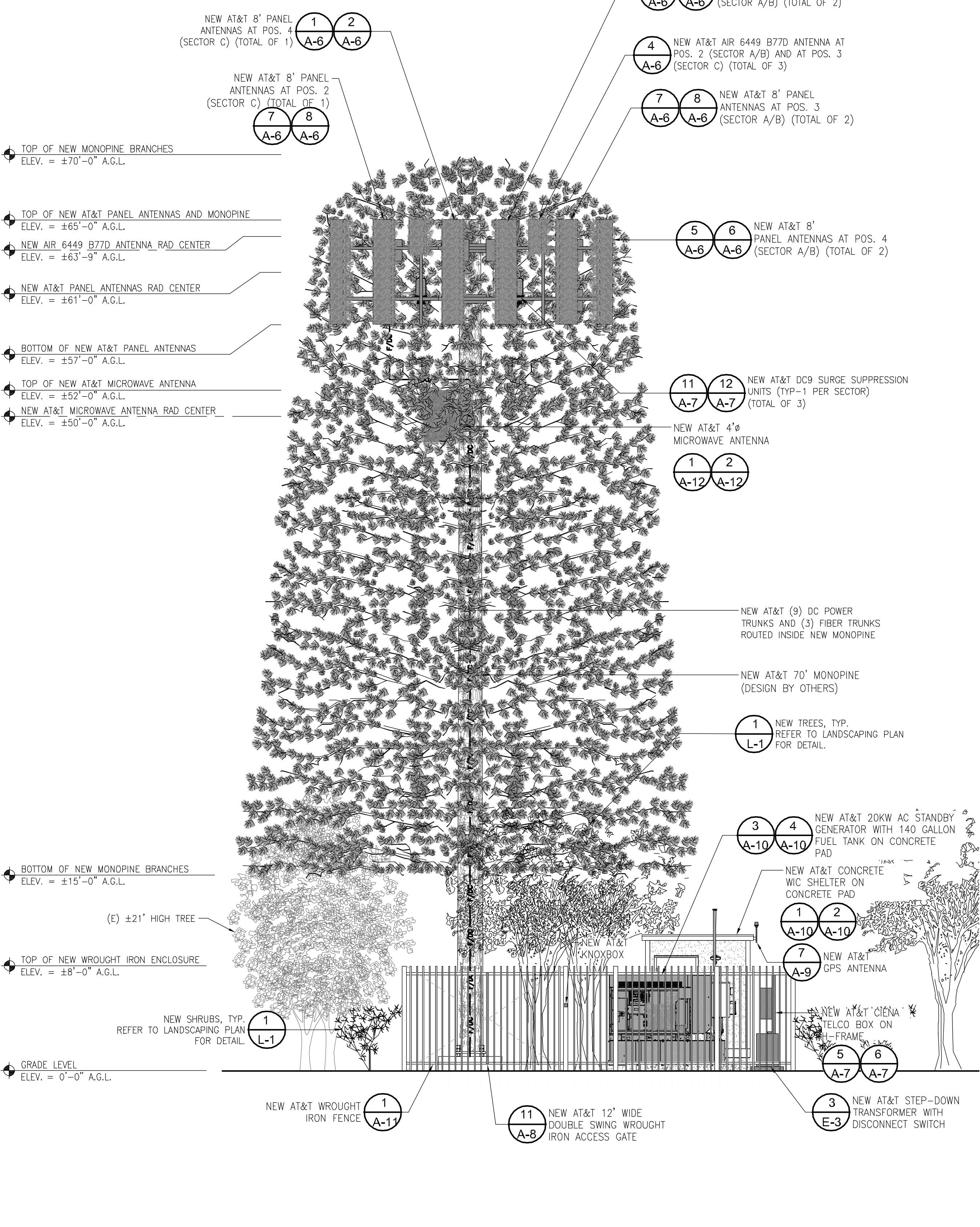


**NEW NORTH ELEVATION**

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"  
4" 2" 0" 4"

NOTES:

1. THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
2. NEW AT&T ANTENNAS, RRUs, MICROWAVE ANTENNA, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT TO BE PAINTED GREEN FOR CONCEALMENT. COVER ANTENNAS WITH RF-FRIENDLY LEAF SOCKS
3. INSTALL 4" UPTILT BRACKET FOR SECTOR "C" ANTENNAS
4. TELECOMMUNICATIONS EQUIPMENT SHELTER COLOR SHALL BE A COLOR THAT MATCHES THE SUPPORT STRUCTURE PER SECTION 19.4.05.B.1
5. NEW WROUGHT IRON FENCE ENCLOSURE SHALL BE COLOR BLACK.



**NEW WEST ELEVATION**

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"  
4" 2" 0" 4"

1452 EDINGER AVENUE  
TUSTIN, CA 92780

3300 IRVINE AVENUE, SUITE 300  
NEWPORT BEACH, CA 92660

16885 VIA DEL CAMPO CT., SUITE 318  
SAN DIEGO, CA 92127  
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
2	08/03/2023	REV. WROUGHT IRON FENCE DET.
1	06/07/2023	REV. ADDRESS/PLAN CHECK COMMENTS
D	03/16/2023	100% CD'S
C	02/24/2023	ADDED TOWER DRAWING
B	01/09/2023	REVISED ANTENNA SEPERATION
A	12/22/2022	90% CD'S FOR REVIEW

ISSUED DATE: 08/03/2023

ISSUED FOR: BP SUBMITTAL

LICENSE:

PROJECT INFORMATION:  
CSL00422  
HIGH STREET  
40602 HIGH STREET,  
BEAUMONT, CA 92223

DRAWN BY: MB  
CHECKED BY: SVF

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-5

COUNTY OF RIVERSIDE  
40602 HIGH STREET  
BEAUMONT, CA 92223

PROJECT DIRECTORY

OWNER/DEVELOPER

NAME: AT&T  
ADDRESS: 1452 EDINGER AVENUE  
CITY, STATE, ZIP: TUSTIN, CA 92780

PLANNING/SITE ACQUISITION

NAME: SMARTLINK, LLC  
ADDRESS: 18401 VON KARMAN AVE., SUITE 400  
CITY, STATE, ZIP: IRVINE, CA 92612  
PHONE: (949) 387-1265

LANDSCAPE ARCHITECT

NAME: RJCLA LANDSCAPE ARCHITECTS  
ADDRESS: 11 VILLAMOURA  
CITY, STATE, ZIP: LAGUNA NIGUEL, CA 92677  
CONTACT: ROBERT J. CUNNINGHAM  
PHONE: (949) 201-8074  
EMAIL: RJCLA1969@GMAIL.COM

ENGINEER

NAME: CASA INDUSTRIES  
ADDRESS: 10650 REAGAN STREET, SUITE 482  
CITY, STATE, ZIP: LOS ALAMITOS, CALIFORNIA 90720

APN NUMBERS

402-130-009

INDEX OF SHEETS

- TITLE SHEET
- IRRIGATION PLAN
- PLANTING PLAN
- IRRIGATION DETAILS
- IRRIGATION SPECIFICATIONS
- PLANTING DETAILS AND SOILS REPORT
- PLANTING SPECIFICATIONS

NOTES

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.3; ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

*[Signature]* 6/7/2023  
DATE

THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR SUBMITTING A SOIL ANALYSIS REPORT AND DOCUMENTATION VERIFYING IMPLEMENTATION OF ITS RECOMMENDATIONS.

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 955-6790 FOR PERMIT CASES (C.U., P.U., OR VOLUNTARY), CABAZON AND AREA WEST  
PHONE: (951) 955-6885 FOR PARMEL MAPS AND TRACT MAPS  
PHONE: (760) 342-8267 FOR PERMIT CASES EAST OF CABAZON

CONSTRUCTION INFORMATION

AREA OF LANDSCAPE: 852 SQ FT  
JURISDICTION: COUNTY OF RIVERSIDE  
CURRENT ZONING: MANUFACTURING - MEDIUM (M-M)  
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY  
ON-SITE: PRIVATE  
OFF-SITE: N/A

**APPROVED**  
**1/22/2024**  
**BY THE PLANNING DIRECTOR**

Riverside County Ordinance 859.3 Landscape Water Use Calculations  
Project: Commercial  
Address: 40602 High Street, Beaumont, CA 92223  
Eto allowance: 0.45

Applicant to use drop-down menus in cells that indicate a selection to describe each hydrozone. When "INPUT" is shown, applicant to enter project specific information. Hydrozone calculations will not be performed until selections are completed.

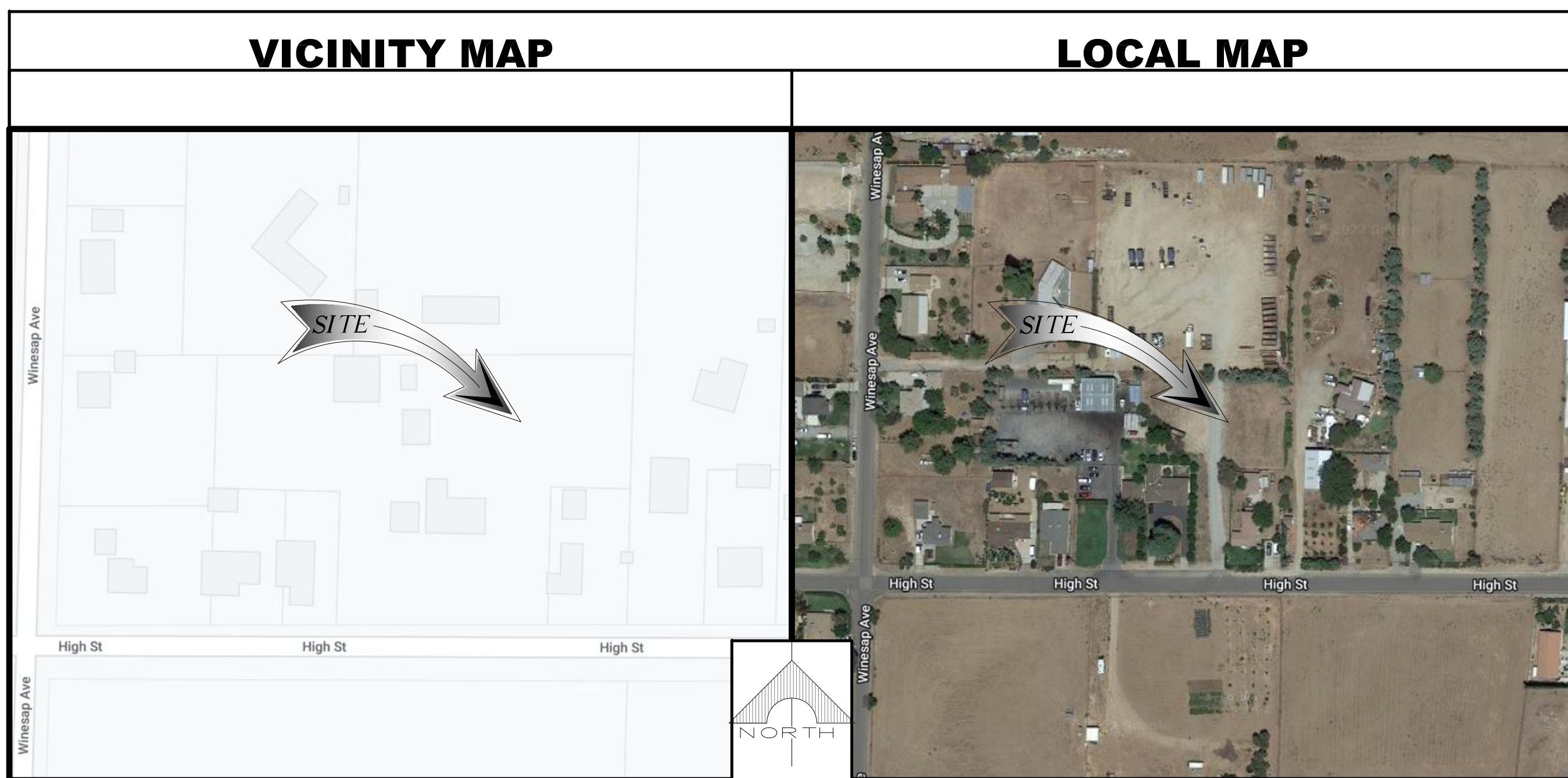
1 Maximum Annual Water Allowance (MAWA) (cu ft/yr)

Hydrozone #	INPUT square footage of hydrozone	Plant Factor	Plant Type	Water Use
Hydrozone # 1	27	0.2	Trees / Mabb	Low
Hydrozone # 2	225	0.2	Shrubs / Groundcover	Low
Hydrozone # 3	0	FALSE	SELECT	SELECT
Hydrozone # 4	0	FALSE	SELECT	SELECT
Hydrozone # 5	0	FALSE	SELECT	SELECT
Hydrozone # 6	0	FALSE	SELECT	SELECT

SubTotal EAWU = 914 cu ft/yr  
Input Irrigation System Operation Factor = 0.85  
Total EAWU = 1,015  
MAWA - EAWU = 673 cu ft/yr  
(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 38%

\* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.



RIVERSIDE COUNTY INSPECTION AND CERTIFICATION NOTES

11.1 Planning Department Site Inspection Purpose  
11.1.1 To ensure that landscape and irrigation are installed per the approved plans and comply with regulations and guidelines, the Planning Department shall perform inspections of the landscape. Inspections shall cover all aspects of landscape and irrigation. Inspected items may include, but are not limited to:  
a. Irrigation heads  
b. Root barriers  
c. Arbor guards  
d. Slope installation  
e. Rain sensors  
f. Plant type and location  
g. Spot checks of planting areas for fertilizer packets and soil preparation  
h. Irrigation system test

11.2 Timing / Schedule of Site Inspections  
11.2.1 Landscape inspections shall be performed at the following stages of the project:  
a. Installation Inspection - Performed upon completion of installation to ensure compliance  
b. Six-Month Establishment Inspection - Six months after Installation Inspection, to ensure plants are thriving, irrigation components are working and replacement parts are per plan.  
c. Post-Establishment Inspection - Twelve months after installation, to ensure plants are thriving, irrigation components are working and replacement parts are per plan. Includes a water audit, check of all plant material and verification that irrigation scheduling is posted in the controller box (not applicable to projects using smart controllers).  
d. Annual Maintenance Inspection - May be scheduled at the Planning Director's discretion.

11.3 Landscape Security Deposit  
11.3.1 The County of Riverside Planning Department shall request inspection fees in the form of a Landscape Security Deposit from the applicant to cover one site visit for each of the following inspections. If the site does not pass, subsequent site visits may occur and additional costs may accrue.  
a. Installation Inspection  
b. 6-Month Establishment Inspection  
c. Post-Establishment Inspection (12 months)

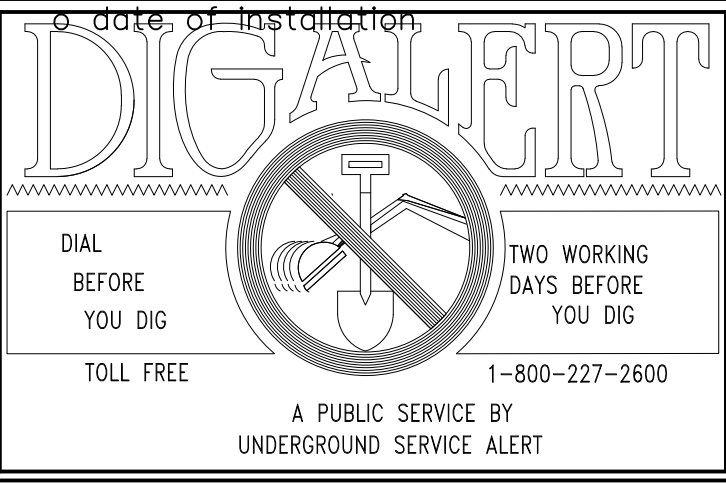
11.4 Arranging Landscape Inspections  
The following steps shall be taken to schedule inspections.  
11.4.1 Installation Inspections  
a. The applicant shall fax the following information to the Landscape Program:  
o the name of the company/developer and contact information  
o name of the development / project  
o tract number (if applicable)  
o BRS/BNR/BGN numbers  
o lot or building numbers  
o date of installation

b. For Commercial, industrial, common areas or HOA inspections, the applicant shall also fax the proof of Building and Safety bonding.  
c. The applicant may request a particular date for inspection. Such requests may be honored dependent upon availability of staff and scheduling.  
d. County staff shall prepare appropriate documentation package for landscape inspection including certificate of completion.  
e. County staff shall verify that Security Deposit condition is met.  
f. County staff shall assign an inspection date and time.  
g. County staff shall call the applicant to verify readiness. (Applicant shall be charged for inspector's time on site, whether project is ready or not.)

11.4.2 Establishment and Post Establishment Inspections  
a. County staff shall call the applicant approximately one month ahead of time to schedule an inspection.  
b. Establishment and Post Establishment inspections are not required for Front Yard Typical or Model Homes.

11.4.3 Desert Office Inspections  
a. Inspection requests shall be faxed to the Riverside office to process the request and set up an inspection.  
b. Upon completion of the approved inspection, the Riverside office will clear the landscape conditions.

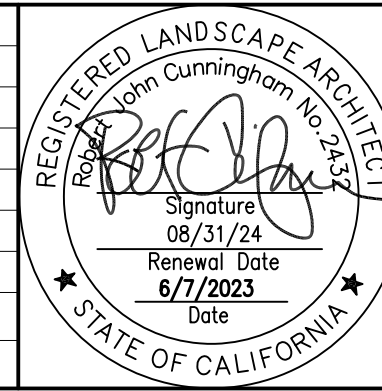
11.5 Post Inspection Process  
11.5.1 If an inspection finds non-compliance, the Landscape Inspector shall inform the applicant and a second inspection may be scheduled.  
11.5.2 Upon successful completion of inspection, the County Landscape Inspector and Project Foreman sign the Landscaping Certificate of Completion. (The Project Foreman shall retain a copy of the certificate for his records.)  
11.5.3 The executed Landscaping Certificate of Completion shall be sent by the Inspector to the Landscape Program and the landscape conditions for the project shall be cleared.  
11.5.4 Upon successful completion of the Post Establishment Inspection, the Landscape Security deposit is released.



NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

MARK	BY	DATE	REVISIONS
		6/7/2023	STREET ADDRESS CHANGE



PREPARED BY: *[Signature]*  
RJCLA LANDSCAPE ARCHITECTURE  
11 Villamoura  
Laguna Niguel, CA 92677  
(949) 661-3998 - rjcla@ebcglobal.net

CERT NO. 2432, EXB 08/2024 DATE: 6/7/2023

BENCHMARK: PPA200027 FOR PPW190017

COUNTY OF RIVERSIDE  
AT&T CELL TOWER (CSL00422)  
40602 HIGH STREET, BEAUMONT, CA 92223  
LANDSCAPE PLANS  
TITLE SHEET

SHEET NO. 1  
1 OF 2 SHTS

SCALE: H: N.T.S. V: \_\_\_\_\_

FOR: AT&T 1452 EDINGER AVENUE TUSTIN, CALIFORNIA 92780 AT&T JOB NO. CSL04993

W.O. COUNTY FILE NO.

TENTATIVE APP. PP.#  
DATE SIGNED  
REGISTRATION NUMBER  
PLAN CHECK OVERSIGHT LLA / CID  
ORD. 859 VERSION  
DATE SIGNED  
REGISTRATION NUMBER  
PLAN CHECK OVERSIGHT ENGINEER

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

TENTATIVE APP. PP.#  
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

**APPROVED**  
**1/22/2024**  
**BY THE PLANNING DIRECTOR**

**IRRIGATION NOTES:**

- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION, AND PER THESE PLANS, NOTES AND DETAILS. ALL EQUIPMENT SHALL BE OF MANUFACTURER AND MODEL AS SPECIFIED, UNLESS APPROVED IN ADVANCE IN WRITING BY THE PROJECT LANDSCAPE ARCHITECT. IF ANY DISCREPANCIES EXIST, CODES SHALL PREVAIL. ALL IRRIGATION PIPES, VALVES AND WIRING ON PLANS UNDER PAVED AREAS OR HARDSCAPE ARE SHOWN SCHEMATICALLY. INSTALL PIPES, VALVES AND WIRING IN PLANTING AREAS WHEREVER POSSIBLE.
- PROTECT EXISTING SYSTEMS AND ALL PROPERTY FROM ANY DAMAGE FROM THIS WORK.
- WORK PERFORMED UNDER THIS CONTRACT SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS, MACHINERY, NECESSARY TO INSTALL A COMPLETE IRRIGATION SYSTEM, INCLUDING TRENCHING, BACKFILLING, ETC. INTENT OF THE SYSTEMS IS TO PROVIDE A COMPLETE READY-TO-USE AUTOMATIC SPRINKLER SYSTEM, FULLY OPERATIONAL AND GUARANTEED, WHICH PROMOTES VIGOROUS AND HEALTHY PLANT GROWTH, WITHOUT FURTHER COST TO THE OWNER.
- PRIOR TO SUBMITTING BID, EXAMINE THE SITE AND CONDITIONS THEREOF, WITH THIS PLAN.
- PRIOR TO COMMENCING WORK, ARRANGE A MEETING WITH THE LANDSCAPE ARCHITECT, CITY LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, OR DULY APPOINTED REPRESENTATIVE.
- PLAN IS DIAGRAMMATIC. LOCATE ALL VALVES IN SHRUB / GROUNDCOVER AREAS ONLY. IF ANY DISCREPANCIES ARE FOUND TO EXIST DURING INSTALLATION BETWEEN THESE PLANS AND THE SITE, NOTIFY THE LANDSCAPE ARCHITECT / OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
- ALL MATERIALS SHALL MATCH EXISTING, OR BETTER INDUSTRY STANDARD, AS APPROVED BY LANDSCAPE ARCHITECT.
- ALL PLASTIC FITTINGS SHALL BE INJECTION MOLDED SCHEDULE 40 POLYVINYL CHLORIDE AND SIDE GATED.
- INSTALL ALL WORK PER APPLICABLE IRRIGATION DETAILS ON SHEET L-4.
- COORDINATE THE INSTALLATION OF THESE MATERIALS WITH ALL OTHER LANDSCAPE DRAWINGS TO AVOID INTERFERING (IE PLANTING OF TREES AND SHRUBS, ETC.).
- TRENCHES SHALL BE EXCAVATED TO PROVIDE DEPTH OVER PIPE AS NOTED PER LEGEND. BACKFILL FOR TRENCHING SHALL BE TO A DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, BUMPS, OR OTHER IRREGULARITIES. ACTUAL BACKFILL ON PLASTIC LINES SHALL BE OF FINE GRANULAR SOIL MATERIAL WITH NO FOREIGN MATERIAL LARGER THAN 1/2" (0.5") IN SIZE.
- THE INSTALLATION SHALL BE DEEMED INCOMPLETE UNTIL ALL EQUIPMENT HAS BEEN CHECKED AND ADJUSTED TO BEST CONFORM TO THE CONDITIONS AND REQUIREMENTS OF THE FINISHED SITE, AND APPROVED AS-BUILT PLANS HAVE BEEN SUBMITTED. SPRINKLER NOZZLE SIZES AS SHOWN ON THE LEGEND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. ACTUAL FIELD CONDITIONS INCLUDING PLACEMENT OF SHRUBS, TREES, STRUCTURES AND LANDFORM CONTOURING, ETC., MAY REQUIRE SUBSTITUTION OF OTHER NOZZLES AND FOR INSTALLATION OF APPROPRIATE "PRESSURE COMPENSATING SCREENS" (IF APPLICABLE). ASSUME THE RESPONSIBILITY FOR EVALUATING THE NOZZLE AS SPECIFIED AND SUBSTITUTE APPROPRIATE NOZZLE PATTERNS AND FLOW RATES APPLICABLE TO THE ACTUAL FIELD CONDITIONS. PROVIDE A FULLY IRRIGATED LANDSCAPE WITH A 100% OVERLAP AND MINIMUM OVERSPRAY ONTO ADJACENT PAVING AND STRUCTURES. COORDINATE IRRIGATION HEAD AND PLANT REPLACEMENT FOR COMPLETE COVERAGE TO ALL PLANTS (SEE ADDITIONAL NOTES IN "PLANTING NOTES" SECTION) ADJUST SPRAY PATTERN, SPRINKLER HEAD POSITION AND LOCATION AS DIRECTED BY THE LANDSCAPE ARCHITECT TO ACHIEVE THESE MINIMUM REQUIREMENTS.
- ADJUST THE FLOW CONTROLS OF THE VALVES, WHERE APPLICABLE, AND ADJUSTABLE FLOW HEADS AS FOLLOWS: FULLY OPEN ALL ADJUSTABLE HEAD FLOW CONTROLS. ADJUST THE FLOW OF WATER AT THE VALVE TO PROVIDE ADEQUATE PRESSURE AT ALL HEADS IN THE SYSTEM. ADJUST THE FLOW CONTROL ON ALL HEADS UNTIL DISTRIBUTION IS EVEN AND COVERAGE IS 100% FOR THE LANDSCAPED AREA WITH A MINIMUM OF OVERSPRAY ONTO HARDSCAPE AND NON-IRRIGATED AREAS AND MINIMIZE RUN-OFF.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION INSTALLATION FOR A PERIOD OF NINETY DAYS (90) MINIMUM FROM OWNER'S ACCEPTANCE. CLEAN AND ADJUST SYSTEMS TO SATISFACTION OF THE LANDSCAPE ARCHITECT / OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL IRRIGATION MATERIALS AND WORKMANSHIP, INCLUDING LABOR, FOR ONE (1) FULL YEAR FROM OWNER'S ACCEPTANCE. MANUFACTURER'S WARRANTIES SHALL NOT REPLACE THIS GUARANTEE AND THE CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL.

**INSPECTION NOTE:**

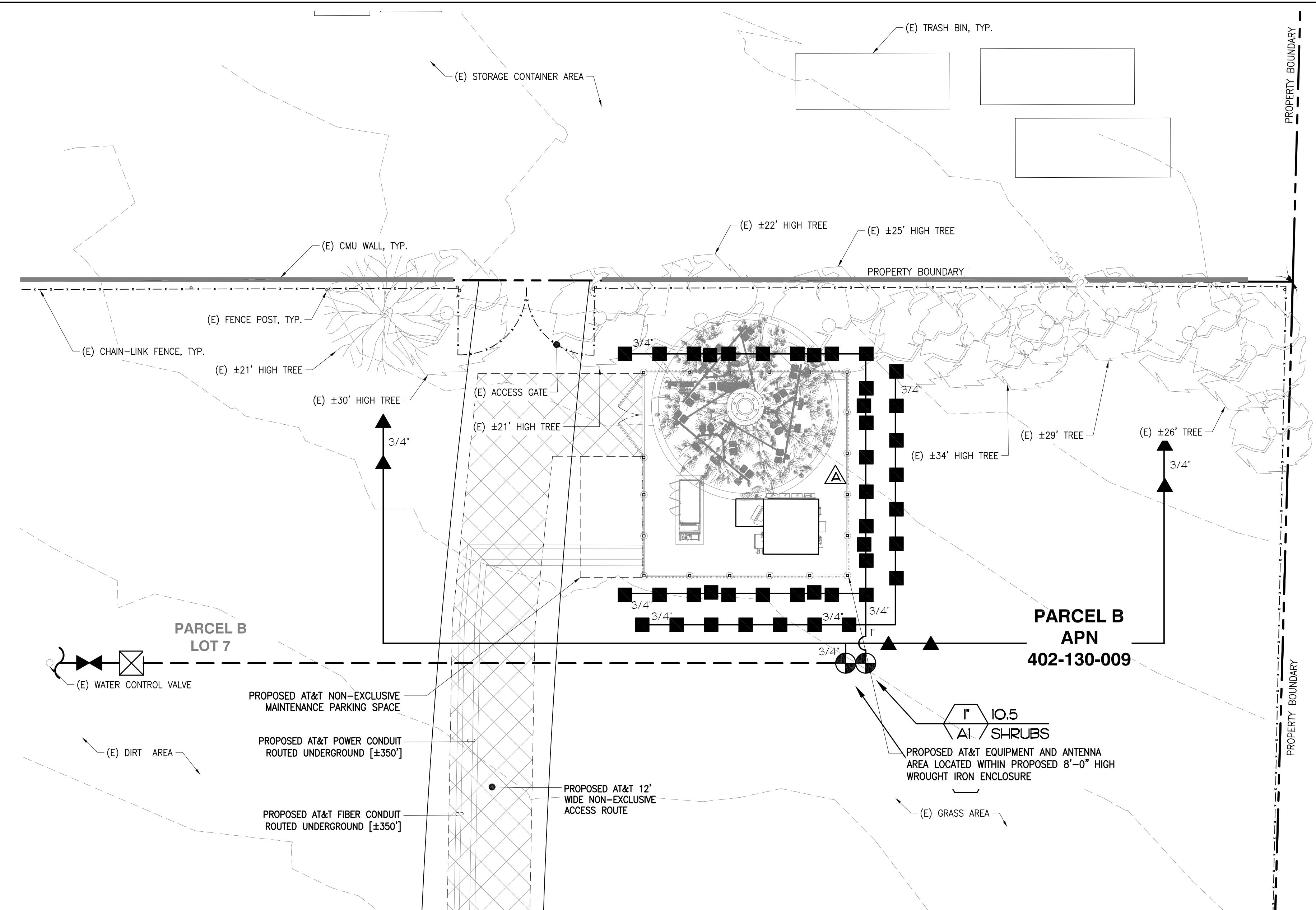
PRIOR TO ANY LANDSCAPE INSPECTION, THE PROJECT LANDSCAPE ARCHITECT SHALL COMPLETE A FIELD INSPECTION TO VERIFY THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS IN COMPLIANCE WITH THE APPROVED DESIGN PLANS. AFTER THE INSTALLATION HAS BEEN DEEMED IN COMPLIANCE BY THE LANDSCAPE ARCHITECT, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATION OF COMPLIANCE LETTER TO THE CITY OF CHERRY VALLEY AND SCHEDULE A CITY LANDSCAPE INSPECTION.

**LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE:**

- IRRIGATION MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO: ROUTINE INSPECTION, ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS, REMOVING OBSTRUCTIONS TO THE EMISSION DEVICES, REPAIR OF ALL IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS.
- PLANTING MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO: REPLENISHING MULCH, FERTILIZING, PRUNING, WEEDING ALL LANDSCAPE AREAS, SPECIAL MONITORING OF EXISTING PLANT MATERIAL AND MAINTENANCE OF TREE STAKING AND GUYING.

**CONTROLLER NOTE:**

PROVIDE NEW AUTOMATIC IRRIGATION CONTROLLER ON OUTSIDE WALL OF STRUCTURE IN VANDAL-PROOF ENCLOSURE IN LOCATION INDICATED. 100V POWER SUPPLY TO BE AVAILABLE (PROVIDED BY GENERAL CONTRACTOR). LANDSCAPE CONTRACTOR TO MAKE FINAL HOOK-UP OF FIELD WIRES. REFER TO LEGEND FOR ADDITIONAL INFORMATION.



**GENERAL NOTES**

- NO PERMANENT STORMWATER BMP'S (SWALES, INLET STRUCTURES, ETC.) ARE NECESSARY FOR THIS SCOPE OF WORK.
- THERE ARE NO SPECIAL LANDSCAPE AREAS PER 859.2 SECTION 3 FOR THIS SCOPE OF WORK.
- REFER TO POINT OF CONNECTION INFORMATION FOR STATIC WATER PRESSURE, OPERATING PRESSURE AND MAXIMUM FLOW READING.
- ANTI-DRAIN CHECK VALVES SHALL BE USED WHERE LOW HEAD DRAINAGE MAY OCCUR.
- PRIOR TO BACKFILLING, THE PARTY RESPONSIBLE FOR IRRIGATION INSTALLATION SHALL CONDUCT A PRELIMINARY FIELD INSPECTION OF THE IRRIGATION SYSTEM.
- AFTER PROJECT INSTALLATION, AN AUDIT SHALL BE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR AND FINDINGS STATED IN A REPORT.
- THERE ARE NO SPRINKLERS ON RISERS ADJACENT TO WALKS, STREETS OR PAVEMENT.

**POINT OF CONNECTION:**

CONTRACTOR SHALL LOCATE EXISTING REMOTE CONTROL VALVE ON EXISTING IRRIGATION SYSTEM (CONFIRM LOCATION IN FIELD). TEE OFF OF MAINLINE NEAR EXISTING VALVE AND PROVIDE MASTER VALVE AND BALL VALVE (LINE-SIZED), ADDITIONAL MAINLINE TO MATCH EXISTING IN SIZE, AND NEW REMOTE CONTROL VALVES IN VALVE BOXES.

NOTE: EXISTING SYSTEM IS BACKFLOW-CONTROLLED.

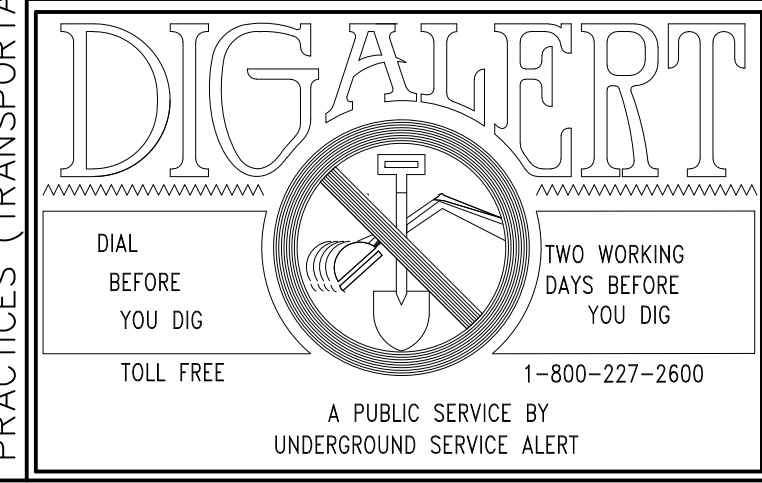
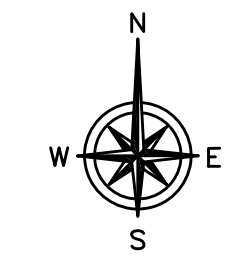
IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY EXISTING STATIC WATER PRESSURE AND TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. FAILURE TO DO SO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

**IRRIGATION LEGEND**

SYMBOL	MFG	MODEL NO./DESCRIPTION	DETAIL REFERENCE
■	RAIN BIRD	1401 FLOOD BUBBLER (0.25 GPM EACH - 1 PER SHRUB). INSTALL ON 6" PVC RISER.	1-09f, SHEET 4
▲	RAIN BIRD	RWS-M-B-C-1402 ROOT WATERING SYSTEM WITH 1402 BUBBLER (0.50 GPM) - 2 PER TREE	'E', SHEET 4
—	APPROVED	NON-PRESSURE LATERAL SCH 40 PVC, BURY MIN. 12". SIZE AS INDICATED ON PLANS. 3/4" MINIMUM.	'B', SHEET 4
—	APPROVED	PRESSURE MAINLINE PVC SCH 40 - MATCH EXISTING. BURY MIN. 18" BELOW GRADE.	'B', SHEET 4
⊗	RAIN BIRD	PEB-100 REMOTE CONTROL VALVE IN GREEN VALVE BOX - T.	'D', SHEET 5
⊗	NIBCO	T-580-A LINE-SIZED BALL VALVE IN GREEN VALVE BOX.	'C', SHEET 5
⊗	GRISWOLD	#2260 PRESSURE REGULATING MASTER VALVE - T.	'F', SHEET 5
⊗	RAIN BIRD	ESP-SM3 4 STATION WALL MOUNT CONTROLLER. MOUNT ON OUTSIDE WALL OF STRUCTURE WHERE INDICATED IN VANDAL PROOF ENCLOSURE. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. PROVIDE WITH RAIN BIRD WR2-RFC RAIN SENSOR PER MANUFACTURER'S SPECIFICATIONS.	'A', SHEET 5
○		SYSTEM FLOW IN GPM	
○		VALVE SIZE	
○		STATION NUMBER	
—		HYDROZONE	

NOTES: CONTRACTOR TO INSTALL ALL IRRIGATION EQUIPMENT WITHIN LIMIT OF SITE WORK. SHOWN FOR CLARITY ONLY - IRRIGATION IS SCHEMATIC.

24"x36" SCALE: 1" = 10'-0"  
11"x17" SCALE: 1" = 20'-0"



NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

MARK	BY	DATE	REVISIONS



PREPARED BY: **RJCLA** LANDSCAPE ARCHITECTURE  
11 Villamora  
Laguna Niguel, CA 92677  
(949) 661-3998 - rjcla@ebcglobal.net

CERT NO. 2432, EXP 08/2024 DATE: 6/7/2023

BENCHMARK:  
SCALE: H: 1" = 10'-0" V: \_\_\_\_\_

PPA200027 FOR PPW190017  
COUNTY OF RIVERSIDE  
AT&T CELL TOWER (CSL00422)  
40602 HIGH STREET, BEAUMONT, CA 92223  
LANDSCAPE PLANS  
IRRIGATION PLAN

SHEET NO. 2  
2 OF 2 SHTS

FOR: AT&T EDINGER AVENUE, TUSTIN, CALIFORNIA 92780 AT&T JOB NO. CSL04993  
W.O.  
COUNTY FILE NO.

PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED ORD. 859 VERSION DATE SIGNED TENTATIVE APP. PP.#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

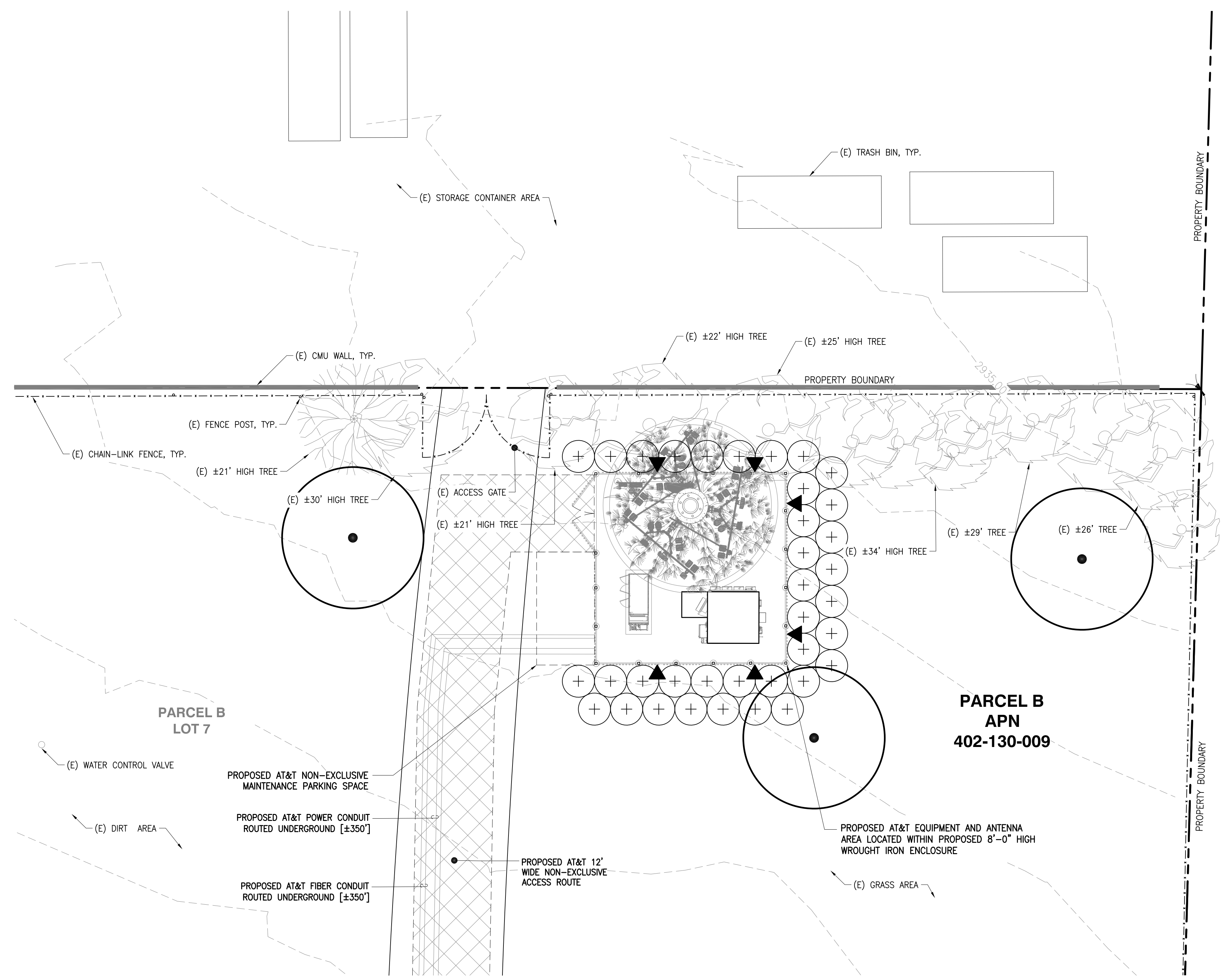
**PLANT LEGEND**

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WATER USE
<b>TREES</b>						
●	Pinus canariensis	CANARY ISLAND PINE	24" BOX	3	NATURAL DOUBLE STAKE	LOW
<b>SHRUBS</b>						
+	Leucophyllum frutescens	TEXAS RANGER	5 GAL.	36	5'-0" O.C.	LOW
<b>VINES</b>						
▼	Macfadyena unguis-cati	CAT'S CLAW	5 GAL.	6	STAKED	LOW

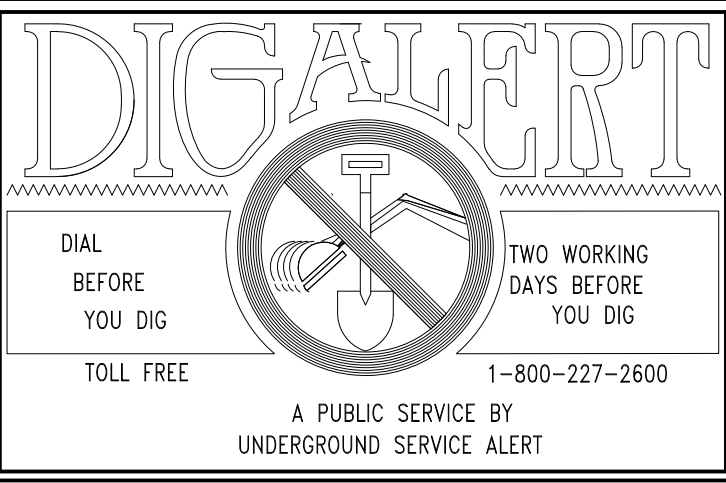
**PLANTING NOTE**

- REPLACE MULCH AROUND PROJECT AREA THAT HAS BEEN DISPLACED OR REMOVED DUE TO CONSTRUCTION. MULCH TO BE 3" MIN. THICK LAYER AND SHALL MATCH EXISTING.
- PROVIDE ROOT BARRIER CONTROL DEVICES WHERE TREES ARE WITHIN 7'-0" OF HARDSCAPE AREAS (WALLS, WALKS, CURBS, ETC.). INSTALL IN A LINEAR FASHION (DO NOT WRAP ROOTBALL). ROOT BARRIER DEVICES TO BE MODEL NO. LB24-2 (2' LONG) AVAILABLE FROM DEEP ROOT BARRIER.

**MAINTENANCE RESPONSIBILITY**  
 PROPOSED PLANTING AND IRRIGATION SHALL BE MAINTAINED BY PRIVATE OWNER.



APPROVED  
 1/22/2024  
 BY THE PLANNING  
 DIRECTOR



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NO.	BY	DATE	REVISIONS
1.	RJC	6/7/2023	STREET ADDRESS CHANGE



PREPARED BY: **RJCLA** LANDSCAPE ARCHITECTURE  
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CERT NO. 2432, EXB 08/2024 DATE: 6/7/2023

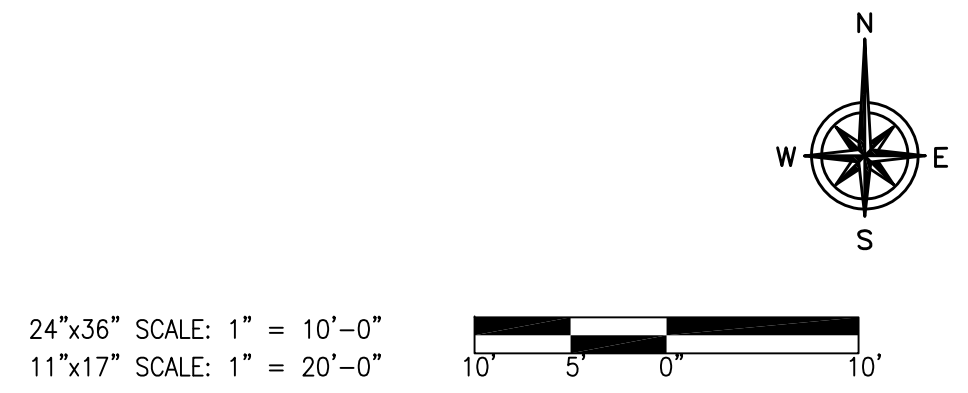
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PPA200027 FOR PPW190017  
 COUNTY OF RIVERSIDE  
 AT&T CELL TOWER (CSL00422)  
 40602 HIGH STREET, BEAUMONT, CA 92223  
 LANDSCAPE PLANS  
 PLANTING PLAN

FOR: AT&T 1452 EDINGER AVENUE TUSTIN, CALIFORNIA 92780 AT&T JOB NO. CSL04993

W.O. COUNTY FILE NO.

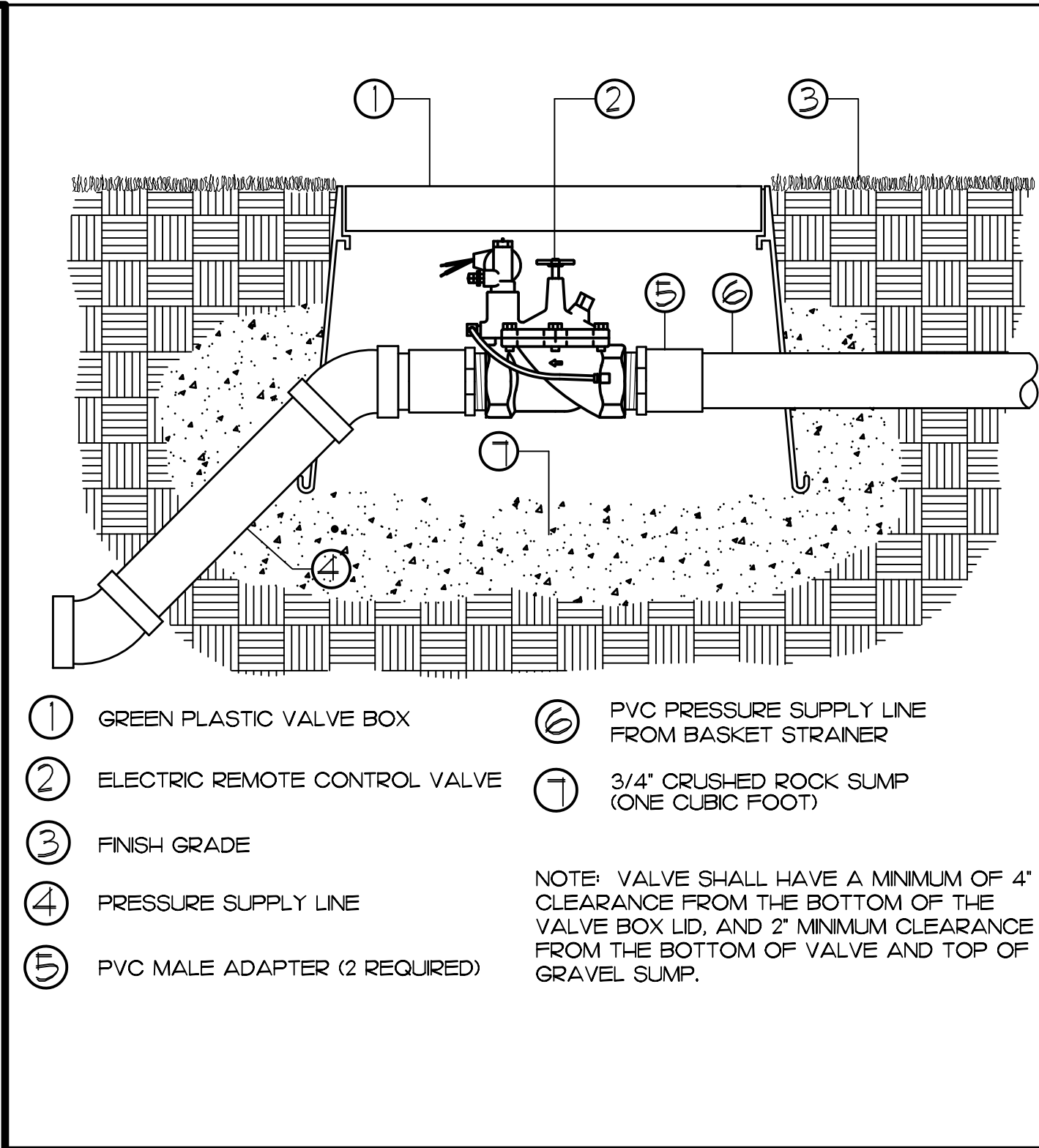
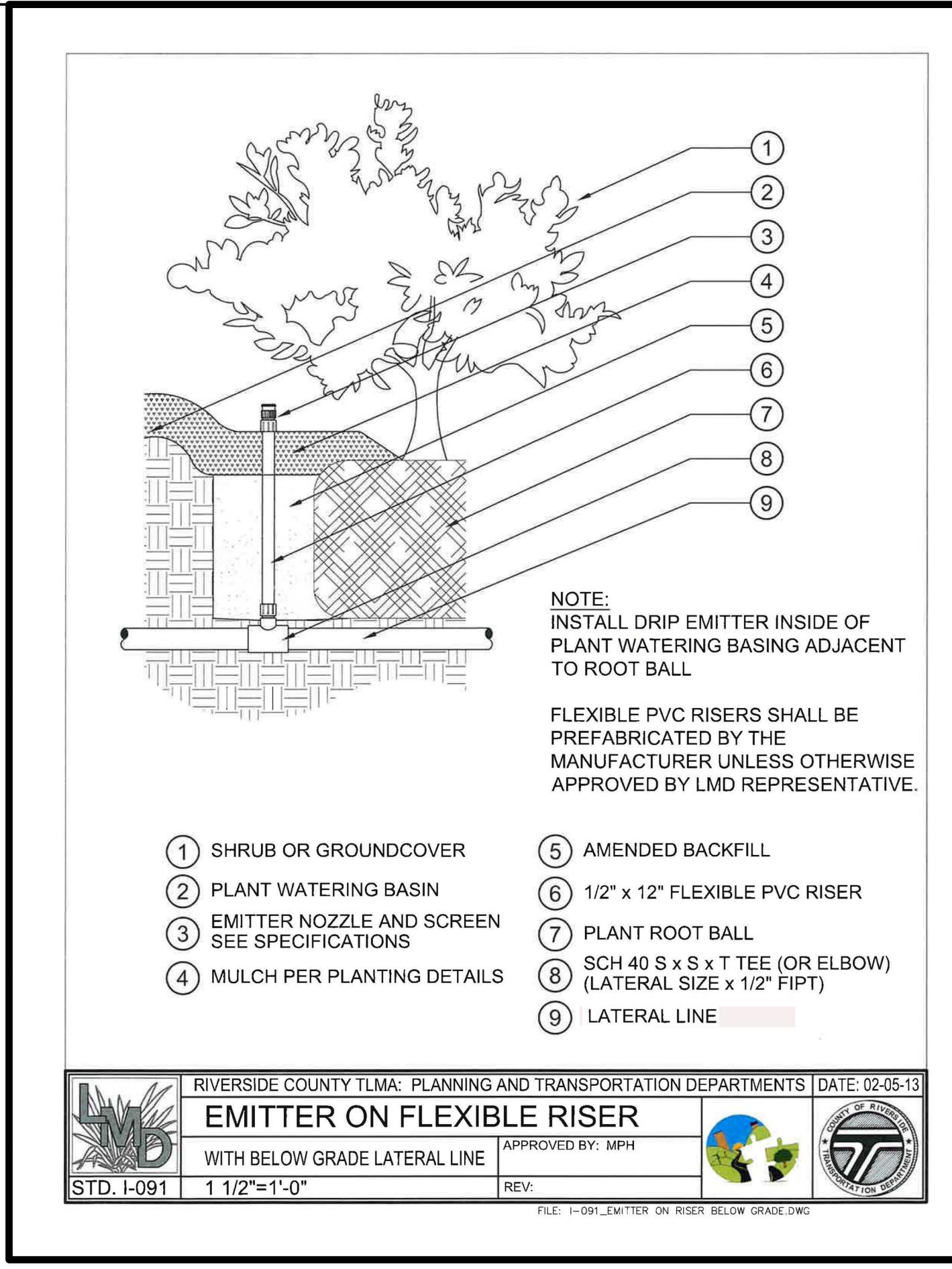
SHEET NO. 3  
 3 OF 2 SHTS



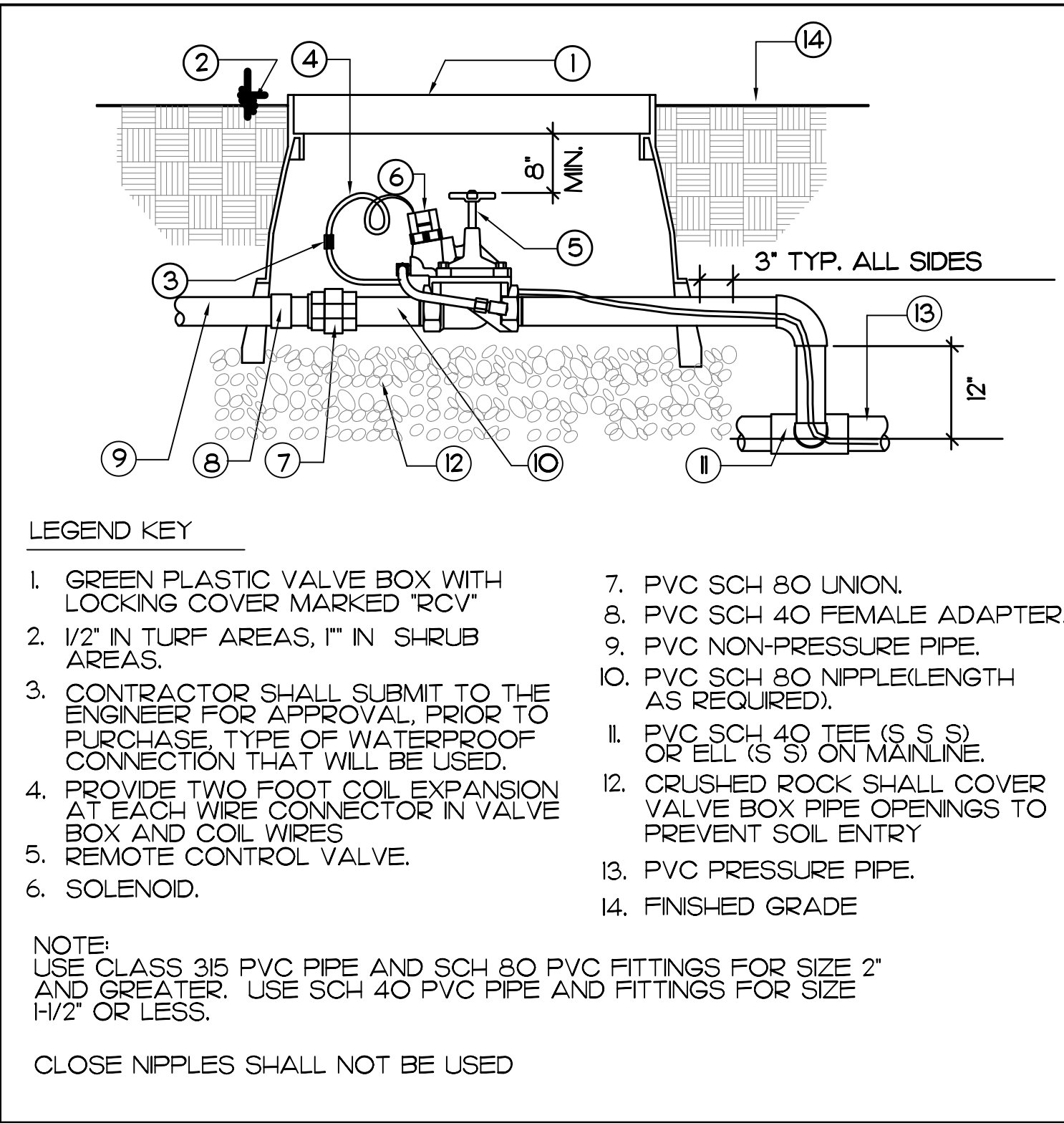
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 DATE SIGNED  
 REGISTRATION NUMBER  
 PLAN CHECK OVERSIGHT LLA / CID  
 ORD. 859 VERSION  
 DATE SIGNED  
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 PLAN CHECK OVERSIGHT ENGINEER

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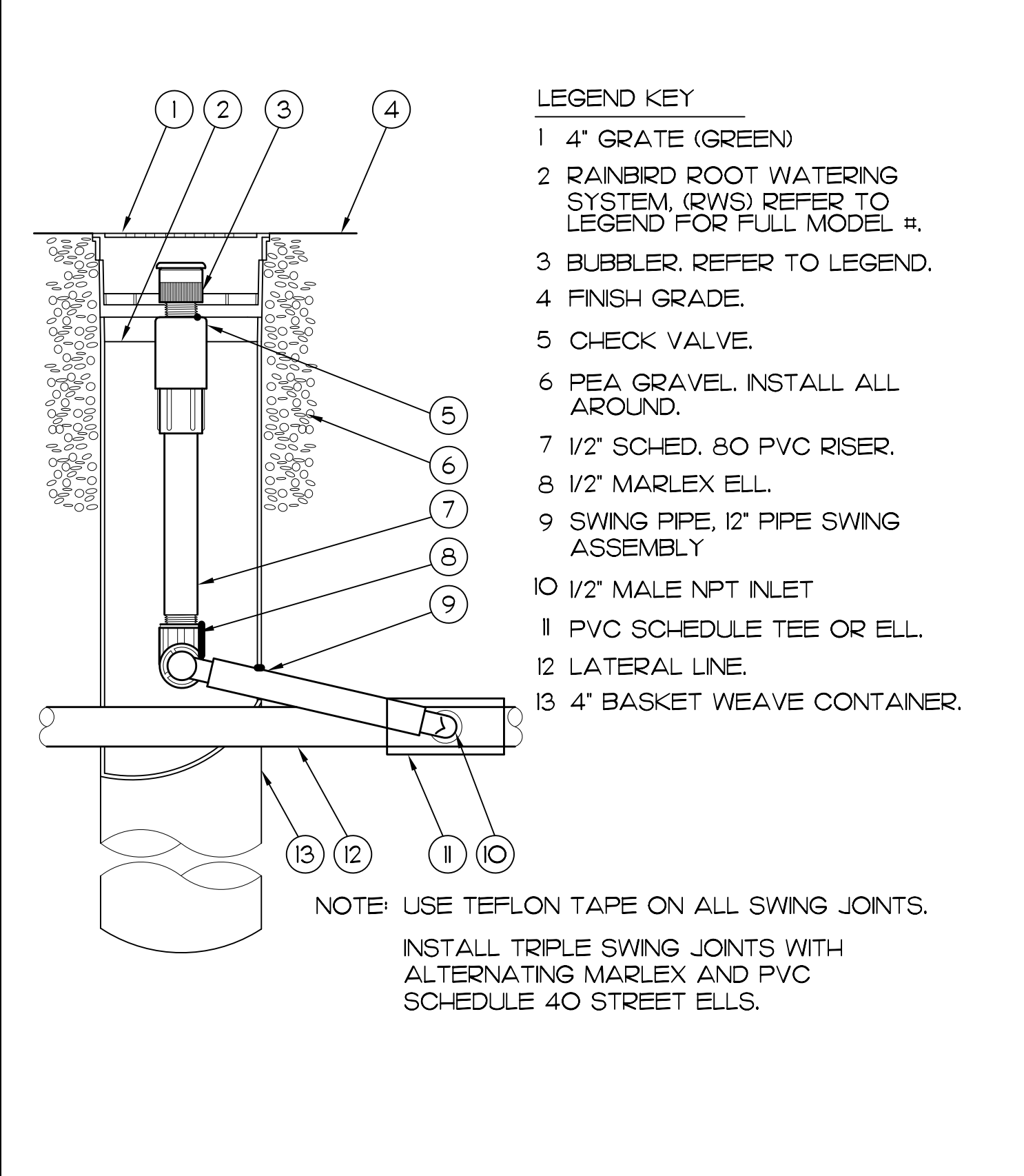
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - OFFSITE).



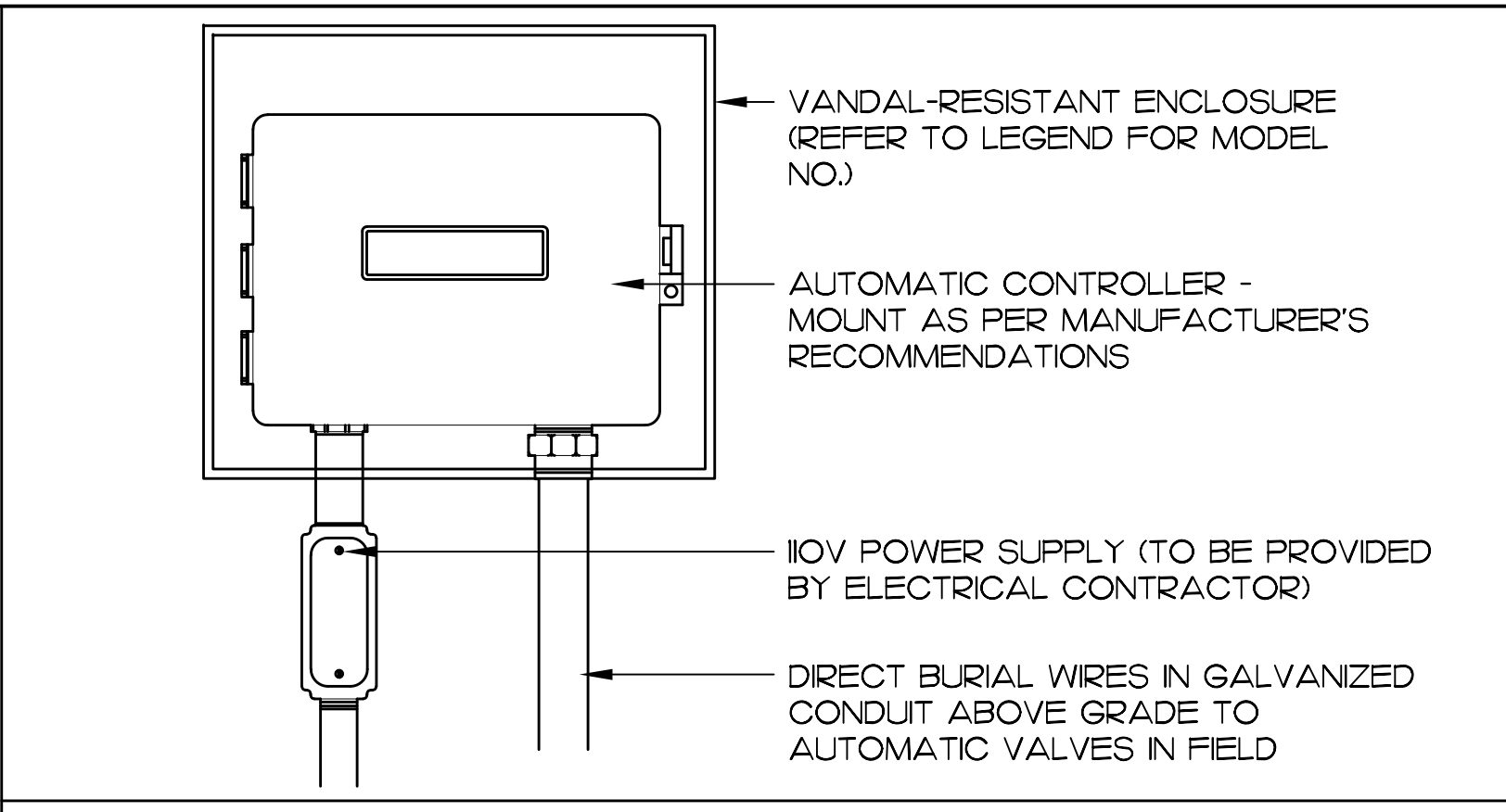
**F MASTER VALVE**



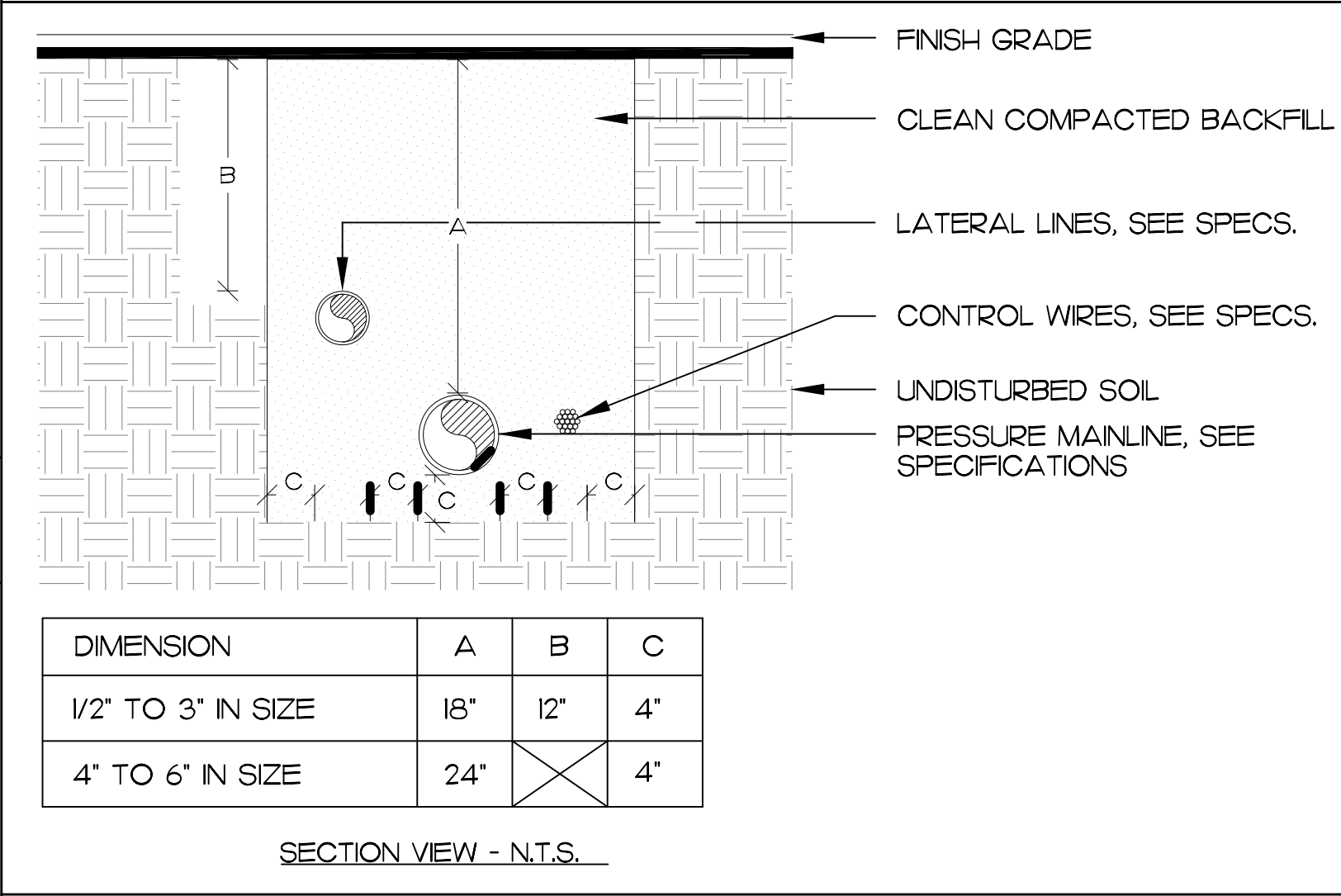
**D REMOTE CONTROL VALVE**



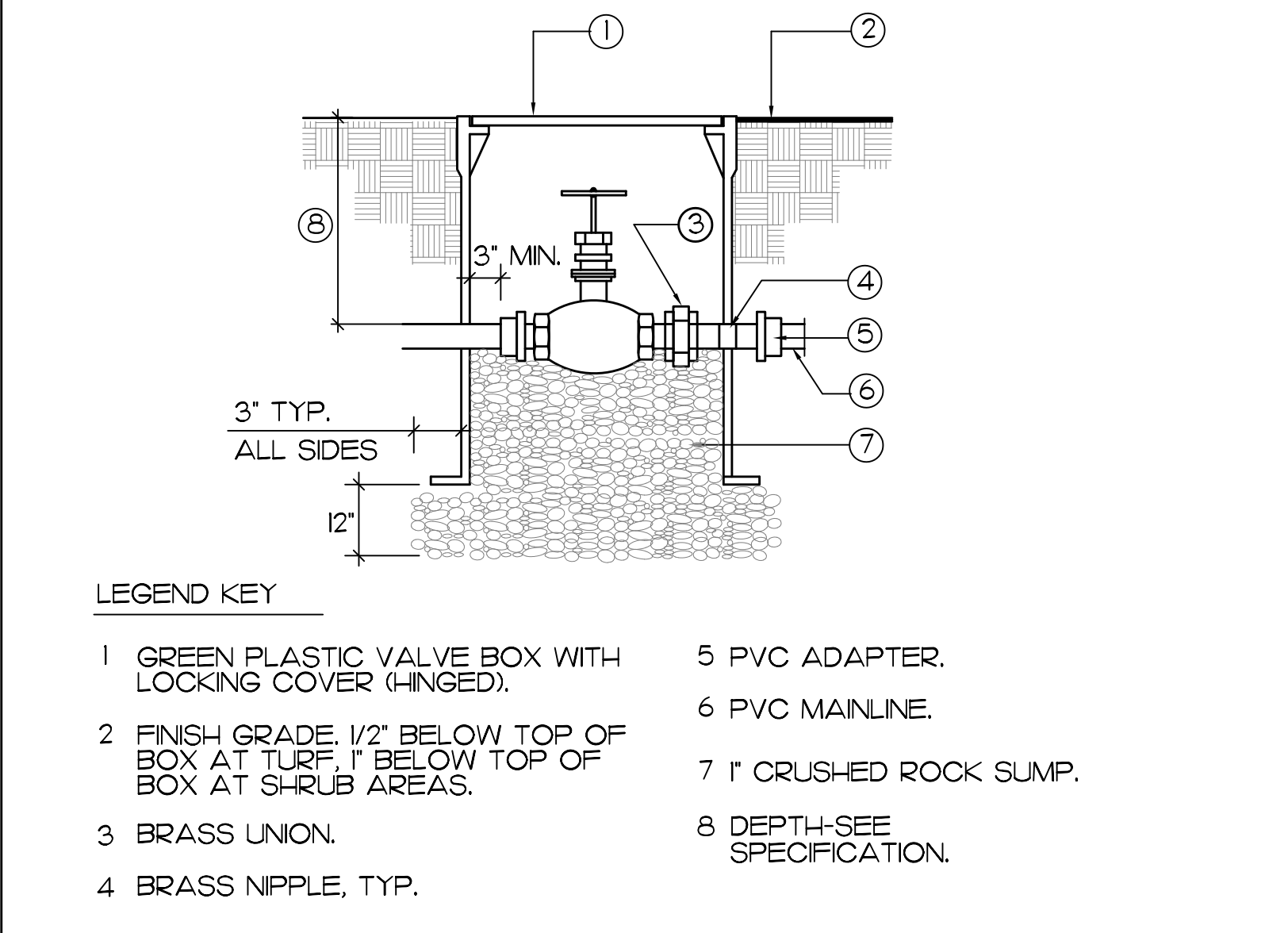
**E SUB-GRADE BUBBLER**



**A WALL MOUNT CONTROLLER**

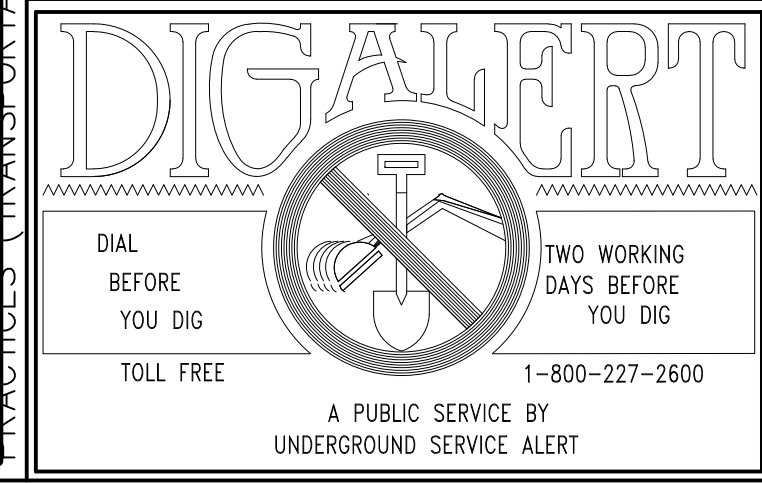


**B PIPE INSTALLATION**



**C BALL VALVE**

**APPROVED**  
**1/22/2024**  
**BY THE PLANNING DIRECTOR**

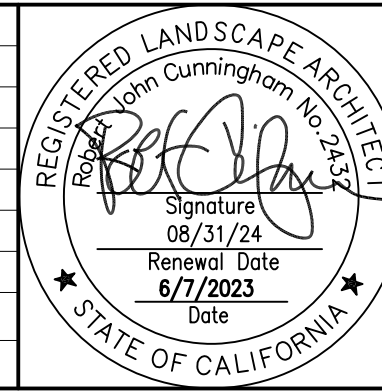


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MARK	BY	DATE	REVISIONS

APPR.	DATE	COUNTY



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6/7/2023  
 CERT NO. 2432, EXB 08/2024  
 DATE:

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FOR: AT&T 1452 EDINGER AVENUE TUSTIN, CALIFORNIA 92780 AT&T JOB NO. CSL04993  
 W.O.  
 COUNTY FILE NO.

SHEET NO. **4**  
 4 OF 2 SHTS

SECTION 02810  
IRRIGATION SYSTEM  
PART 1 - GENERAL  
1.0 SUMMARY  
A. This section covers the furnishings of all materials and performing all operations to provide a complete operable landscape irrigation system as shown on the drawings including the following:  
1. Trenching, stockpiling excavated materials and refilling trenches.  
2. Irrigation system components including but not limited to: piping, backflow prevention devices and enclosures, valves, fittings, rotors, spray heads, controllers, wiring and final adjustments as determined by the architect to insure efficient and uniform distribution.  
3. Pipe connections to pump stations, water meters and backflow prevention devices.  
4. Testing and inspection of irrigation system.  
5. Clean-up and maintenance  
B. The conditions of the Contract and Division I apply to this section as fully as if repeated herein.  
2.0 GENERAL REQUIREMENTS  
A. Code Requirements shall be those of State and Municipal Codes and Regulations locally governing this work providing that any requirements of the Drawings and Specifications, not conflicting therewith but exceeding the Code Requirements shall govern, unless written permission to the contrary is granted by the Architect.  
B. Conform to the requirements of the reference information listed below except where more stringent requirements are shown or specified in the most current set of construction documents:  
1. American Society for Testing Material (ASTM), for test methods specifically referenced in this section.  
2. Underwriter's Laboratories (UL), for UL wires and cables.  
C. Work involving substantial plumbing for installation of copper piping, backflow prevention devices and other related work shall be executed by a licensed and bonded plumbing contractor. Any necessary permits shall be obtained prior to beginning work.  
D. Specified depths of pressure supply lines, laterals and pitch of pipes as stated in this section are minimums. Settlement of trenches lower than grades specified on the final grading plans is cause for removal of finish grade treatment, refilling trenches, recompacting and repairing of finish grade treatment.  
E. Follow current printed manufacturer's specifications and drawings for items or information not specified or graphically indicated in the most current set of construction drawings.  
F. Scaled dimensions are approximate and at times it is not possible to indicate offsets, fittings and other related equipment graphically on the construction drawings. Contractor shall be responsible for minor changes caused by actual site conditions. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions of related architectural elements, utilities and landscaping and furnish and install required fittings.  
G. Do not install the irrigation system as shown on the construction drawings when it is obvious that actual field conditions such as physical obstructions, grading discrepancies and field dimensions vary from those recorded on the construction drawings. Immediately bring any such discrepancies to the attention of the architect prior to proceeding with work. If immediate notification is not given and such discrepancies exist, the contractor shall assume full responsibility for necessary revisions, as determined by the architect.  
3.0 EXISTING FIELD CONDITIONS  
A. Preserve and protect all existing trees, plants, monuments, structures, hardscape and architectural elements from damage due to work in this section. In the event that damage does occur to inanimate object and structures, the contractor will repair or replace such damage to the satisfaction of the owner or owner's representative. Damage or injury to living plant material will be replaced by the contractor at the contractor's expense.  
B. Trenching or other work required in this section under the limb spread of existing trees shall be done by hand or by other methods so as to prevent damage or harm to limbs, branches and roots.  
C. Trenching in areas where root diameter exceeds 2 inches shall be done by hand. Exposed roots of this size shall be heavily wrapped with moistened burlap to avoid scarring or excessive drying. Where a trenching machine is operated in proximity to roots that are less than 2 inches, the wall of the trench shall be hand trimmed, making clean cuts through roots.  
D. Trenches adjacent to or under existing trees shall be closed within 24 hours, and when this is not possible, the side of trench closest to the tree or trees affected shall be covered with moistened burlap.  
E. Protect, maintain and coordinate work with other contracts, specifications, trades, and utilities. Extreme care shall be exercised in excavating and working in the area due to existing utilities. Contractor shall be responsible for damages caused by their operations. In the event that damage does occur, the costs of such repairs shall be paid by the contractor unless other arrangements have been made with the owner.  
F. Use caution where trenches and piping cross existing roadways, sidewalks, hardscape, paths or curbs. In the event that damage does occur, the contractor will repair such damage at the contractor's expense.  
4.0 REQUIRED DOCUMENTS  
A. Submittals  
1. Submit (6) six sets of all irrigation equipment to be used, manufacturer's brochures, service manuals, guarantees, and operating instructions for approval to the architect prior to beginning work. Submittals should be in a bound form complete with table of contents. The contractor shall not proceed with work in the field until this submittal is approved in its entirety by the architect.

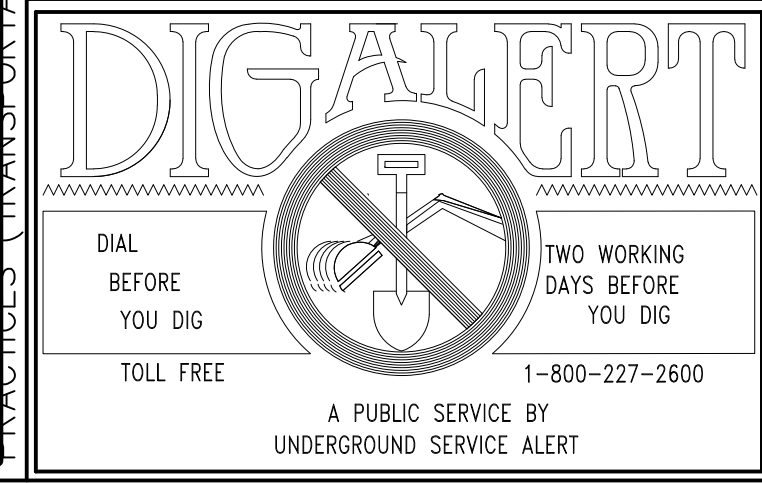
5.0 MAINTENANCE  
A. The maintenance period for irrigation shall begin after a certificate of completion is provided by the architect to the owner.  
B. The Contractor shall warrant materials against defects and guarantee workmanship for the period specified under the maintenance agreement. The Contractor shall be responsible for coordinating warranty items with manufacturer/distributor and owner.  
C. Settlement of trenches which may occur during the maintenance period will be repaired by the contractor at no expense to the owner.  
D. Repairs required due to vandalism before the end of the maintenance period will be performed at the contractor's expense.  
E. Prior to a release of responsibility at the end of the maintenance period, the contractor shall schedule a walk through with the owner or owner's representative and disclose and provide the following:  
1. Current watering schedule requirements.  
2. Two (2) sets of the required tools for removing, disassembling and adjusting each type of rotor or sprinkler head, and electric control valve used on the project.  
3. Two (2) keys for each controller unit.  
4. Four (4) quick coupler keys and matching swivels for each type of quick coupler used on the project.

PART 2 - PRODUCTS  
2.0 PIPING  
General Piping:  
A. Pipe sizes shown are nominal inside diameter unless otherwise noted.  
1. Pipe shall be identified with the following indelible markings:  
a) Manufacturer's name.  
b) Nominal pipe size.  
c) Schedule or class.  
d) Pressure rating.  
e) NSF (National Sanitation Foundation) seal of approval.  
f) Date of extrusion.  
B. Non-Pressure Lines:  
1. Non-Pressure Lines: (downstream of electric remote control valve) PVC Class 200, conforming to ASTM D1785-23.  
2. Fittings: Standard weight, Schedule 40, injection molded PVC, complying with ASTM D1784 and D2466, cell classification I2454-B.  
C. Threads- Injection molded type (where required)  
1. Tees and Elbs- side gated  
2. Threaded Nipples: ASTM D2464, Schedule 80 with molded threads.  
D. Joint Cement and Primer: Type as recommended by manufacturer of pipe and fittings.  
a) Manufactured of flexible vinyl chloride compound conforming to ASTM D2855M, D380 and D1593.  
b) Fittings: Type and make as recommended by tubing manufacturer.  
E. ELECTRIC CONTROL VALVES  
1. Electric Remote Control Valves: As specified on drawings.  
F. VALVE BOXES  
1. Isolation Ball Valves, Flush Valve Assemblies, Flow Sensors, Grounding Rods, Communication Cable Splices, and Wire Splices: Carson #30-12.  
2. Electric Control Valves, Drip Valve Assemblies, Master Valves and Manual Drain Valves: Carson #419-13B.  
G. AUTOMATIC CONTROLLER UNIT  
1. Automatic Controller unit as specified on drawings.  
H. ELECTRIC CONTROL VALVE WIRE  
1. Low Voltage:  
2. AWG UF UL approved No. 14 direct burial copper wire for all control wires and No. 14 direct burial copper wire for all common wires.  
3. Wire Colors:  
a) Control Wires- Red.  
b) Common Wires- White.  
c) Master Valve Wires- Blue.  
d) Spare Wires- Green (labeled at termination)  
4. Wire Splice Connectors: Rainbird Petite Connectors or approved equal.  
PART 3 - EXECUTION  
3.0 PREPARATION  
A. Examine field conditions prior to beginning work described in this section. Grading operations shall be completed and approved prior to beginning work.  
B. Verify all sleeve locations prior to beginning work in this section. Flag all existing sleeves and conduits installed by other trades. Report any conflicts and discrepancies to the architect immediately.  
C. Irrigation system shall be constructed to the sizes and grades at the locations shown on the drawings.  
D. Install sleeves, to accommodate pipes and wires, under paving, hardscape areas, sidewalks, and paths prior to asphalt and concrete operations. Compact backfill around sleeves to 95% Modified Proctor Density within 2% of optimum moisture content in accordance with ASTM D1557.

E. EXCAVATION AND BACK FILL OF TRENCHES  
4.0 Trench excavation shall as much as possible follow the layout shown on the drawings. Trenches shall be straight in alignment and support pipe continuously on bottom of trench. Remove rocks and debris greater than 1" in diameter. Over excavate as required for bedding material.  
A. Depth of Trench (in landscape areas):  
1. Pressure Supply Line: 18" from top of pipe to finish grade.  
2. Control Wiring: directly at side and bottom of pressure supply line.  
B. Depth of Trench (under asphalt paving or concrete):  
1. Pressure Supply Line: 24" from top of pipe to aggregate base.  
2. Non-Pressure Line: 24" from top of pipe to aggregate base.  
a) Piping located under asphalt paving or concrete shall be installed with the appropriate sized sleeve and back fill with sand bedding (6" below pipe and 6" above pipe).  
b) Compact back fill material in 6" lifts at 90% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping device.  
3. Set in place, cap, and pressure test piping in the presence of the owner or owner's representative prior to back fill.  
C. Width of Trench:  
1. Pipe Greater than 3': 14" minimum.  
2. Pipe Less than 3': 7" minimum.  
D. Width between Trenches:  
1. Irrigation Trench to Irrigation Trench: 6" minimum.  
2. Irrigation Trench and other Trade Trenches: 12" minimum.  
E. Boring: Boring will only be permitted where pipe must pass under an obstruction that cannot be avoided or removed. Back fill shall match surrounding soil density and grain. Boring under existing paving, sidewalks, or hardscapes may be permitted at contractor's own risk. Contractor is responsible for any repairs or damage to such items at their own expense.  
F. Back fill: Back fill of trenches may not be done until all required testing for the irrigation system has been completed.  
G. Material: Excavated material is generally considered to be adequate for backfill operations. Before beginning the back fill operation, insure that backfill material is free from debris and rocks greater than 1" in diameter, and is not mixed with topsoil. These materials after separated from back fill, shall be legally disposed of at contractor's expense.  
H. Bedding: Bed pressure supply line with construction grade sand 6" above and 6" below pipe. Remaining back fill may be as described above  
1. Bed all electrical control wire and communication cable wire, trenched separate from pressure supply line, with construction grade sand 6" above and 6" below wires.  
2. When back fill, slightly mound filled trenches for settlement after back fill is compacted. Compact back fill to a 90% maximum density in accordance with ASTM D1557 with a mechanical tamper. Do not leave trenches open for a period greater than 48 hours. Open trenches shall be protected in accordance with current OSHA regulations.  
3. Smooth trenches to finish grade prior to requesting a walk through for substantial completion with the architect.  
5.0 POINT OF CONNECTION(S)  
A. Point of connection shall be approximately as shown on drawings. Connect new underground piping and valves and provide all flanges, adapters, or other necessary fittings.  
B. INSTALLATION OF SOLVENT WELD POLYVINYL CHLORIDE PIPE (PVC)  
1. Polyvinyl chloride pipe shall be cut with an approved PVC pipe cutter designed only for that purpose.  
2. All plastic-to-plastic solvent weld joints shall use only the solvent recommended by the pipe manufacturer. Do not install solvent weld pipe when temperature is below 40°F.  
3. Pipe ends and fittings shall be wiped with MEK, or approved equal, before welding solvent is applied. Welded joints shall be given a minimum of 15 minutes to set before moving or handling.  
4. Pipe shall be snaked from side-to-side on trench bottom to allow for expansion and contractions.  
5. All changes of direction over 15 degrees shall be made with appropriate fittings.  
6. When pipe laying is not in progress at the end of each working day, close pipe ends with tight plug or cap.  
7. Install pressure supply line locating tape along the entire length of pressure supply line.  
8. Coordinate pressure supply line with sand bedding operations.  
9. No water shall be permitted in the pipe until inspections have been completed and a period of at least 24 hours has elapsed for solvent weld setting and curing.  
10. Center load pipe with small amount of back fill to prevent arching and slipping under pressure. Leave joints exposed for inspection during testing.

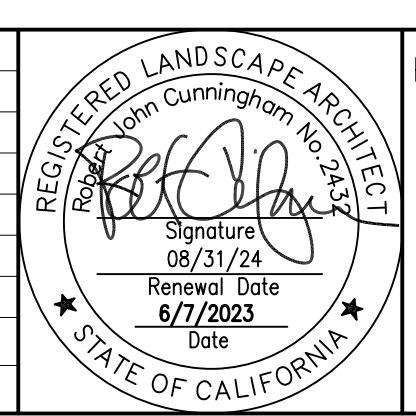
C. ELECTRIC CONTROL VALVES  
1. Install each electric control valve in a separate valve box so that cross handle is 3' min. below valve box cover as specified on the detail drawings.  
2. Group electric control valves together as specified on the drawings allowing a maximum of 12' between each valve box. Install valve boxes in the same direction and parallel with one another and perpendicular to paving, hardscape, sidewalks and paths.  
D. VALVE BOXES  
1. Install valve boxes with each type of irrigation equipment so that top of valve box is above finish grade as specified on the detail drawings. Valve box extensions are not acceptable except for master valves and manual drain valves.  
2. Place gravel sump below and around each valve box prior to installing valve box as specified on the drawings. Place remaining portion of gravel inside valve box allowing full access in and around all fittings. Valve box shall be fully supported by gravel sump. No brick or wood supports are allowed.  
E. AUTOMATIC CONTROLLER UNIT  
1. Verify electrical power at location of automatic controller unit prior to installation of automatic controller unit. Notify architect immediately if power source is not available.  
2. Hardwire controller to the on/off switch and existing power source. Controller shall not be plugged into socket provided for other equipment.  
3. Install automatic controller unit where shown on drawings per manufacturer's specifications. Controller shall be tested with complete electrical connections. The Contractor shall be responsible for temporary power to the Controller for operation and testing purposes.  
4. Connect electric control valve and drip valve assembly wiring to controller unit in the same numerical sequence as indicated on the drawings.  
5. Connect flow sensing and master valve wiring to controller unit.  
6. Install a separate ground wire for each controller unit as specified on the drawings.  
7. Above ground conduit shall be rigid galvanized pipe with the appropriate fittings. Below ground conduit shall be PVC SCH 40 pipe with appropriate fittings.  
8. Label each automatic controller unit with the letter or number designated on the drawings. Letter or number shall be located in a visible location on the inside panel cover with 3" high vinyl letters.  
9. Each automatic controller unit shall be completely operable prior to scheduling a walk through for substantial completion.  
F. ELECTRICAL WIRE  
1. Low Voltage Wiring:  
2. Bury control wiring in same trench as pressure supply line as specified.  
3. Bundle all 24 volt wires at 20' intervals with electrical tape.  
4. Provide expansion loops at every pressure supply line angle fitting, inside each electric remote control valve box, drip valve assembly valve box, and at 250' length intervals along routing. Form expansion loop by wrapping wire a minimum of 10 times around a 3/4" pipe and withdrawing pipe.  
5. Limit splicing of electrical wiring. Provide each splice made at intervals in electric control valve and drip valve assembly valve boxes with Rainbird Petite connectors or approved equal.  
6. Wire splices occurring at intervals outside electric control valve box and drip valve assemblies shall be installed in a separate valve box.  
7. Provide (1) one electrical control wire for every electric remote control valve and drip valve assembly. Picky backing like zones on the same electrical control wire is not allowed.  
8. Install (2) two spare #14-1 electrical control wires from the automatic controller unit pedestal to the last electric control valve on each leg of pressure supply line. Locate the spare wires in their own valve box as specified. In addition to these spare wires, check the drawings for any additional wires that may be required and locate them in the same valve box as the spare wires.

**APPROVED**  
**1/22/2024**  
**BY THE PLANNING**  
**DIRECTOR**



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I.	RIC	6/7/2023	STREET ADDRESS CHANGE



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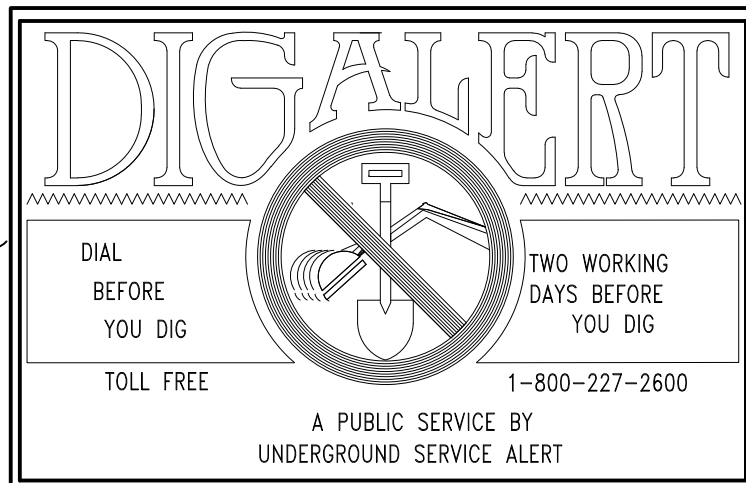
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SCALE: H: N.T.S. V: _____	FOR: AT&T EDINGER AVENUE TUSTIN, CALIFORNIA 92780 AT&T JOB NO. CSL04993	W.O. COUNTY FILE NO.

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
PLAN CHECK OVERSIGHT LLA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP PP#

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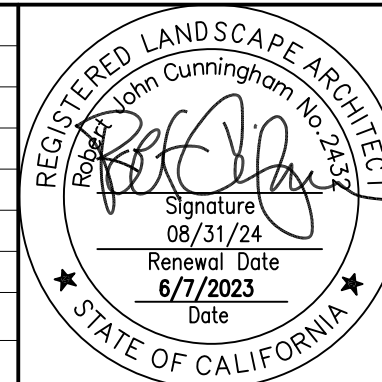
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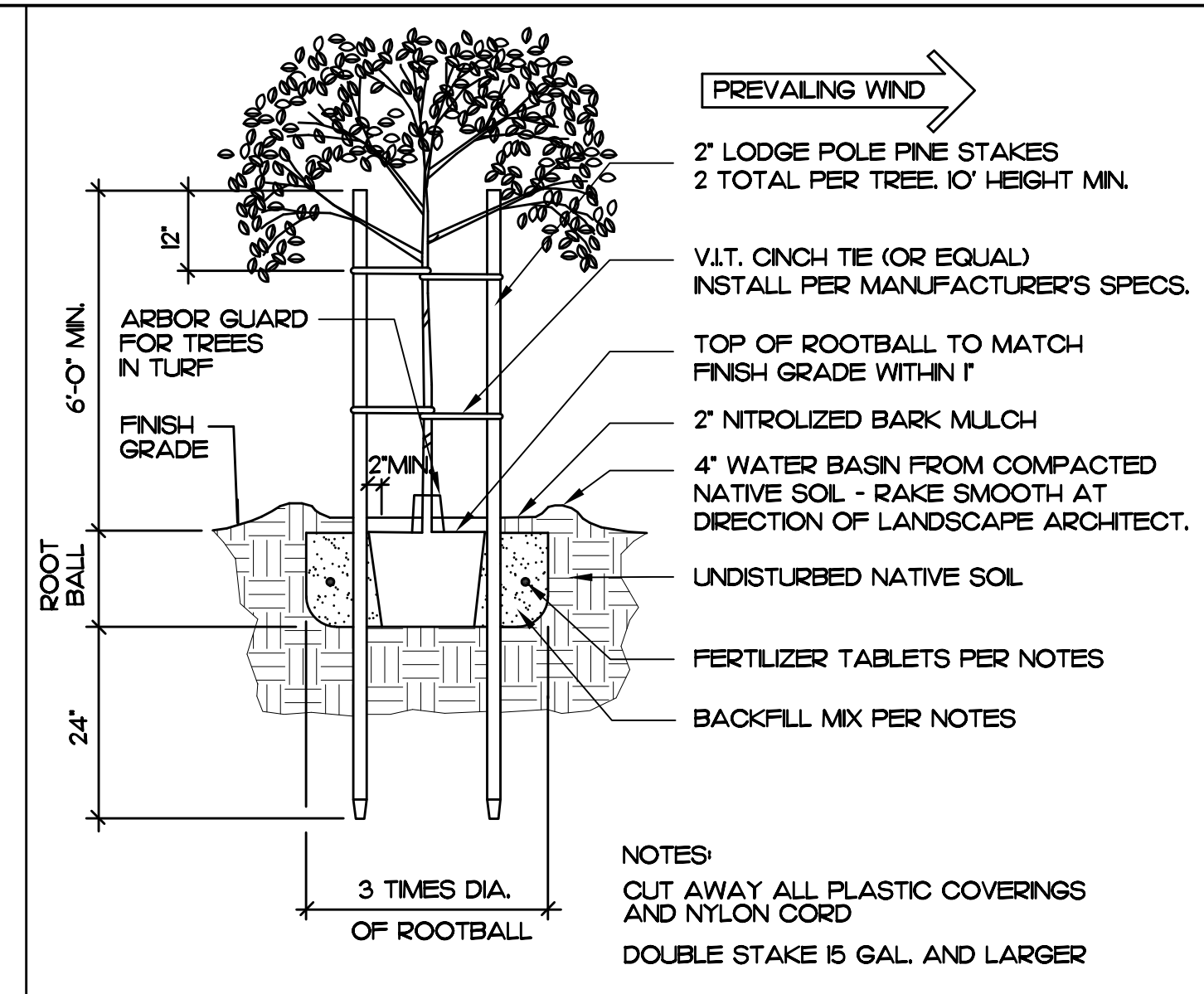


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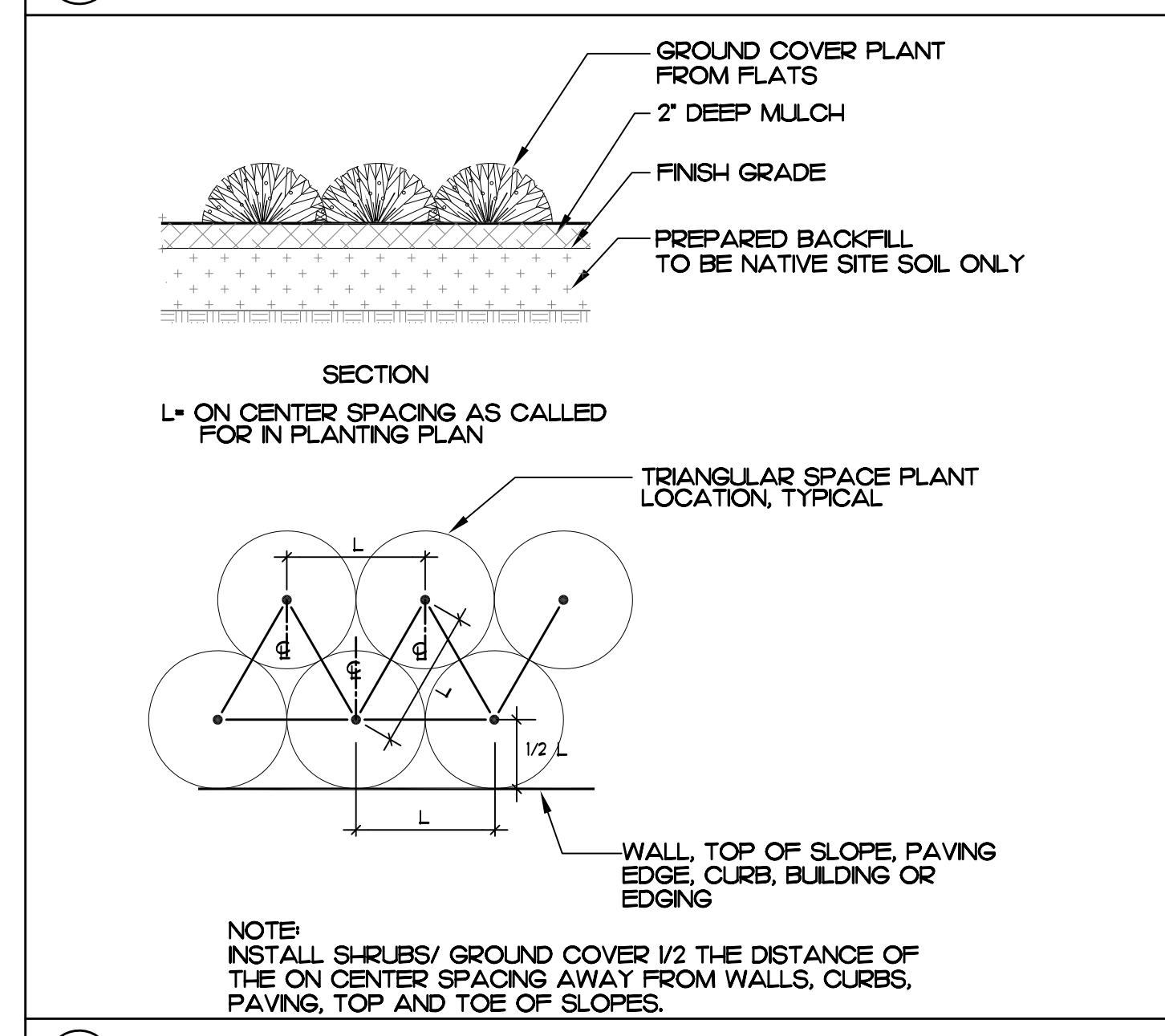
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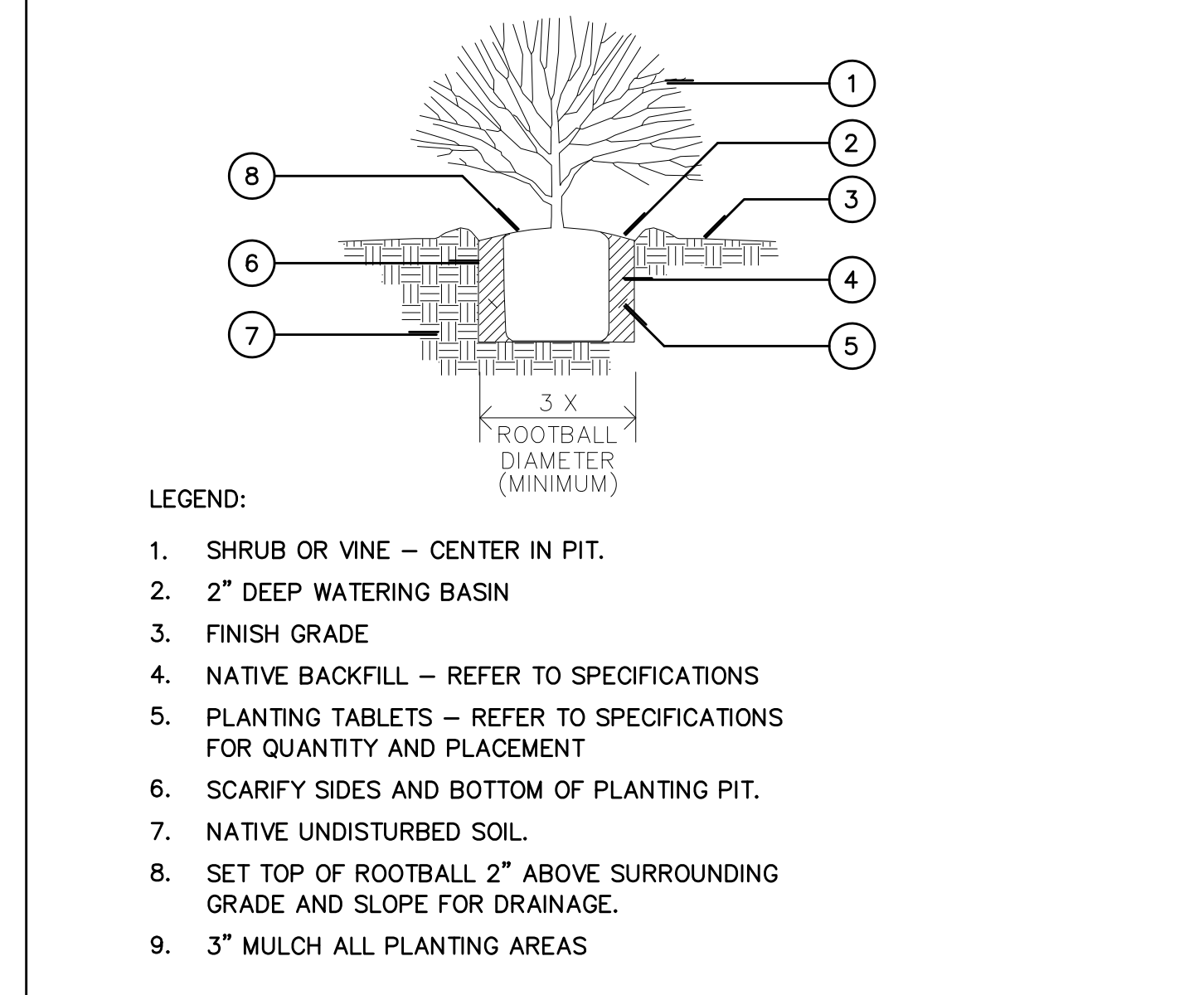
SHEET NO. **6**  
OF 7 SHTS



(A) TREE PLANTING AND STAKING



(B) SHRUB AND GROUND COVER SPACING

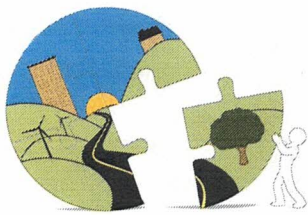


(C) SHRUB AND VINE PLANTING



TENTATIVE APP. PPW#	DATE SIGNED	REGISTRATION NUMBER	PLAN CHECK OVERSIGHT LL / CID	<p>PLANTING SPECIFICATIONS</p> <p><b>A. GENERAL</b></p> <p><b>1. Scope of Work</b></p> <p>a. Contractor shall furnish all labor, material, equipment, and services necessary to install all landscape planting, as indicated on the approved drawings and as specified herein, and shall perform all other incidental work necessary to carry out the intent of this specification and drawings including the following:</p> <p>1) Fine grading, soil preparation, planting of trees, shrubs, vines, ground covers and lawn, guying and staking trees, and weed abatement.</p> <p>2) One hundred-day maintenance.</p> <p>3) Provide guarantee.</p> <p>b. All irrigation work shall be approved by the Landscape Architect prior to any work in this section being performed.</p> <p>2. Agronomic Soils Report</p> <p>a. After completion of rough grading and prior to soil preparation, the Contractor shall provide the testing of planting soils, and composted organic humus materials by an independent agronomic soils testing laboratory (member of the California Association of Agricultural Labs). Representative soil samples shall be taken in the field and a written report shall be prepared by the soil scientist and shall include recommendations for applications, preplant fertilization, hydromulch slurry, and post-maintenance fertilization program.</p> <p>b. Soil preparation specifications shall be prepared based on the test results and recommendations and shall be approved by the Landscape Architect prior to soil preparation.</p> <p>c. Soil tests shall be performed after soil preparation to confirm that soil preparation was performed in compliance with preplant soils report and specifications.</p> <p style="text-align:center;">Landscape</p> <p>3. Protection of Existing Trees and Plants to Remain</p> <p>a. Contractor shall not store materials or equipment, permit burning, operate or park equipment under the branches of any existing plant to remain.</p> <p>b. Contractor shall provide barricades, fences or other barriers as necessary at the drip line to protect existing plants from damage during construction.</p> <p>c. Contractor shall notify Landscape Architect in any case where Contractor feels grading or other construction called for by the plans may damage existing plants.</p> <p>d. If existing plants to remain are damaged during construction, Contractor shall replace such plants of the same species and size as those damaged at no cost to the Owner. Determination of extent of damage and value of damaged plant shall rest solely with the Owner. Value loss will be calculated using the method established by the International Society of Arboriculture. Determination of whether to accept compensation through tree replacement or monetary settlement shall rest solely with the Owner.</p> <p>4. Substitutions</p> <p>a. Specific reference to manufacturers names and products specified in this Section are used as standards; this implies no right to substitute other materials or methods without written approval of the Landscape Architect.</p> <p>b. Installation and warranty of any approved substitution shall be contractor's responsibility. Any changes required for installation of any approved substitution must be made to the satisfaction of the Landscape Architect without additional cost to the Owner. Approval by the Owner of substituted equipment and/or dimension drawings does not waive these requirements.</p> <p>5. Submittals</p> <p>a. Prior to installation, the Contractor shall submit to the Landscape Architect two copies of manufacturers literature, receipts of sale, and laboratory analytical data for the following items:</p> <p>(1) Organic Amendments (2) Topsoil (3) Commercial Fertilizer (4) Mulch (5) Plant Material</p> <p>b. Refer to irrigation specifications for additional submittal requirements.</p> <p>6. Product Handling</p> <p>a. Contractor shall furnish standard products in manufacturer's standard containers bearing original labels showing quantity, analysis, and name of manufacturer. All containers, bags, etc., shall remain on site until work is completed.</p> <p>b. Contractor shall notify Landscape Architect 7 days prior to delivery of plant material and submit itemization of plants in each delivery.</p> <p>7. Clean Up</p> <p>a. Upon completion of each phase of work under this section, the Contractor shall clean up and remove from the area all unused materials and debris resulting from the performance of the work. The site shall be left in a broom-clean condition, and wash down all paved areas within the project site. Leave walks in a clean and safe condition.</p> <p><b>B. PRODUCTS</b></p> <p>1. Plant Material</p> <p>a. All plants shall be of the size, variety, age, and condition as shown on the drawings and as specified herein.</p> <p>b. Quality</p> <p>1) Plants shall be in accordance with the California State Department of Agriculture's regulation for nursery inspections, rules, and grading.</p> <p>c. Roots shall be sufficiently developed to the perimeter of the root ball to hold the root ball together, but should not display roots of 1/4" diameter or larger, visible on the perimeter of the root ball.</p> <p style="text-align:center;">The root ball shall be free of roots 1/5 the trunk diameter visibly circling the trunk, and free of roots protruding above the soil.</p> <p>In the event of disagreement as to condition of root system, the root condition of the plants furnished by the contractor in containers will be determined by removal of earth from the roots of not less than two plants of each species or variety. Where container grown plants are from several sources, the roots of not less than two plants of each species or variety from each source will be inspected. In case the sample plants inspected are found to be defective, the Landscape Architect reserves the right to reject the entire lot, or lots, of plants represented by the defective samples.</p> <p>d. Plants shall be true to species and variety in accordance with the American Association of Nurserymen Standards. Each group of plant materials delivered to the site shall be clearly labeled as to species and variety and nursery source.</p> <p>e. There shall be no substitution of plants or sizes for those listed on the accompanying plans except with approval of the Landscape Architect.</p> <p>f. Container stock shall have grown in the containers in which delivered for at least six months, but not over two years. Samples shall show no root-bound conditions. Container plants that have cracked or broken balls of earth when taken from container shall not be planted except upon special approval by the Landscape Architect.</p> <p>g. Plants not conforming to the requirements herein specified will be considered defective and such plants, whether in place or not, will be marked as rejected. Contractor shall immediately remove rejected plants from the premises and replace with new acceptable plants at his expense.</p> <p>2. Topsoil</p> <p>a. Soil to be used as planting medium for the project shall be fertile, well drained, of uniform quality, free of stones over 1-inch diameter, sticks, oils, chemicals, plaster, concrete, and other deleterious materials.</p> <p>b. Imported topsoil shall be from sources approved by the Landscape Architect which meet the standards specified above.</p> <p>c. The Contractor shall provide for the testing of proposed topsoil by a certified agronomic soils testing laboratory and shall submit soils analysis, recommendations and topsoil sample to the Landscape Architect for approval. Import topsoil shall not be delivered to the site prior to Landscape Architect approval. The Landscape Architect may request additional testing of imported topsoil at the site to determine conformance to the approved report. Rejected topsoil shall be removed at no cost to the Owner.</p> <p>d. If stockpiling is requested, locations and amounts of stockpile shall be approved by the Owner.</p> <p>3. Soil Amendments and Fertilizer</p> <p>Recycled materials shall be used unless unavailable or cost prohibitive.</p> <p>a. Provide standard, approved and first-grade quality materials, in prime condition when installed and accepted. Deliver commercially processed and packaged material and manufacturer's guaranteed analysis. Supply a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance, or bearing the manufacturer's guaranteed analysis to the Landscape Architect.</p> <p>d. Soil Amendments</p> <p>1) Soil sulfur - Agricultural grade sulfur containing minimum of 99 percent sulfur (expressed as elemental).</p> <p>2) Iron sulfate 20 percent iron (expressed at metallic iron), derived from ferric and ferrous sulfate, 10 percent sulfur (expressed as elemental).</p> <p>3) Calcium carbonate - 95 percent lime as derived from oyster shells.</p> <p>4) Gypsum - Agricultural grade product containing 90 percent minimum calcium sulfate.</p> <p>5) Dolomite lime - Agricultural grade mineral soil conditioner containing 35 percent minimum magnesium carbonate and 49 percent minimum calcium carbonate, 100 passing No. 65 sieve; provide Kaiser Dolomite 65 AG or other approved.</p> <p>6) Fine sand - Clean, natural fine sand free from deleterious material, weed seed, clay balls, or rock with minimum of 95 percent passing a No. 4 sieve and maximum of 10 percent passing a No. 100 sieve.</p> <p>e. Fertilizer</p> <p>1) Fertilizer shall be pelleted or granular form consisting of the percentage by weight of nitrogen, phosphoric acid and potash as recommended by the approved agronomic report. Planting fertilizer shall be mixed by the commercial fertilizer supplier.</p> <p>2) Plant tablets shall be slow release type with potential acidity of not more than 5 percent by weight.</p> <p>4. Pesticides and Herbicides</p> <p>a. All chemicals used for weed control shall be registered by the State of California Department of Food and Agriculture and the Environmental Protection Agency with registration identification on the label. Label shall be at job site at all times.</p> <p>b. All chemicals shall be applied as per registered label instruction and manufacturer's recommendations.</p> <p>c. Chemicals requiring a licensed applicator must be applied by persons registered with the County of Riverside Department of Agriculture's Commissioner's Office as possessing a current, valid, qualified pest control applicator's license.</p> <p>d. The use of any restricted materials is forbidden unless a special use permit is obtained from the County of Riverside Department of Agriculture.</p> <p>e. The nonselective, translocative herbicide shall be 'Roundup' or approved equal.</p> <p><b>C. EXECUTION OF WORK</b></p> <p>1. General</p> <p>a. Perform actual planting only during those periods when weather and soil conditions are suitable and in accordance with locally accepted practice.</p> <p>b. Confirm location and depth of underground utilities and obstructions. If underground structures or utility lines are encountered in the excavation of planting areas, other locations for planting shall be approved by the Landscape architect.</p> <p>c. All planting layout and staking shall be accurately made in accordance with the plans. All trees shall be a minimum of 3 feet from improvement unless root barrier is installed.</p> <p>d. Plant locations shall be approved by the Landscape architect prior to excavation and are subject to spacing and distances required by City standards.</p> <p>e. Planting Holes</p> <p>Planting holes shall have irregular, nonglazed sides, and shall be a minimum of three times the diameter, and one and one-half times the depth of the original plant container.</p> <p>2. Planting of Shrubs and Groundcovers</p> <p>a. Shrubs and Groundcovers shall not be allowed to dry out before or while being planted. Roots shall not be exposed to the air except while actually being placed in the ground. Wilting plants will not be accepted.</p> <p>b. Plant in straight rows evenly spaced, and at intervals required by drawings, use triangular spacing.</p> <p>c. Plant each rooted plant with its proportionate amount of flat soil. Immediately water after planting until entire area is soaked to full depth of each hole.</p> <p>d. Protect plants from damage and trampling at all times.</p> <p>e. Topdress all groundcover and shrub areas with 2-inch layer of approved bark mulch.</p>									
ORD. 859 VERSION	DATE SIGNED	REGISTRATION NUMBER	PLAN CHECK OVERSIGHT ENGINEER	APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).		APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - OFF-SITE).							
NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.		I. RJC 6/7/2023 STREET ADDRESS CHANGE	MARK BY DATE	REVISIONS	APPR. DATE	COUNTY			PREPARED BY: 11 Villamora Laguna Niguel, CA 92677 (949) 661-3998 - rjcla@ebcglobel.net		BENCHMARK:	PPA200027 FOR PPW190017 COUNTY OF RIVERSIDE AT&T CELL TOWER (CSL00422) 40602 HIGH STREET, BEAUMONT, CA 92223 LANDSCAPE PLANS PLANTING SPECIFICATIONS	SHEET NO. 7 Z OF Z SHEETS
SCALE: H: N.T.S. V:			FOR: AT&T ENDINGER AVENUE, TUSTIN, CALIFORNIA 92780 AT&T JOB NO. CSL04993		W.O. COUNTY FILE NO.		CERT NO. 2432, EXB 08/2024 DATE: 6/7/2023						

APPROVED  
 1/22/2024  
 BY THE PLANNING  
 DIRECTOR



**John Hildebrand**  
 Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REQUEST FOR APPEAL

**Request Date:** 02/02/2024

PROJECT/PLAN INFORMATION:	
Project/Plan Number(s):	Plot Plan - Wireless (PPW) No. 220007. <i>List all concurrent projects/plans</i>
Name of Advisory Agency's decision being appealed:	Planning Director Decision Plot Plan - Wireless (PPW) No. 220007.
Date of the decision or action:	01/22/2024

### APPELLANT INFORMATION

Appellant Contact:			
Contact Person:	<b>Matthew</b> <i>First Name</i>	<b>Steven</b> <i>Middle Name</i>	<b>Kearney</b> <i>Last Name</i>
E-mail Address:	mkearney41@gmail.com		
Mailing Address:	<b>40544</b> <i>Street Number</i>	<b>High Street</b> <i>Street Name</i>	<b>n/a</b> <i>Unit or Suite</i>
	<b>Cherry Valley</b> <i>City</i>	<b>California</b> <i>State</i>	<b>92223</b> <i>Zip Code</i>
Daytime Phone No.:	Mobile Phone No.:		760-578-7621

Clearly state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

Riverside Office · 4080 Lemon Street, 12th Floor  
 P.O. Box 1409, Riverside, California 92502-1409  
 (951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
 Palm Desert, California 92211  
 (760) 863-8277 · Fax (760) 863-7555

**REQUEST FOR APPEAL**

**APPEAL REQUEST:**

Please provide a brief, but concise, explanation of the Appeal request.

**AT&T**

**has failed to prove need/significant gap in service; tower will not remedy purported gap; tower is not least intrusive means; not made meaningful inquiry as to only feasible alternative; failed to present "hard data" tower not in compliance with State, Federal, or local law including zoning and General Plan provisions; will inflict severe negative aesthetic impact; will cause decrease in property values;**

Check this box and attach additional pages, if necessary, to thoroughly explain the Appeal request.

Matthew Kearney

*Printed Name of Appellant*

02/02/2024

*Date Signed*

~~\_\_\_\_\_~~

*Signature of Appellant*

*Matthew Kearney*  
02/02/2024  
@1225

**APPEAL PROCESSING PROCEDURES**

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> <li>• <b>Board of Supervisors</b> for: Minor Temporary Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans.</li> <li>• <b>Planning Commission</b> for: all other decisions.</li> <li>• <b>County Hearing Officer</b> for: Reasonable Accommodation Request</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Clerk of the Board</b> for: Appeals before the Board of Supervisors.</li> <li>• <b>Planning Department</b> for: Appeals before the Planning Commission and County Hearing Officer.</li> </ul>
Planning Commission	<b>Board of Supervisors</b>	<b>Clerk of the Board of Supervisors</b>

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> <li>• Change of Zone denied by the Planning Commission</li> <li>• Commercial WECS Permit</li> <li>• Conditional Use Permit</li> <li>• Hazardous Waste Facility Siting Permit</li> <li>• Public Use Permit</li> <li>• Variance</li> <li>• Specific Plan denied by the Planning Commission</li> <li>• Substantial Conformance Determination for WECS Permit</li> <li>• Surface Mining and Reclamation Permit</li> </ul>	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.
<ul style="list-style-type: none"> <li>• Land Division (Tentative Tract Map or Tentative Parcel Map)</li> <li>• Revised Tentative Map</li> <li>• Minor Change to Tentative Map</li> </ul>	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.

## REQUEST FOR APPEAL

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> <li>• Extension of Time for Land Division (not vesting map)</li> </ul>	
<ul style="list-style-type: none"> <li>• Extension of Time for Vesting Tentative Map</li> </ul>	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> <li>• General Plan or Specific Plan Consistency Determination</li> <li>• Temporary Outdoor Event</li> </ul>	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
<ul style="list-style-type: none"> <li>• Environmental Impact Report</li> </ul>	Within 10 days of receipt of project sponsor notification of Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
<ul style="list-style-type: none"> <li>• Plot Plan</li> <li>• Temporary Use Permit</li> <li>• Accessory WECS Permit</li> </ul>	Within 10 calendar days after the date of mailing of the decision.
<ul style="list-style-type: none"> <li>• Letter of Substantial Conformance for Specific Plan</li> </ul>	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> <li>• Revised Permit</li> </ul>	Same appeal deadline as for the original permit.
<ul style="list-style-type: none"> <li>• Certificate of Compliance</li> <li>• Tree Removal Permit</li> <li>• Reasonable Accommodation Request</li> </ul>	Within 10 days after the date of the decision by the Planning Director.
<ul style="list-style-type: none"> <li>• Revocation of Variances and Permits</li> </ul>	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

**THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed Request for Appeal form.
2. Appropriate Appeal filing fees.



**Greg Macias**  
Wireless Development Specialist  
10 Church Circle  
Annapolis, MD 21401  
**760-492-7493 (C)**  
**Gregory.macias@smartlinkgroup.com**

AT&T Project Number: CSL00422  
AT&T Project Name: HIGH STREET

**County of Riverside**  
**Conditional Use Permit**  
*Project Justification Letter / Alternative Site Analysis*

**Project Location**

Address: 40590 High Street, Cherry Valley, CA 92223  
APN: 402-130-009  
Zoning: Manufacturing

**Project Representative**

Greg Macias  
Smartlink, LLC  
10 Church Circle  
Annapolis, MD 21401  
760-492-7493 (C)  
Gregory.macias@smartlinkgroup.com

**Project Description**

AT&T proposes to build an unmanned wireless telecommunications facility consisting of a three (3) sector array with four (5) panel antennas per sector all disguised within a new 70-foot-high mono-pine tree tower designed to blend in with the surroundings. The faux pine tree will be designed to match the style of trees in the area. The faux tree is designed with a nearby CMU block wall and landscaping to provide screening and security. All associated equipment will be installed at ground level beside the tree in the same location. AT&T will work with the city and the community to install a state-of-the-art stealth structure that will improve communications services for the residents and visitors in the City of Cherry Valley. Detailed SOW is below:

- Install (1) 70' High Mono-pine.
- Install (15) Panel antennas on mono-pine.
- Install (36) RRUs mounted behind panel antennas (12 per sector).
- Install (6) DC9 surge suppression units mounted near RRUs.
- Install (16) DC power trunks routed underground and inside mono-pine.
- Install (6) Fiber trunks routed inside mono-pine.
- Install (1) 4' Microwave antenna mounted on proposed Mono-pine.

- 30'x30'x8' High wrought iron fence enclosure. Concrete WIC (Walk in cabinet) mounted on concrete pad.
- Install (1) 20kw generator with 140-gallon tank mounted on concrete pad.
- Install (4) DC12 surge suppression units mounted on concrete WIC shelter.
- Install (2) Equipment racks inside EQ shelter.
- Install (4) Fiber management boxes mounted on concrete WIC shelter.
- Install (1) GPS antenna mounted on concrete WIC shelter.
- Install (1) Telco box and Ciena box mounted on concrete WIC shelter.
- Install (1) Electrical meter panel mounted outside EQ shelter.
- Install (1) Meter pedestal mounted on concrete pad.
- Install (1) AT&T knobbox on wrought iron fence.

### Project Objectives

A wireless carrier requires the installation of a cell site within a specified area to close a “significant gap in coverage.” Other criteria for selecting sites include the following:

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, 15.85 db).
- When nearby other sites become overloaded and more enhanced voice and data services are used (4G and other high-speed data services), signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, AT&T’s radio-frequency engineers (RF) have identified a significant gap in coverage in the vicinity of the High Street in the City of Cherry Valley. See enclosed radio-signal propagation maps and below map of the sites closest to the proposed location.



Figure 1  
Search Ring Map



### Alternative Site Analysis

AT&T RF engineers provide a search ring / objective ring that consists of the gap-in-coverage that AT&T is looking to fill. This ring specifically for this area is filled with majority of single-family residents and of course AT&T is not in the business of installing wireless cell facilities in the backyard of people's home. Additionally, no collocation was available within this search ring. Below is a list of other locations that were explored but deemed unfeasible:

- Verizon Collocation-40700 Grand Ave, Beaumont-Not Viable -Antenna RAD center available would not fill the significant gap in coverage
- Stanley & Georgene Downs-40715 Dutton Street, Cherry Valley - Not viable - Property is within a Residential zoning district, Max height 50', will not fill the significant gap in coverage
- Timothy Swanson-10203 Bellflower Ave, Cherry Valley-Not Viable - Property is within a Residential zoning district, Max height 50', will not fill the significant gap in coverage
- DCPMC LLC-APN# 402-060-017, Cherry Valley - Not Viable - Property is within a Residential zoning district, Max height 50', will not fill the significant gap in coverage
- DCPMC LLC-APN# 10001 Bellflower Ave, Cherry Valley - Not Viable - Property is within a Residential zoning district, Max height 50', will not fill the significant gap in coverage

## **Findings/Burden of Proof**

*The site for the proposed use is adequate in size and shape.*

AT&T is proposing a faux palm tree design for this project which is considered a stealth design in accordance with the City of Cherry Valley. The requested height of the palm tree design is the minimum height needed in order to fill the significant gap in coverage for this project. AT&T uses the most advanced technology and design when constructing the tree so as to blend the facility with the surrounding community and landscaping and thereby minimizing the visual impact of the site.

*The proposed location has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.*

The project is proposed on the back side of parking lot area on property. There are adequate access routes to the proposed facility. AT&T will install an access path to the proposed tower and equipment area location. All the roadways and access ways within the facility are in compliance with local, state and federal regulations concerning width and pavement.

*The proposed use will not have an adverse effect upon adjacent or abutting properties.*

The project is proposed within a Manufacturing area zone and will not have an adverse effect upon adjacent or abutting properties as it is a stealth design that will blend naturally with the subject property and the surrounding community. The project will provide a public benefit of better wireless telecommunications and data services to the surrounding neighborhoods and community.

*The proposed use is deemed essential and desirable to the public convenience or welfare.*

The new wireless telecommunications facility is in high demand to the residents and visitors of the area. Wireless communications are vastly used in this area and the need for this site was established entirely from increased usage of AT&T services in the vicinity of the requested project.

## **GENERAL INFORMATION**

### **Site Selection**

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties selected for evaluation for installation of a cell site must be located in the general vicinity of the ring, possess an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with AT&T.

Four key elements are considered in the selection process:



- Leasing: The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- Zoning: It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- Construction: Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- RF: It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

### **The Benefits to the Community**

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they conduct these activities in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people who relocate are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers (i.e., police, fire, paramedics, and other first-responders).
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25 percent of all preteens, ages 9 to 12, and 75 percent of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

### **Safety – RF is Radio**

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All AT&T cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

**AT&T Company Information**

AT&T is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

AT&T is a “telephone corporation”, licensed by the Federal Communications Commission (FCC) to operate in the 872-1962 MHz and 827-1877 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term “telephone corporation” can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

AT&T 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, and other applicable laws.

The enclosed application is presented for your consideration. AT&T requests a favorable determination and approval of this Conditional Use Permit application to build the proposed facility. Please contact me at 760-492-7493 or [Gregory.macias@smarlinkgroup.com](mailto:Gregory.macias@smarlinkgroup.com) for any questions or requests for additional information.

Respectfully submitted,

*Greg Macias*

Greg Macias, Smartlink, LLC  
Authorized Agent for AT&T



**Greg Macias**  
 Wireless Development  
 Specialist- 10 Church Circle  
 Annapolis, MD 21401  
**760-492-7493 (C)**  
**gregory.macias@smartlinkgroup.com**

AT&T Project Number: CSL00422

**County of Riverside**  
**RCIT/PSEC Cell Site Communications Planning Criteria**

1. Identify specific frequencies/ Band to be licensed with the Federal Communications Commission (FCC).
  - a. The proposed facility will not interfere with surrounding properties or their uses, and will not cause interference with any electronic equipment such as telephones, televisions or radios. Non-interference is ensured by the Federal Communications Commission (FCC), which regulates radio transmissions. The proposed project fully complies with all applicable FCC standards. AT&T Mobility California LLC is licensed by the FCC to operate in the Channel A Block. AT&T is a “telephone corporation”, licensed by the Federal Communications Commission (FCC) to operate in the Frequency Range as follows: Receive freq. (MHz): 824-835, 845-846, 1850-1855, 1865-1870, 1885-1890, 1895-1900 Transmit freq. (MHz): 869-880, 890-891, 1930-1935, 1945-1950, 1965-1970, 1975-1980
2. Identify site location in NAD 83 Coordinates (Latitude/Longitude) and elevations Above Mean Sea Level (AMSL).
  - a. Lats and longs are certified on attached 1A Accuracy Letter.
3. Identify power/ Effective Radiated Power (ERP) for each sector.
4. The table below contains the existing and proposed output power (ERP) for the subject wireless telecommunications facility.

Technology	Output Power	
	Existing	Proposed
LTE 1C		2422.03 W ERP
LTE 2C		5612.00 W ERP
LTE 3C		4842.00 W ERP
LTE 4C		6153.00 W ERP
LTE 5C		2032.00 W ERP
LTE 6C		3120.19 W ERP
LTE 7C		3229.38 W ERP

Frequencies at the site are as follows:

Technology	Operating Frequencies	
	Existing	Proposed
LTE 1C		734-746/704-716
LTE 2C		1985-1980/1905-1900
LTE 3C		2360-2350/2315-2305
LTE 4C		2110-2115/1710-1715
LTE 5C		718-728
LTE 6C		875.8-873/8308-828
LTE 7C		758-768/788-798

- a.
5. Provide Antenna(s) Height Above Ground (AGL).
    - a. Please see attached ZDs and 1A
  6. Provide Radio Frequency (RF) propagation coverage maps with color palette legend depicting field strength density specifications in either Dbm/Dbu. Maps should be User Friendly depicting key highways and landmarks to enhance understanding to laymen in the Planning Department and Planning Commission.
    - a. Please see attached propagation maps
  7. Provide one copy of two RF propagation maps. The first map should depict the existing RF coverage area without the proposed new site. The second map should depict the RF coverage with the new site operational.
    - a. Please see attached propagation maps
  8. Certify that required FCC tower registration and Federal Aviation Administration (FAA) studies have been transacted for sites within the operational sphere of County airports.
    - a. FAA Determination was confirmed that it was not required for this facility
  9. If located at County facilities, certify compliance of the FCC mandated RF Radiation Hazard Program for emission safety and technician training.
    - a. Not located on County Facilities
  10. Cellular/PCS carriers must be cognizant that the Planning Dept has conditioned application to require the Mitigation of RF interference impacting the operations of County Public Safety radio communications.
    - a. The proposed facility will not interfere with surrounding properties or their uses, and will not cause interference with any electronic equipment such as telephones, televisions or radios. Non-interference is ensured by the Federal Communications Commission (FCC), which regulates radio transmissions. The proposed project fully complies with all applicable FCC standards.



04/04/2024

RE: AT&T Wireless Site CSL00422, 40590 High Street, Cherry Valley CA 92223

TO: Whom it may concern,

The following is in response to your concerns over AT&T Wireless's site complying with the FCC rules covering RF exposure to persons near the site.

Frequency range that the facility will use

AT&T Wireless is licensed by the FCC for the frequencies as follows:

Receive freq. (MHz): 824-835, 845-846, 1850-1855, 1865-1870, 1885-1890, 1895-1900

Transmit freq.(MHz): 869-880, 890-891, 1930-1935, 1945-1950, 1965-1970, 1975-1980

RF Exposure to Persons Near the Site

The FCC states in 47 CFR § 1.1310 that the maximum permissible exposure level from RF radiation for the general population is between 0.6 and 1 milliwatts per centimeter squared (mW/cm<sup>2</sup>) depending upon the frequency of the transmitter. This is a measure of the RF power density at or below which there are no harmful effects.

The antenna that AT&T Wireless is using on this site is designed to transmit most of the signal in a horizontal direction (parallel to the ground). This is necessary to provide a useable signal level around the site. Within the first 600 feet from the site the transmitted signal does not need to be as strong consequently the antenna is designed to limit the signal level towards the ground to approximately ½ Watt of power. When this power reaches the ground its energy has been greatly reduced to the point where the RF exposure level is less than 2/10,000th of a percent of the maximum allowable exposure level permitted by the FCC.

These calculations are based on a typical antenna patterns for the type of antenna that AT&T Wireless is using on their sites. The effective radiated power is typically within the range of 100- 500 Watts. The actual levels may vary slightly but in no case will they reach or exceed the FCC limits. Since AT&T has no control over other communication carriers' operations, we cannot guarantee that the facility will not interfere with other communications. However, AT&T guaranties that we will not transmit outside our frequency band that is approved and licensed by the FCC. In the unlikely event that interference does happen, AT&T will do the proper investigation as to the cause of interference and perform corrective measures if, in fact, the interference is caused by AT&T transmissions.

If Reliant Land Services and AT&T Wireless can be of further assistance, please do not hesitate to contact me at 760-492-7493.

Greg Macias  
Smartlink LLC on Behalf of AT&T  
ATT Mobility



**FAA 1-A ACCURACY CERTIFICATION**

SURVEY DATE: MARCH 29, 2022  
SITE NAME: HIGH STREET  
SITE NUMBER: CSL00422  
TYPE: PROPOSED AT&T FACILITY AND MONOPINE  
LOCATION: 40590 HIGH STREET, CHERRY VALLEY, CA 92223

I, RAFI HANNA, HEREBY CERTIFY THE GEODETIC COORDINATES (NORTH AMERICAN DATUM 1983) AT THE BASE OF PROPOSED AT&T FACILITY AND MONOPINE IS:

**LATITUDE:** 33°58'17.33" N  
33.971481°  
**LONGITUDE:** 116°57'11.84" W  
-116.953289°

AND FURTHER CERTIFY THAT THE ELEVATION CALLS PRODUCED HEREON ARE ABOVE MEAN SEA LEVEL (A.M.S.L.), NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).  
"SEE BENCHMARK DATUM REFERENCED HEREON"

GROUND ELEVATION @ BASE OF PROPOSED MONOPINE = 2932.78 FEET (A.M.S.L.) (NAVD88)  
PROPOSED AT&T MICROWAVE ANTENNA RAD CENTER = 2982.78 FEET (A.M.S.L.) (NAVD88)  
TOP OF PROPOSED MICROWAVE ANTENNA = 2984.78 FEET (A.M.S.L.) (NAVD88)  
RAD CENTER OF PROPOSED AT&T AIR 6449 N77D ANTENNA = 2993.11 FEET (A.M.S.L.) (NAVD88)  
RAD CENTER OF PROPOSED AT&T PANEL ANTENNAS = 2993.78 FEET (A.M.S.L.) (NAVD88)  
TOP OF PROPOSED AT&T AIR 6449 N77D = 2994.45 FEET (A.M.S.L.) (NAVD88)  
RAD CENTER OF PROPOSED AT&T AIR 6419 N77G ANTENNA = 2996.61 FEET (A.M.S.L.) (NAVD88)  
TOP OF PROPOSED AT&T PANEL ANTENNAS & MONOPINE = 2997.78 FEET (A.M.S.L.) (NAVD88)  
TOP OF PROPOSED MONOPINE BRANCHES = 3002.78 FEET (A.M.S.L.) (NAVD88)

AND FURTHER CERTIFY THAT THE MEASURED HEIGHTS ARE AS STATED ABOVE THE GROUND LINE (A.G.L.)

PROPOSED AT&T MICROWAVE ANTENNA RAD CENTER = 50'-0" (A.G.L.)  
TOP OF PROPOSED MICROWAVE ANTENNA = 52'-0" (A.G.L.)  
RAD CENTER OF PROPOSED AT&T AIR 6449 N77D ANTENNA = 60'-4" (A.G.L.)  
RAD CENTER OF PROPOSED AT&T PANEL ANTENNAS = 61'-0" (A.G.L.)  
TOP OF PROPOSED AT&T AIR 6449 N77D = 61'-8" (A.G.L.)  
RAD CENTER OF PROPOSED AT&T AIR 6419 N77G ANTENNA = 63'-10" (A.G.L.)  
TOP OF PROPOSED AT&T PANEL ANTENNAS & MONOPINE = 65'-0" (A.G.L.)  
TOP OF PROPOSED MONOPINE BRANCHES = 70'-0" (A.G.L.)

**THE ACCURACY STANDARDS FOR THIS "1-A ACCURACY CERTIFICATION" ARE AS FOLLOWS:**

GEODETIC COORDINATE LOCATIONS: FIFTEEN (15) FEET HORIZONTALLY  
THE ELEVATIONS OF THE GROUND AND THE FEATURES LOCATED: THREE (3) FEET VERTICALLY (A.M.S.L.)  
THE MEASURED HEIGHTS OF THE FEATURES LOCATED: ONE (1) FOOT +/- VERTICALLY (A.G.L.)

GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING G.P.S. AND SURVEY GRADE PRECISION BASED ON CALVRS G.P.S. BROADCAST COORDINATE VALUES FOR 2017, NAVD 88  
BENCHMARK REFERENCE: CRTN

CERTIFICATION: I, THE UNDERSIGNED, A REGISTERED LICENSE SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF CALIFORNIA DO HEREBY CERTIFY THE LATITUDE AND LONGITUDE COORDINATES AND ELEVATIONS ABOVE MEAN SEA LEVEL LISTED ABOVE ARE BASED ON A FIELD SURVEY DONE UNDER MY SUPERVISION, AND THAT THE ACCURACY OF THOSE COORDINATES MEET OR EXCEED 1-A STANDARDS (HORIZONTAL ACCURACY ±15 FEET AND VERTICAL ACCURACY ±3 FEET) AS DEFINED IN THE F.A.A. ASAC INFORMATION SHEET 91:003, AND THAT DATA ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



# LTE Justification Plots

Market Name: Los Angeles

Site ID: CSL00422

Site Address:

ATOLL Plots Completion Date: Apr 27, 2022

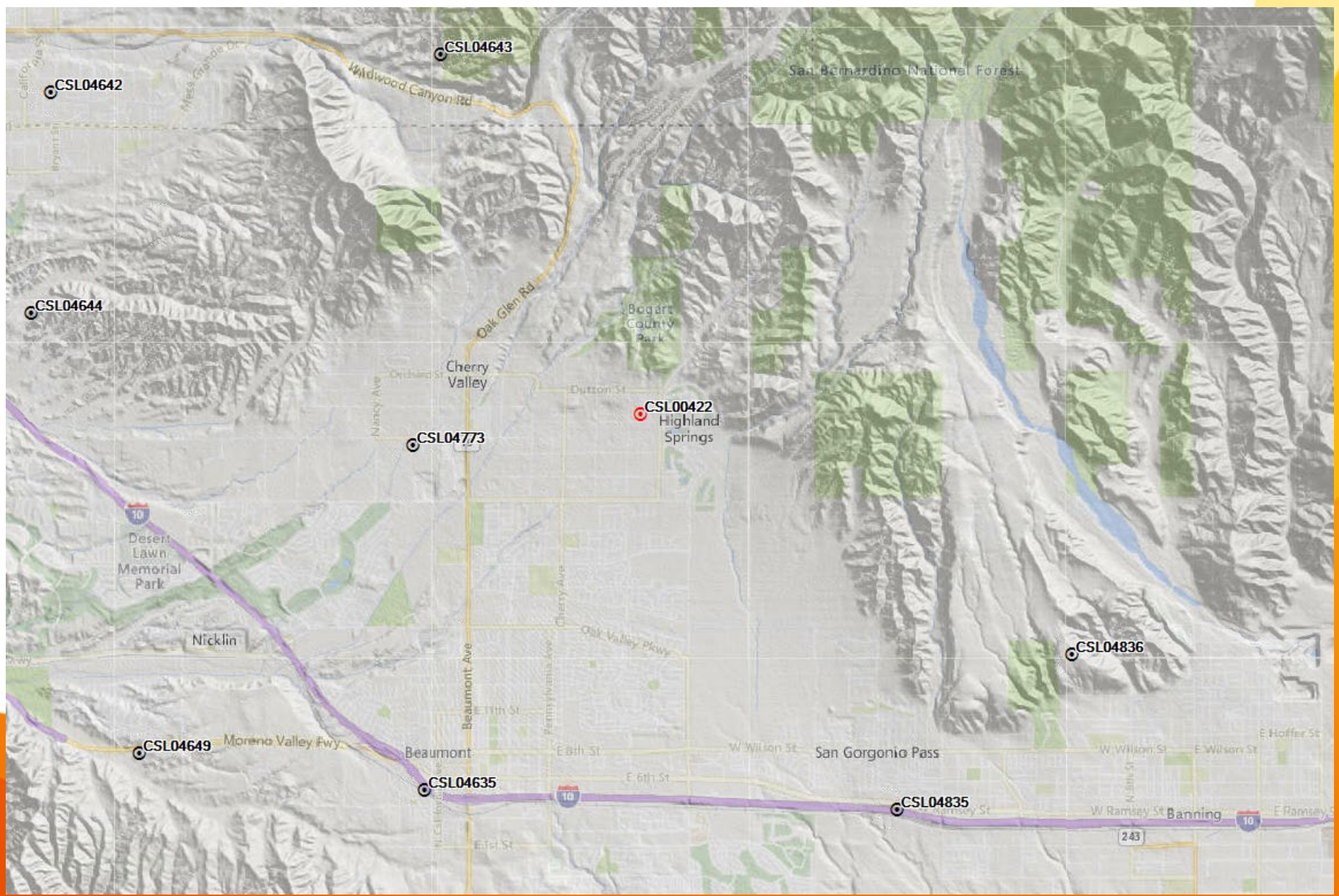


## Assumptions

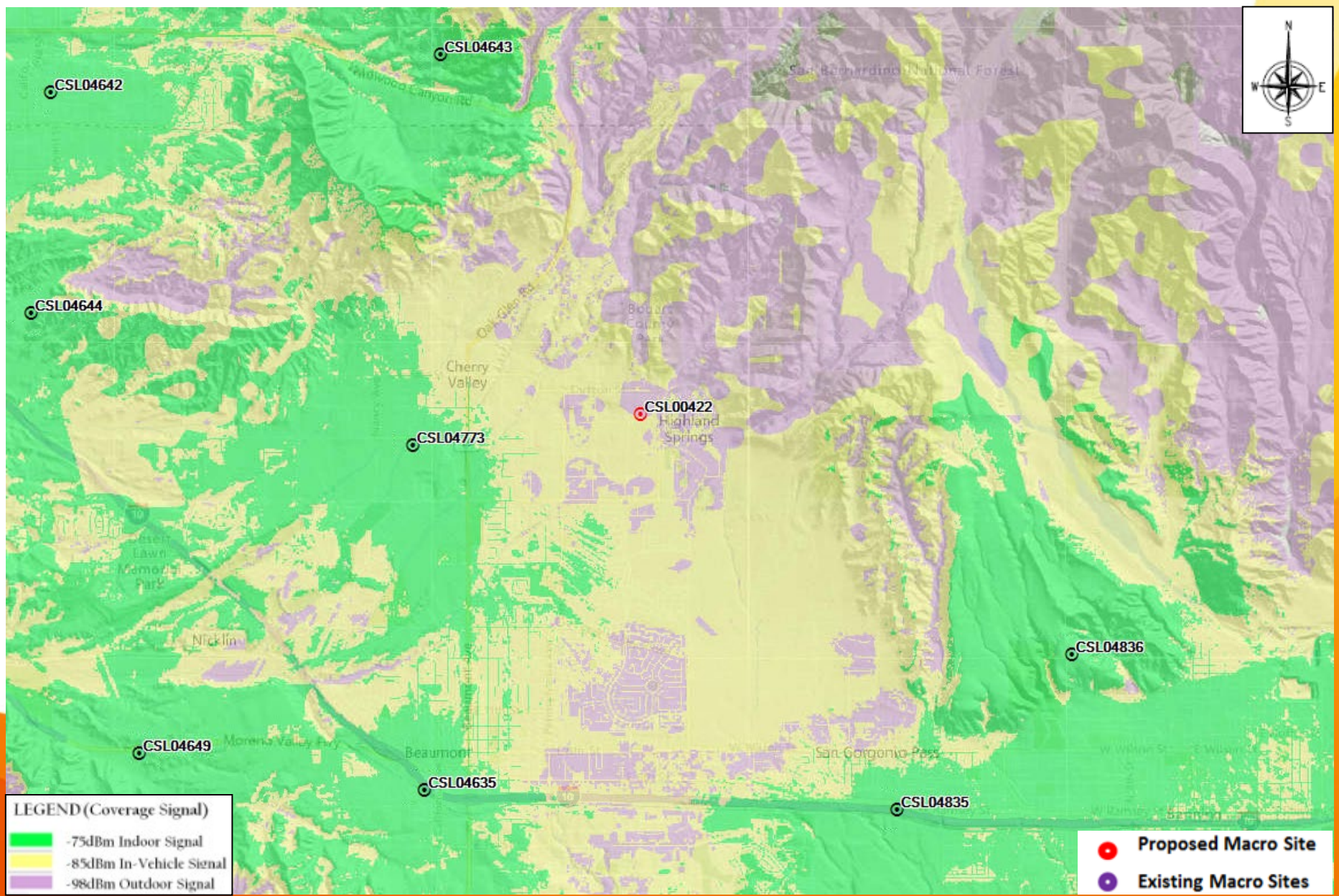
- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
  - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
  - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
  - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.



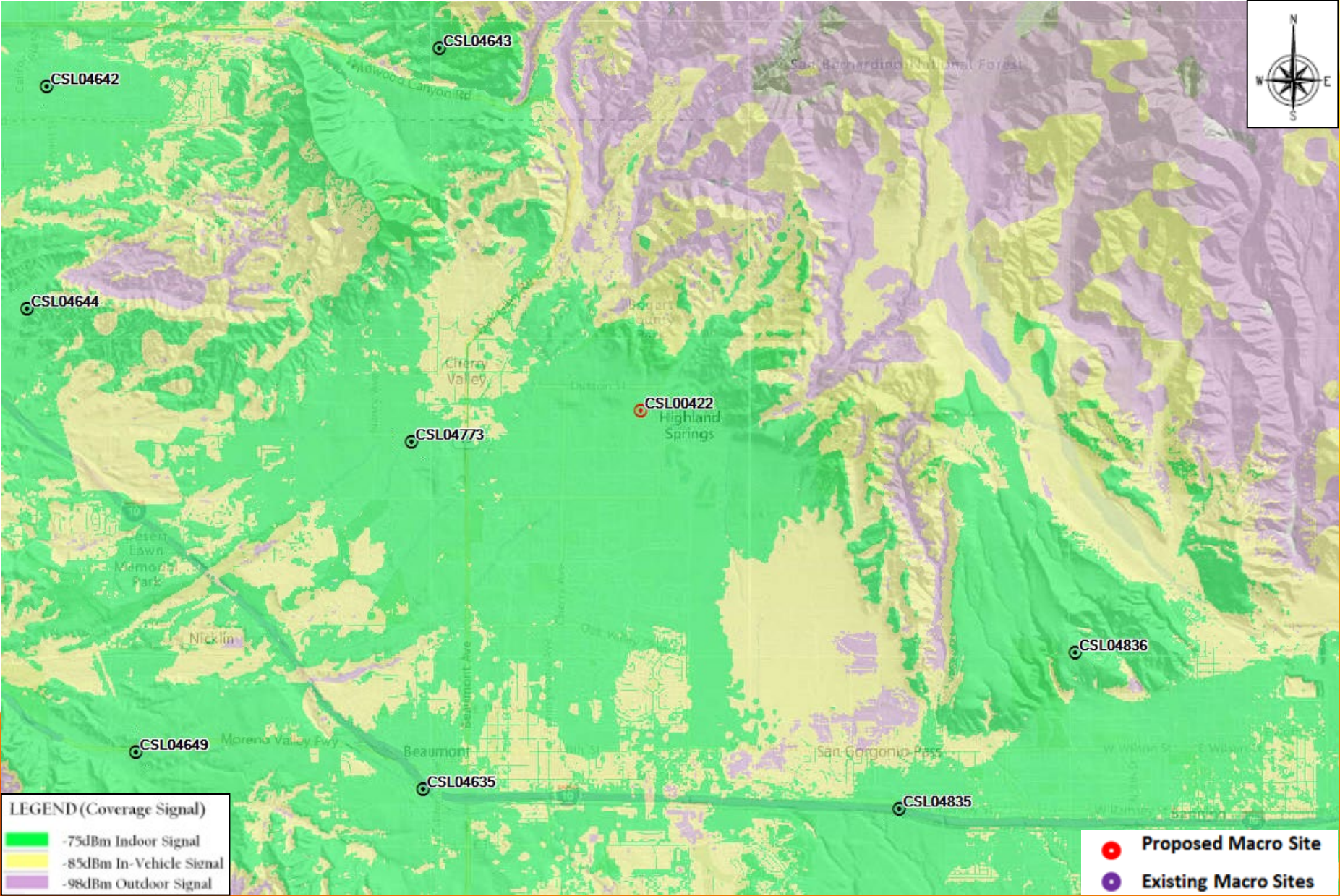




# LTE Coverage Before site CSL00422



# LTE Coverage After site CSL00422



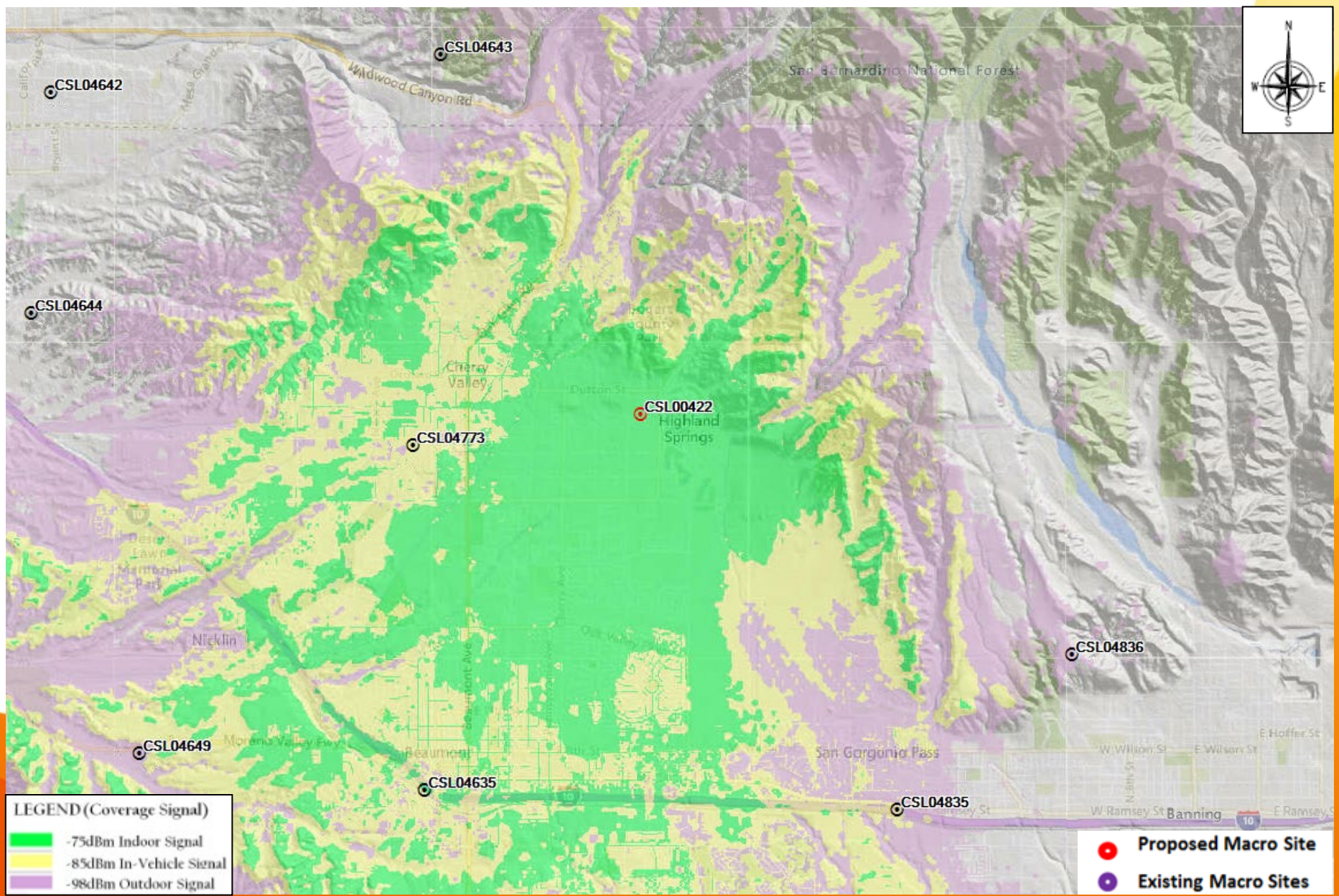
**LEGEND (Coverage Signal)**

- -75dBm Indoor Signal
- -85dBm In-Vehicle Signal
- -98dBm Outdoor Signal

- **Proposed Macro Site**
- **Existing Macro Sites**



# LTE Coverage standalone site CSL00422



# Coverage Legend



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

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

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



**AT&T**



# SITE NUMBER: CSL00422

# SITE NAME: HIGH STREET

40590 HIGH STREET, CHERRY VALLEY, CA 92223

PACE #: MRLOS094310, USID: 317999, PTN #: 3551A12TCW, FA #: 13025574

## PROJECT DESCRIPTION

AT&T MOBILITY PROPOSES TO CONSTRUCT AN UNMANNED WIRELESS COMMUNICATION FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

### ANTENNA LEVEL:

- NEW (1) 70'-0" HIGH MONOPINE.
- NEW (9) 8' PANEL ANTENNAS MOUNTED ON NEW MONOPINE (3 PER SECTOR).
- NEW (3) AIR 6419 B77G ANTENNA MOUNTED ON NEW MONOPINE. (1 PER SECTOR)
- NEW (3) AIR 6449 B77D ANTENNA MOUNTED ON NEW MONOPINE. (1 PER SECTOR)
- NEW (15) RRU'S MOUNTED BEHIND PANEL ANTENNAS. (5 PER SECTOR).
- NEW (1) 4" MICROWAVE ANTENNA MOUNTED ON NEW MONOPINE.
- NEW (3) DC9 SURGE SUPPRESSION UNITS MOUNTED NEAR RRU'S.
- NEW (9) DC POWER TRUNKS ROUTED UNDERGROUND AND INSIDE NEW MONOPINE.
- NEW (3) FIBER TRUNKS ROUTED UNDERGROUND INSIDE NEW MONOPINE.
- NEW 4' UPTILT BRACKETS FOR SECTOR "A" AND SECTOR "C".

### EQUIPMENT LEVEL:

- NEW (1) CONCRETE WIC (WALK-IN CABINET) MOUNTED ON NEW CONCRETE PAD.
- NEW 30' X 30' X 8' HIGH WROUGHT IRON FENCE ENCLOSURE.
- NEW (1) 20KW AC GENERATOR WITH 140 GALLON FUEL TANK MOUNTED ON NEW CONCRETE PAD.
- NEW (3) DC12 SURGE SUPPRESSION UNITS MOUNTED ON CONCRETE WIC SHELTER.
- NEW (3) FIBER MANAGEMENT BOXES MOUNTED ON CONCRETE WIC SHELTER.
- NEW (1) GPS ANTENNA MOUNTED ON CONCRETE WIC SHELTER.
- NEW (1) TELCO BOX AND CIENA BOX MOUNTED ON H-FRAME.
- NEW (1) METER PEDESTAL MOUNTED ON CONCRETE PAD.
- NEW (1) KNOXBOX ON WROUGHT IRON FENCE.
- NEW 5'-0" WIDE LANDSCAPING AROUND WROUGHT-IRON FENCE ENCLOSURE.
- NEW (1) EQUIPMENT RACK WITH (2) 6630 BASEBAND UNITS AND (1) XMU.
- NEW (1) DC POWER PLANT WITH (11) RECTIFIERS AND (2) STRINGS OF 185Ah BATTERIES.
- NEW (1) STEP-UP TRANSFORMER WITH DISCONNECT SWITCH MOUNTED ON NEW CONCRETE PAD.
- NEW (1) STEP-DOWN TRANSFORMER WITH DISCONNECT SWITCH MOUNTED ON NEW CONCRETE PAD.
- NEW (1) FIBER MEET-ME-POINT PULLBOX.

## DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
T-2	NOTES AND SPECIFICATIONS
T-3	WARNING NOTES AND SIGNAGE
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGE SITE PLAN
A-3	EQUIPMENT LAYOUT AND ANTENNA PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	EQUIPMENT DETAILS
A-7	EQUIPMENT DETAILS
A-8	EQUIPMENT DETAILS
A-9	EQUIPMENT DETAILS
A-10	EQUIPMENT DETAILS
A-11	EQUIPMENT DETAILS
A-12	EQUIPMENT DETAILS
E-1	ELECTRICAL SITE PLAN
E-2	EQUIPMENT AND ANTENNA GROUNDING PLAN
E-3	ELECTRICAL NOTES, PANEL SCHEDULE AND SINGLE LINE DIAGRAM
E-4	DC POWER DIAGRAM
E-5	ELECTRICAL AND GROUNDING DETAILS
E-6	BATTERY SPECS MSDS AND KWH CALCULATION
E-7	POWER DESIGN (BY UTILITY PROVIDER)
E-8	FIBER DESIGN (BY UTILITY PROVIDER)
LANDSCAPE PLAN BY RJCLA LANDSCAPE ARCHITECTURE	
L-1	PRELIMINARY LANDSCAPE PLAN
TOWER DRAWING BY CELL TREES	
MP-1	TITLE SHEET
MP-2	NOTES & SPECIFICATIONS
MP-3	ELEVATION VIEWS
MP-4	DETAILS
MP-5	ANTENNA MOUNT DETAILS
MP-6	FOUNDATION
MP-7	BRANCH LAYOUT

## SIGNATURE BLOCK

	PRINT NAME	SIGNATURE	DATE
AT&T RF:	_____	_____	_____
AT&T PM:	_____	_____	_____
AT&T CM:	_____	_____	_____
SMARTLINK PM:	_____	_____	_____
SMARTLINK ZM:	_____	_____	_____
SMARTLINK SAQ:	_____	_____	_____
SMARTLINK CM:	_____	_____	_____

## SITE INFORMATION

PROPERTY OWNER: CR&R INC., A CALIFORNIA CORPORATION  
CONTACT: KIM NGUYEN  
PHONE: 714-372-8260  
EMAIL: knguyen@crmail.com

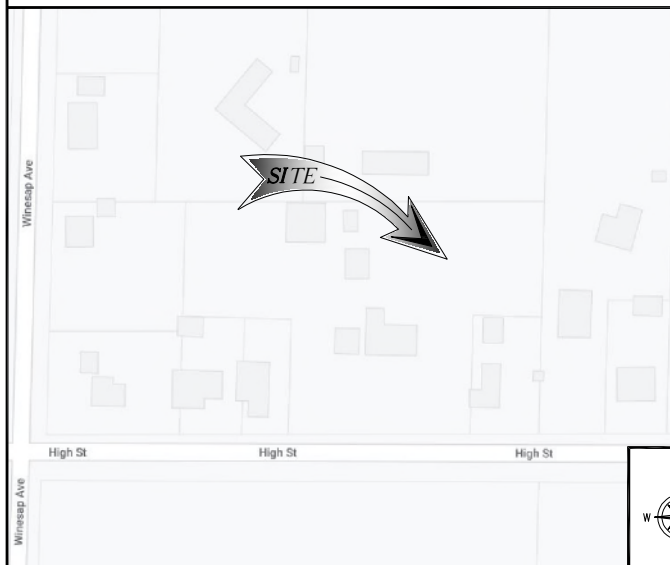
APPLICANT ADDRESS: AT&T MOBILITY  
1452 EDINGER AVE.  
TUSTIN, CA 92780

APPLICANT REPRESENTATIVE: SMARTLINK  
3300 IRVINE AVENUE, SUITE 300  
NEWPORT BEACH, CA 92660

LATITUDE (NAD 83): N 33° 58' 17.33" N (33.971481)  
LONGITUDE(NAD 83): W -116° 57' 11.84" W (-116.953289)  
GROUND ELEVATION: 2932.78' AMSL  
OCCUPANCY: U  
APN #: 402-130-009  
ZONING JURISDICTION: RIVERSIDE COUNTY  
CURRENT ZONING: MANUFACTURING-MEDIUM (M-M)  
GENERAL PLAN LAND USE: LIGHT INDUSTRIAL (LI)  
NEW USE: UNMANNED TELECOMMUNICATIONS FACILITY  
LEASE SPACE: ±900 SQ. FT.  
AERIAL LEASE SPACE: ±105 SQ. FT.

## LOCATION MAPS

### VICINITY MAP



### LOCAL MAP



## PROJECT TEAM

**PROJECT MANAGER:**  
SMARTLINK  
CONTACT: ALISHA STRASHEIM  
PHONE: (951) 440-0669  
EMAIL: alisha.strasheim@smartlinkgroup.com

**LAND USE PLANNER:**  
SMARTLINK  
CONTACT: TYNE ALLAMAN  
PHONE: (785) 821-1121  
EMAIL: tyne.allaman@smartlinkgroup.com

**CONSTRUCTION MANAGER:**  
AT&T MOBILITY SERVICES LLC  
CONTACT: GREG EATON  
PHONE: (310) 753-0691  
EMAIL: ge2767@att.com

**A/E MANAGER:**  
CELLSITE CONCEPTS  
16885 VIA DEL CAMPO CT., SUITE 318  
SAN DIEGO, CA 92127  
CONTACT: SEV FRANCISCO  
PHONE: (858) 432-4112  
EMAIL: sfrancisco@cellsite.net

**SITE ACQUISITION:**  
SMARTLINK  
CONTACT: KRIS SANDERS  
PHONE: (760) 218-4847  
EMAIL: kris.sanders@hannahconsulting.com

## DRIVING DIRECTIONS

- DIRECTION FROM AT&T OFFICE (1452 EDINGER AVE., TUSTIN, CA 92780):
1. START OUT GOING SOUTHEAST ON EDINGER AVE TOWARD RED HILL AVE.
  2. MERGE ONTO CA-261 N VIA THE RAMP ON THE LEFT (PORTIONS TOLL).
  3. STAY STRAIGHT TO GO ONTO CA-241 N (PORTIONS TOLL).
  4. MERGE ONTO CA-91 E VIA EXIT 39A TOWARD RIVERSIDE.
  5. MERGE ONTO CA-60 E VIA EXIT 65B TOWARD SAN DIEGO/INDIO/I-215 S.
  6. CA-60 E BECOMES UNNAMED ROAD.
  7. STAY STRAIGHT TO GO ONTO W 6TH ST.
  8. TURN LEFT ONTO N CALIFORNIA AVE.
  9. TURN RIGHT ONTO E 11TH ST.
  10. TURN LEFT ONTO BEAUMONT AVE/CA-79.
  11. TURN RIGHT ONTO BROOKSIDE AVE.
  12. TURN LEFT ONTO BELLFLOWER AVE.
  13. TURN LEFT ONTO HIGH ST.
  14. 40590 HIGH ST., IS ON THE RIGHT.

## CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 LOCAL BUILDING CODE
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- CITY/COUNTY ORDINANCES
- ANSI/TIA-222-H
- LIFE SAFETY CODE NFPA-101

## GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

## ACCESSIBILITY NOTE

THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN ON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2022 CALIFORNIA BUILDING CODE SECTION 1105B.3.4, AND/OR 11B-203.5 OF 2022 CALIFORNIA BUILDING CODE, EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

## DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



1452 EDINGER AVENUE  
TUSTIN, CA 92780



3300 IRVINE AVENUE, SUITE 300  
NEWPORT BEACH, CA 92660



16885 VIA DEL CAMPO CT., SUITE 318  
SAN DIEGO, CA 92127  
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
C	02/24/2023	ADDED TOWER DRAWING
B	01/09/2023	REVISED ANTENNA SEPERATION
A	12/22/2022	90% CD'S FOR REVIEW

ISSUED DATE: 02/24/2023

ISSUED FOR: REVIEW

LICENSURE:

PROJECT INFORMATION:  
CSL00422  
HIGH STREET  
40590 HIGH STREET,  
CHERRY VALLEY, CA 92223

DRAWN BY: MB  
CHECKED BY: SVF

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1





**INFORMATION**

AT&T MOBILITY OPERATES TELECOMMUNICATION ANTENNAS AT THIS LOCATION. REMAIN AT LEAST 3 FEET AWAY FROM ANY ANTENNA AND OBEY ALL POSTED SIGNS.

CONTACT THE OWNER(S) OF THE ANTENNA(S) BEFORE WORKING CLOSER THAN 3 FEET FROM THE ANTENNA(S).

CONTACT AT&T MOBILITY AT 800-638-2822 PRIOR TO PERFORMING ANY MAINTENANCE OR REPAIRS NEAR AT&T MOBILITY ANTENNAS.

THE IS SITE # \_\_\_\_\_

CONTACT THE MANAGEMENT OFFICE IF THIS DOOR/HATCH/GATE IS FOUND UNLOCKED.

**INFORMACION**

EN ESTA PROPIEDAD SE UBICAN ANTENAS DE TELECOMUNICACIONES OPERADAS POR AT&T. FAVOR MANTENER UNA DISTANCIA DE NO MENOS DE 3 PIES Y OBEDECER TODOS LOS AVISOS.

COMUNIQUESE CON EL PROPIETARIO O LOS PROPIETARIOS DE LAS ANTENAS ANTES DE TRABAJAR O CAMINAR DE MENOS DE 3 PIES DE LA ANTENA.

COMUNIQUESE CON AT&T MOBILITY 800-638-2822 ANTES DE REALIZAR CUALQUIER MANTENIMIENTO O REPARACION DE LAS ANTENAS DE AT&T MOBILITY.

ESTA ES LA ESTACION BASE NUMERO \_\_\_\_\_

FAVOR COMUNICARSE CON LA OFICINA DE LA ADMINISTRACION DEL EDIFICIO SI ESTA PUERTA O COMPUERTA SE ENCUENTRA SIN CANDADO.

**INFORMATION**

ACTIVE ANTENNAS ARE MOUNTED

ON THE OUTSIDE FACE OF THIS BUILDING

BEHIND THIS PANEL

ON THIS STRUCTURE

STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS

CONTACT AT&T MOBILITY AT 800-638-2822 AND FOLLOW THEIR INSTRUCTIONS PRIOR TO PERFORMING ANY MAINTENANCE OR REPAIRS CLOSER THAN 3 FEET FROM THE ANTENNAS.

THIS IS AT&T MOBILITY SITE \_\_\_\_\_

**at&t**

**INFORMATION SIGN 1-3**

SCALE: 1/4" = 1"

1-1/2"

24"

STAY BACK 3 FEET FROM ANTENNA

**A** INFORMATION SIGN 1-1  
SCALE: 1/2" = 1"

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE WITH AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. FABRICATION:

SIGN 1-1: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET

SIGN 1 IS TO BE MADE ON THE 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) WITH FOUR (4) 1/4 INCH MOUNTING HOLES, ONE EACH CORNER OF THE SIGN FOR MOUNTING WITH HARDWARE WITH TIEWRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE FRONT AND BACK WITH BLACK LETTERING.

THE INFORMATION BAND SHALL BE 1.2 INCH SOLID GREEN BAND WITH 0.5 INCH HIGH BLACK LETTERING. THE BODY TEXT SHALL BE IN BLACK LETTERING WITH 0.2 INCH HIGH LETTERS. THE REF LINE SHALL BE IN 1/8 INCH LETTERS.

THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF THE SIGN.

ALL PAINT WILL BE BAKED WITH ENAMEL WITH UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.

**B** INFORMATION SIGN 1-2  
SCALE: 3/4" = 1"

\* SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET

SIGN 2 MUST BE A NON-METALIC LABEL WITH AN ADHESIVE BACKING. THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHERPROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 5 X 7 INCHES WITH A WHITE BACKGROUND AND BLACK LETTERING. THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT AND THE LETTERING SHALL BE BLACK WITH 0.75 INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK WITH 1/8 INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.

\* SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 3, THIS SHEET

SIGN 3 IS A 1 INCH X 2 INCH LABEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS A AT&T ANTENNA.

\* SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & 3, THIS SHEET

SIGN 4 IS MADE FROM TRANSPARENT MATERIAL 1-1/2 INCHES WIDE AND 24 INCHES LONG. THE LETTERING IS TO BE BLACK WITH 1/2 INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ AND FILLS THE LENGTH OF THE SIGN.

**C** INFORMATION SIGN 1-3  
SCALE: 1/4" = 1"

**D** INFORMATION SIGN 1-4  
SCALE: 3/16" = 1"

**INFORMATION SIGNAGE** 24"x36" SCALE: NTS  
11"x17" SCALE: NTS **1**

**Property of AT&T  
Authorized  
Personnel Only**

In case of emergency, or prior to performing maintenance on this site, call and reference cell site number \_\_\_\_\_

**at&t**

SIZE: 15" x 20"

**DANGER**

**NO TRESPASSING**

SIZE: 10" x 14"

**SHELTER/CABINETS DOOR SIGN** 24"x36" SCALE: NTS  
11"x17" SCALE: NTS **4**

**Property of AT&T  
Authorized  
Personnel Only**

No Trespassing  
Violators will be Prosecuted

In case of emergency, or prior to performing maintenance on this site, call and reference cell site number \_\_\_\_\_

**at&t**

SIZE: 20" x 20"

**FENCED COMPOUND SIGNS** 24"x36" SCALE: NTS  
11"x17" SCALE: NTS **5**

**NOTICE**

**AUTHORIZED PERSONNEL ONLY**

SIZE: 10" x 14"

**NOTE:**

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE WITH AT&T WIRELESS DOCUMENT # 03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE.

**WARNING**

SIZE: 8" x 12"

**CAUTION**

SIZE: 8" x 12"

**CAUTION AND WARNING SIGN** 24"x36" SCALE: NTS  
11"x17" SCALE: NTS **2**

**NOTICE**

SIZE: 8" x 12"

**NOTICE SIGN** 24"x36" SCALE: NTS  
11"x17" SCALE: NTS **3**

**MAINTENANCE HOURS & NOTICING REQUIREMENTS**

MAINTENANCE HOURS RESTRICTED TO BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, EXCEPTING EMERGENCIES. IF MAINTENANCE IS REQUIRED AFTER HOURS, WIRELESS PROVIDER SHALL PROVIDE NOTIFICATION TO RESIDENTS/OCCUPANTS OF CONTIGUOUS PROPERTIES 72 HOURS PRIOR TO START OF WORK.

SIZE: 12" x 8"

**MAINTENANCE HOURS SIGNS** 24"x36" SCALE: NTS  
11"x17" SCALE: NTS **6**

**COMPOUND**

**DIESEL**

**SULFURIC ACID**

**GATE SIGNAGE** 24"x36" SCALE: NTS  
11"x17" SCALE: NTS **7**

**DOORS/EQUIPMENT SIGN** 24"x36" SCALE: NTS  
11"x17" SCALE: NTS **8**

**NOT USED** 24"x36" SCALE: NTS  
11"x17" SCALE: NTS **9**

**NFPA SIGN** 24"x36" SCALE: NTS  
11"x17" SCALE: NTS **10**



REV	DATE	DESCRIPTION
C	02/24/2023	ADDED TOWER DRAWING
B	01/09/2023	REVISED ANTENNA SEPERATION
A	12/22/2022	90% CD'S FOR REVIEW

ISSUED DATE: 02/24/2023

ISSUED FOR: REVIEW

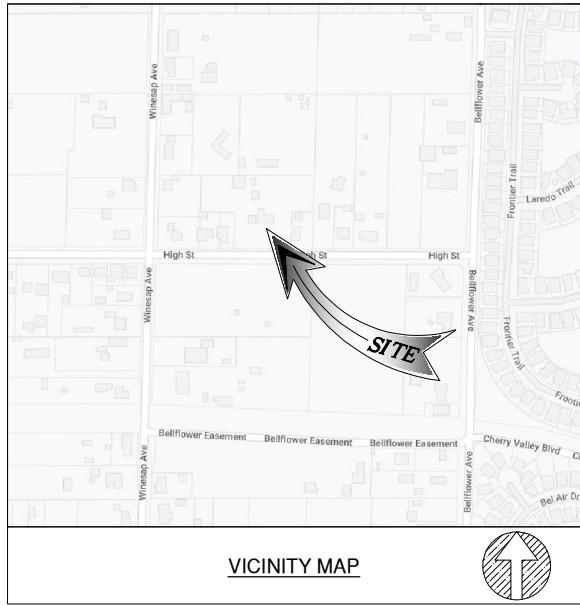
LICENSURE:

PROJECT INFORMATION:  
CSL00422  
HIGH STREET  
40590 HIGH STREET,  
CHERRY VALLEY, CA 92223

DRAWN BY: MB  
CHECKED BY: SVF

SHEET TITLE: WARNING NOTES AND SIGNAGE

SHEET NUMBER: T-3



APN  
402-130-009  
SITE ADDRESS  
40590 HIGH ST., CHERRY VALLEY, CA 92223

**TITLE REPORT**  
TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH ORDER NUMBER 92017441-920-CMM-CM8 AND GUARANTEE NUMBER CA-SFXFC-IMP-81G28-1-22-92017441 DATED MARCH 08, 2022

**BASIS OF BEARING**  
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE SIX, DETERMINED BY GPS OBSERVATIONS.

**BENCHMARK**  
ELEVATIONS ARE BASED ON CRTN (CSRC) NETWORK BROADCAST COORDINATES.

**FLOODZONE**  
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06065C0805G EFFECTIVE DATE 8/28/2008.

**LEGAL DESCRIPTION**  
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL A:**  
THAT PORTION OF LOT 6, BLOCK 4 OF MAP OF APPLE VALLEY, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SHOWN AS PARCEL 4 OF RECORD OF SURVEY ON FILE IN BOOK 47, PAGE 21 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL B:**  
THAT PORTION OF LOT 7, BLOCK 4 OF MAP OF APPLE VALLEY, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT AND THE NORTH LINE OF HIGH STREET, 66 FEET WIDE, 88 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID LOT, 150 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT, 88 FEET TO A POINT ON THE EAST LINE OF SAID LOT; THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 146.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 146.90 FEET TO A POINT DISTANT EAST, 176.06 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT, 146.90 FEET TO A POINT WHICH IS 150 FEET NORTH OF THE SOUTH LINE OF SAID LOT AND THE NORTH LINE OF HIGH STREET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT, 140 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT, 150 FEET TO THE SOUTH LINE OF SAID LOT AND THE NORTH LINE OF HIGH STREET; THENCE EAST ALONG THE NORTH LINE OF HIGH STREET, 241.71 FEET TO THE TRUE POINT OF BEGINNING.

APN: 402-130-004 AND 402-130-009

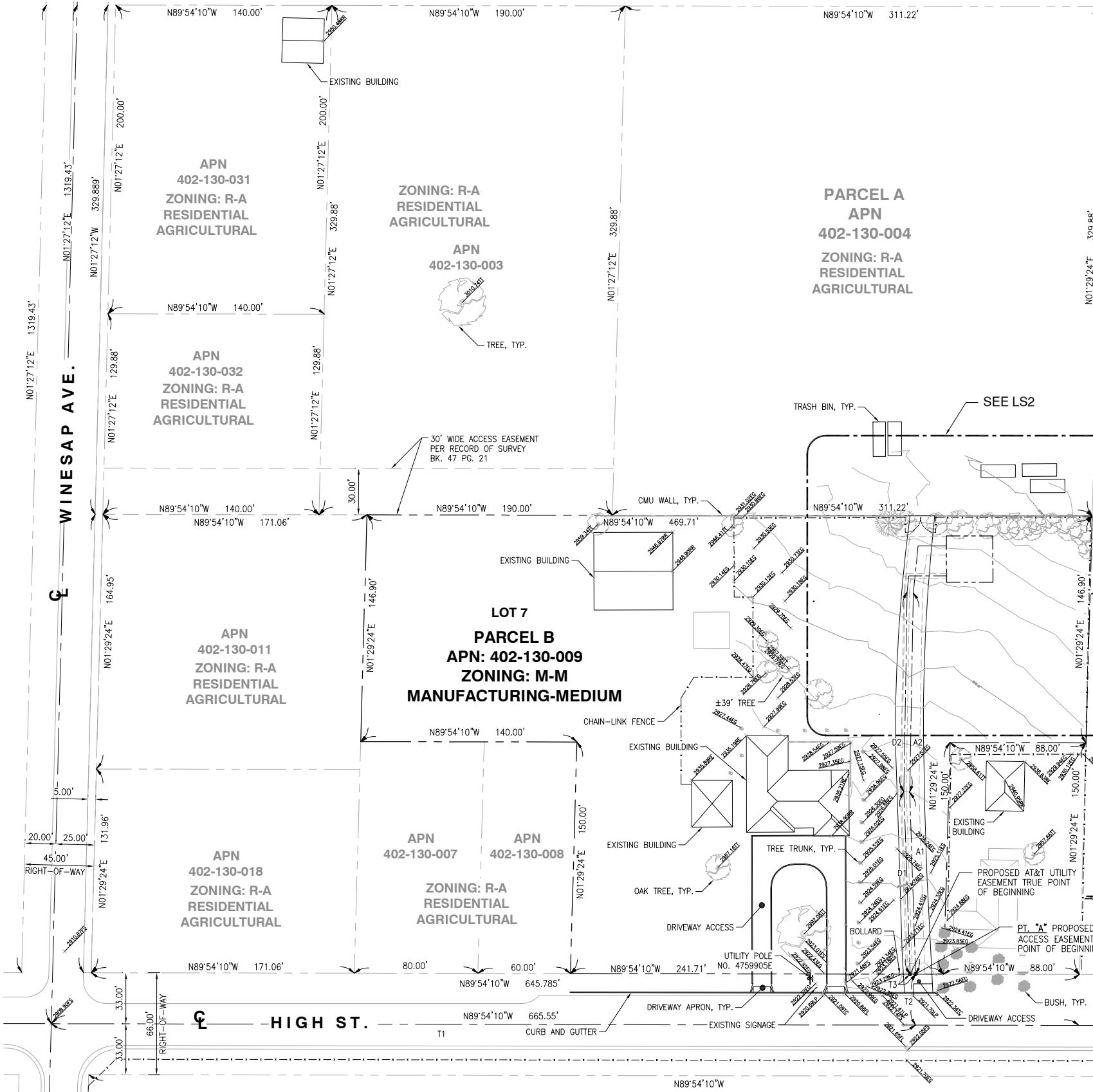
**SCHEDULE B (EXCEPTIONS)**

- ITEMS A,B,C & 2 ARE TAX RELATED
- ITEMS D & E ARE LIENS RELATED
- ITEMS 1 & 3 ARE RIGHTS RELATED
- ITEM 5 IS RECORD OF SURVEY RELATED
- ITEM 6 IS DEED RELATED
- ITEM 7 IS ADVISORY RELATED

**EASEMENTS:**

ITEM 4 IS NOT PLOTTED. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

PROPERTY LINES DERIVED FROM  
PARCEL MAP NO. 6893 BK. 23 PG. 66 DATED APRIL 12, 1975  
RECORD OF SURVEY BK. 7 PG. 21 DATED OCTOBER 11, 1965  
RECORD OF SURVEY BK. 10 PG. 41 DATED DECEMBER 22, 1933



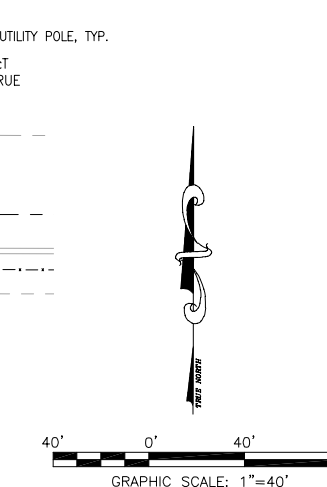
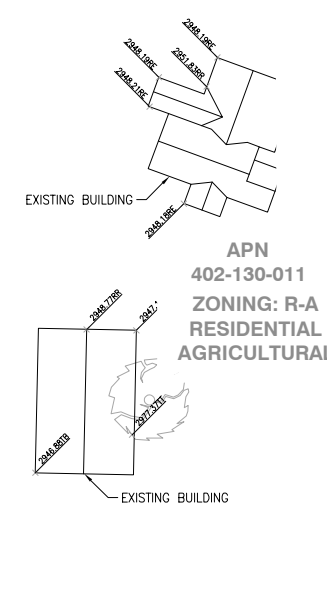
**LEGEND**

- CENTER LINE
- - - PROPERTY LINE
- - - EASEMENT LINE
- x - x CHAIN-LINK FENCE
- CMU WALL
- EG EXISTING GRADE
- FS FINISH SURFACE
- FL FLOW LINE
- LP LIP OF CUTTER
- TC TOP OF CURB
- TP TOP OF POLE
- RE ROOF EDGE
- RR ROOF RIDGE
- TT TOP OF TREE
- TB TOP OF BUILDING
- EXISTING SIGNAGE
- UTILITY POLE
- TREE
- BUSH

TIE LINE TABLE		
NO.	LENGTH	BEARING
T1	559.72'	N89°54'10"E
T2	33.00'	N00°05'50"E
T3	3.55'	N89°54'10"W

ACCESS ROUTE LINE TABLE		
NO.	LENGTH	BEARING
A1	171.98'	N01°52'11"W
A2	129.00'	N01°01'31"E

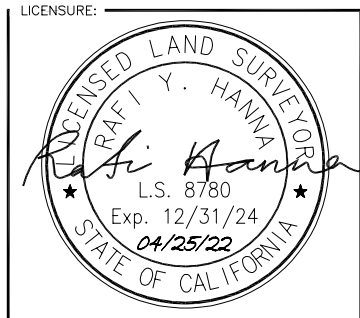
UTILITY ROUTE LINE TABLE		
NO.	LENGTH	BEARING
D1	118.23'	N01°58'01"W
D2	129.26'	N00°55'41"E



REV	DATE	DESCRIPTION
2	04/25/2022	FINAL SURVEY
1	04/08/2022	PRELIMINARY SURVEY

ISSUED DATE:  
**APRIL 25, 2022**

ISSUED FOR:  
**FINAL SURVEY**



PROJECT INFORMATION:  
**CSL00422**  
**HIGH STREET**  
**40590 HIGH ST.,**  
**CHERRY VALLEY, CA 92223**

DRAWN BY: MEA  
CHECKED BY: RH

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NUMBER:  
**LS-1**

- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
  - ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
  - THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
  - WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
  - FIELD SURVEY COMPLETED ON MARCH 29, 2022

ACCESS ROUTE LINE TABLE		
NO.	LENGTH	BEARING
A2	129.00'	N01°01'31"E
A3	30.60'	N05°51'31"E
A4	18.40'	N90°00'00"E

AT&T LEASE AREA LINE TABLE		
NO.	LENGTH	BEARING
B1	6.42'	N00°05'50"W
B2	30.00'	N89°54'10"E
B3	30.00'	S00°05'50"E
B4	30.00'	S89°54'10"W
B5	4.18'	N00°05'50"W
B6	19.40'	N00°05'50"W

UTILITY ROUTE LINE TABLE		
NO.	LENGTH	BEARING
D1	129.26'	N00°55'41"E
D2	10.54'	N05°45'41"E
D3	24.46'	S89°59'59"E

**12 FEET WIDE NON-EXCLUSIVE ACCESS EASEMENT CENTERLINE DESCRIPTION:**

A PORTION OF ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 7, BLOCK 4 OF MAP OF APPLE VALLEY, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A STRIP OF LAND FOR THE PURPOSES OF NON-EXCLUSIVE ACCESS EASEMENT FOR THE LAND REFERRED TO HEREIN SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A NON-EXCLUSIVE ACCESS EASEMENT BEING TWELVE (12.00) FEET IN WIDTH AND LYING SIX (6.00) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF WINESAP AVENUE AND HIGH STREET, THENCE NORTH 89°54'10" EAST A DISTANCE OF 559.72 FEET; THENCE LEAVING SAID HIGH STREET CENTERLINE NORTH 00°05'50" EAST A DISTANCE OF 33.00 FEET TO THE NORTHERLY LINE OF HIGH STREET RIGHT OF WAY, SAID POINT REFERRED HEREIN TO AS "POINT A" AND ALSO BEING THE TRUE POINT OF BEGINNING OF THIS CENTERLINE ROUTE;

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY OF HIGH STREET NORTH 01°52'11" WEST A DISTANCE 171.98 FEET;

THENCE NORTH 01°01'31" EAST A DISTANCE 129.00 FEET;

THENCE NORTH 05°51'31" EAST A DISTANCE 30.60 FEET;

THENCE NORTH 90°00'00" EAST A DISTANCE 18.40 FEET TO THE PROPOSED AT&T LEASE AREA, HEREIN REFERRED TO AS "POINT B" ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE ROUTE DESCRIPTION.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE-POINT INTERSECTIONS.

**THREE (3.00) FEET WIDE UTILITY ROUTE EASEMENT DESCRIPTION:**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 7, BLOCK 4 OF MAP OF APPLE VALLEY, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A THREE (3.00) FEET IN WIDTH EASEMENT FOR THE PURPOSES OF FIBER & POWER UTILITY ROUTES, LYING EIGHTEEN (18.00) INCHES ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT "POINT A".

THENCE NORTH 89°54'10" WEST A DISTANCE OF 3.55 FEET TO THE TRUE POINT OF BEGINNING OF THIS CENTERLINE ROUTE;

THENCE NORTH 01°58'01" WEST A DISTANCE OF 118.23 FEET;

THENCE NORTH 00°55'41" EAST A DISTANCE OF 129.26 FEET;

THENCE NORTH 05°45'41" EAST A DISTANCE OF 10.54 FEET;

THENCE SOUTH 89°59'59" EAST A DISTANCE OF 24.46 FEET TO A POINT TO THE PROPOSED AT&T LEASE AREA ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE ROUTE DESCRIPTION.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE-POINT INTERSECTIONS.

**NEW AT&T LEASE SPACE DESCRIPTION:**

A PORTION OF ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 7, BLOCK 4 OF MAP OF APPLE VALLEY, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR THE PURPOSES OF AT&T LEASE SPACE WITH STRIP OF LAND BEING DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT "POINT B".

THENCE NORTH 00°05'50" WEST A DISTANCE OF 6.42 FEET;

THENCE NORTH 89°54'10" EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°05'50" EAST A DISTANCE OF 30.00 FEET;

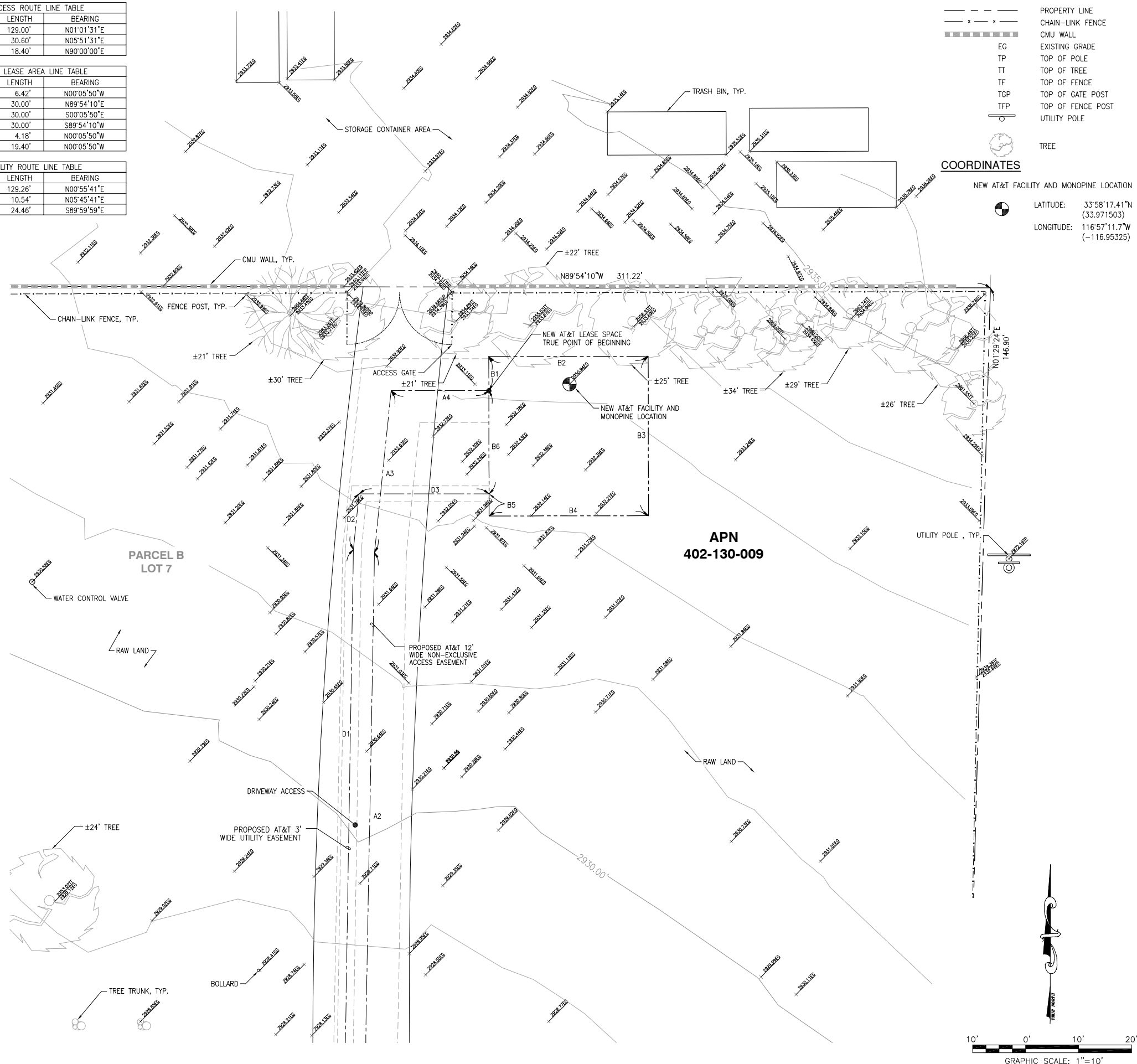
THENCE SOUTH 89°54'10" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°05'50" WEST A DISTANCE OF 4.18 FEET;

THENCE NORTH 00°05'50" WEST A DISTANCE OF 19.40 FEET TO THE POINT OF BEGINNING. CONTAINING 900 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

PROPERTY LINES DERIVED FROM  
 PARCEL MAP NO. 6893 BK. 23 PG. 66 DATED APRIL 12, 1975  
 RECORD OF SURVEY BK. 7 PG. 21 DATED OCTOBER 11, 1965  
 RECORD OF SURVEY BK. 10 PG. 41 DATED DECEMBER 22, 1933



**LEGEND**

- PROPERTY LINE
- x - x - CHAIN-LINK FENCE
- CMU WALL
- EXISTING GRADE
- TP TOP OF POLE
- TT TOP OF TREE
- TF TOP OF FENCE
- TGP TOP OF GATE POST
- TFP TOP OF FENCE POST
- UTILITY POLE
- TREE

**COORDINATES**

NEW AT&T FACILITY AND MONOPINE LOCATION  
 LATITUDE: 33°58'17.41"N (33.971503)  
 LONGITUDE: 116°57'11.7"W (-116.95325)

1452 EDINGER AVENUE  
TUSTIN, CA 92780

3300 IRVINE AVENUE, SUITE 300  
NEWPORT BEACH, CA 92660

16885 VIA DEL CAMPO CT., SUITE 318  
SAN DIEGO, CA 92127  
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
2	04/25/2022	FINAL SURVEY
1	04/08/2022	PRELIMINARY SURVEY

ISSUED DATE:  
**APRIL 25, 2022**

ISSUED FOR:  
**FINAL SURVEY**

LICENSURE:

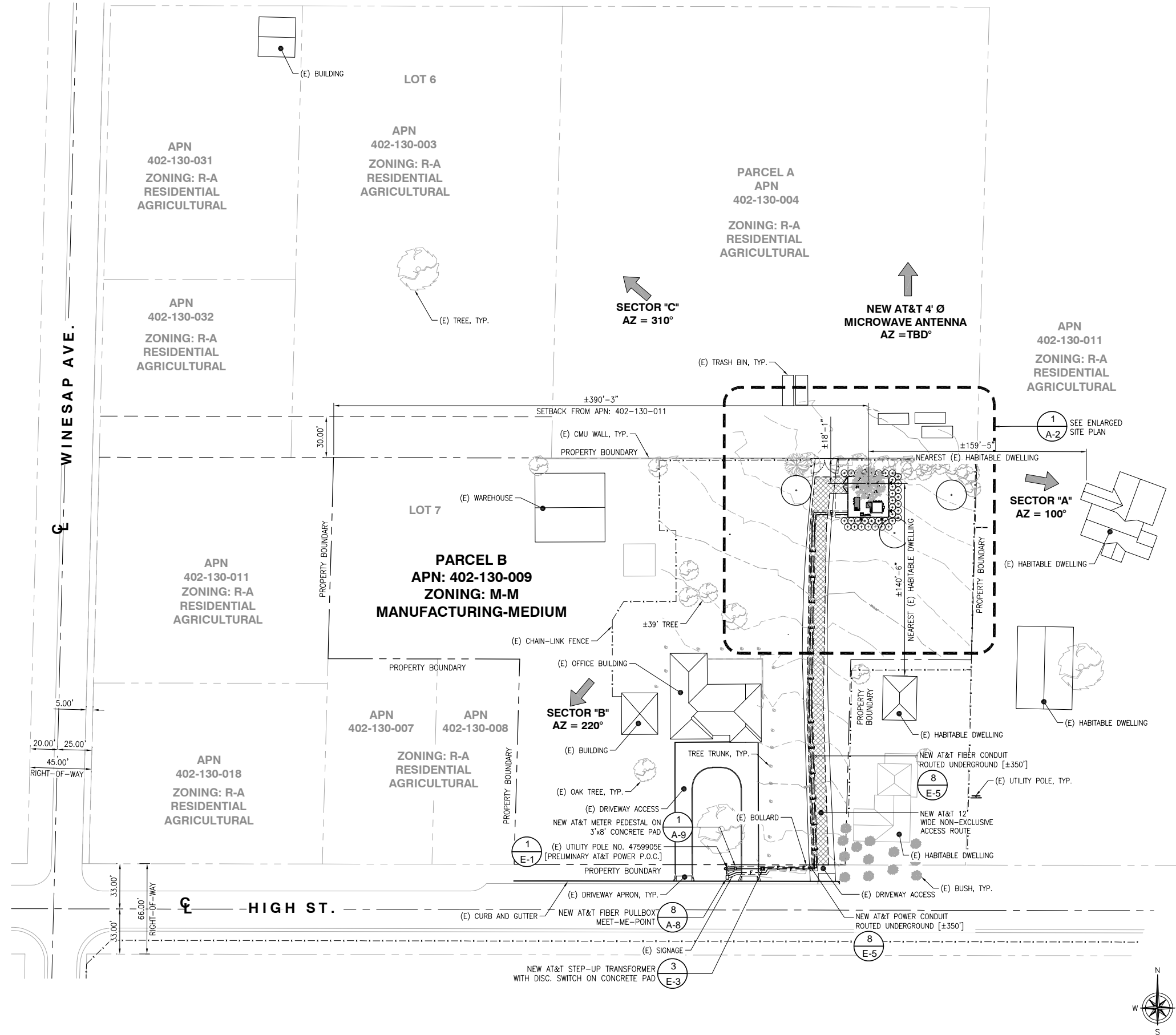
PROJECT INFORMATION:  
**CSL00422**  
 HIGH STREET  
 40590 HIGH ST.,  
 CHERRY VALLEY, CA 92223

DRAWN BY: MEA  
 CHECKED BY: RH

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NUMBER:  
**LS-2**

- NOTES:**
- NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
  - NEW POWER AND TELCO PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN FROM THE UTILITY COMPANY.



REV	DATE	DESCRIPTION
C	02/24/2023	ADDED TOWER DRAWING
B	01/09/2023	REVISED ANTENNA SEPERATION
A	12/22/2022	90% CD'S FOR REVIEW

ISSUED DATE: **02/24/2023**

ISSUED FOR: **REVIEW**

LICENSURE:

PROJECT INFORMATION:  
CSL00422  
HIGH STREET  
40590 HIGH STREET,  
CHERRY VALLEY, CA 92223

DRAWN BY: MB  
CHECKED BY: SVF

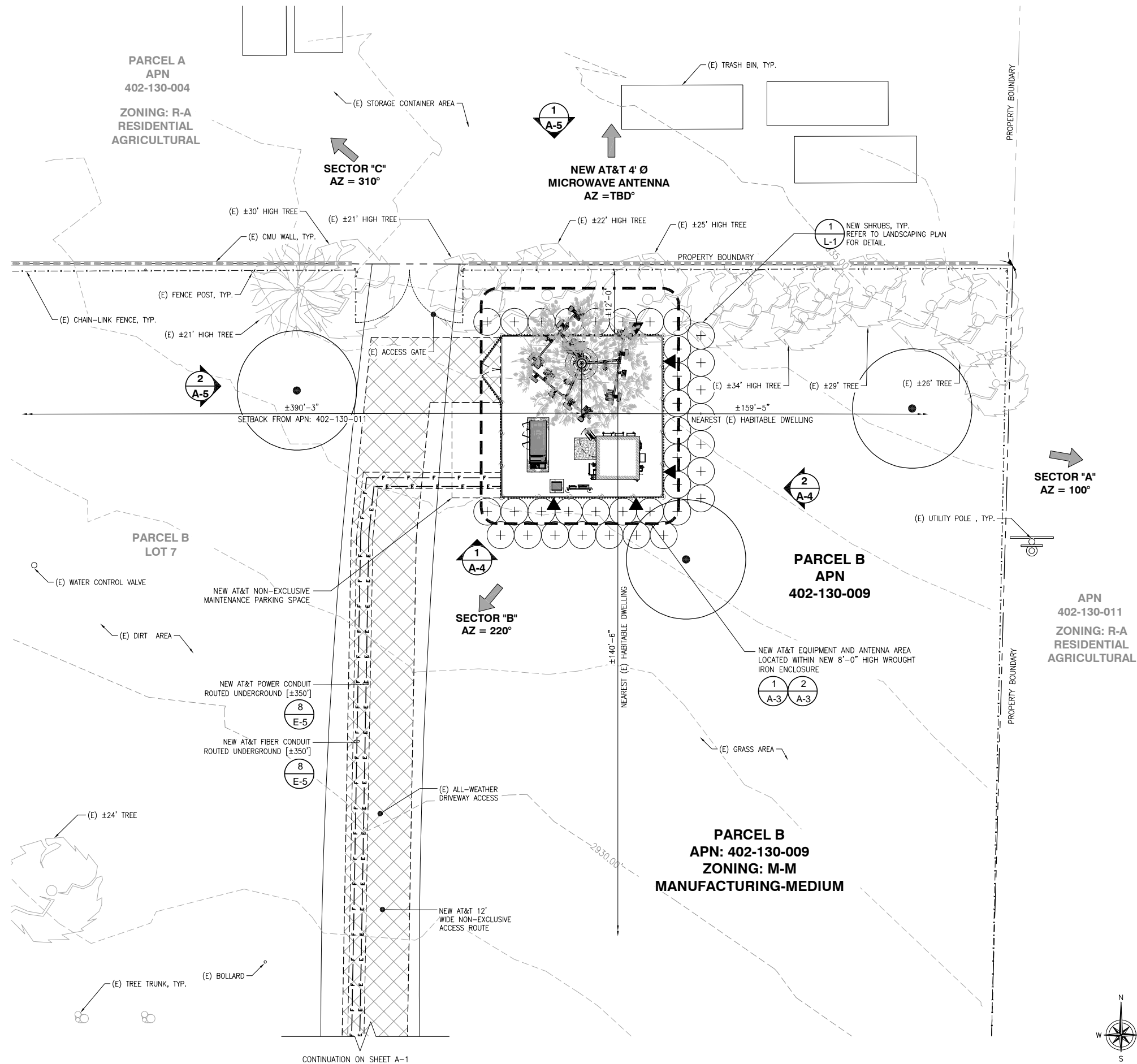
SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **A-1**

- NOTES:**
- NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
  - NEW POWER AND TELCO PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN FROM THE UTILITY COMPANY.

**LEASE AREA CALCULATION:**

EQUIPMENT LEASE AREA: ±900 SQ.FT.  
 AERIAL LEASE AREA: ±139 SQ.FT.  
 NON EXCLUSIVE ACCESS: ±3600 SQ.FT. (12'x300')  
 FIBER UTILITY EASEMENT: ±1050 SQ.FT. (3'x350')  
 POWER UTILITY EASEMENT: ±1050 SQ.FT. (3'x350')



REV	DATE	DESCRIPTION
C	02/24/2023	ADDED TOWER DRAWING
B	01/09/2023	REVISED ANTENNA SEPERATION
A	12/22/2022	90% CD'S FOR REVIEW

ISSUED DATE: 02/24/2023

ISSUED FOR: REVIEW

LICENSURE:

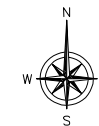
PROJECT INFORMATION:  
 CSL00422  
 HIGH STREET  
 40590 HIGH STREET,  
 CHERRY VALLEY, CA 92223

DRAWN BY: MB

CHECKED BY: SVF

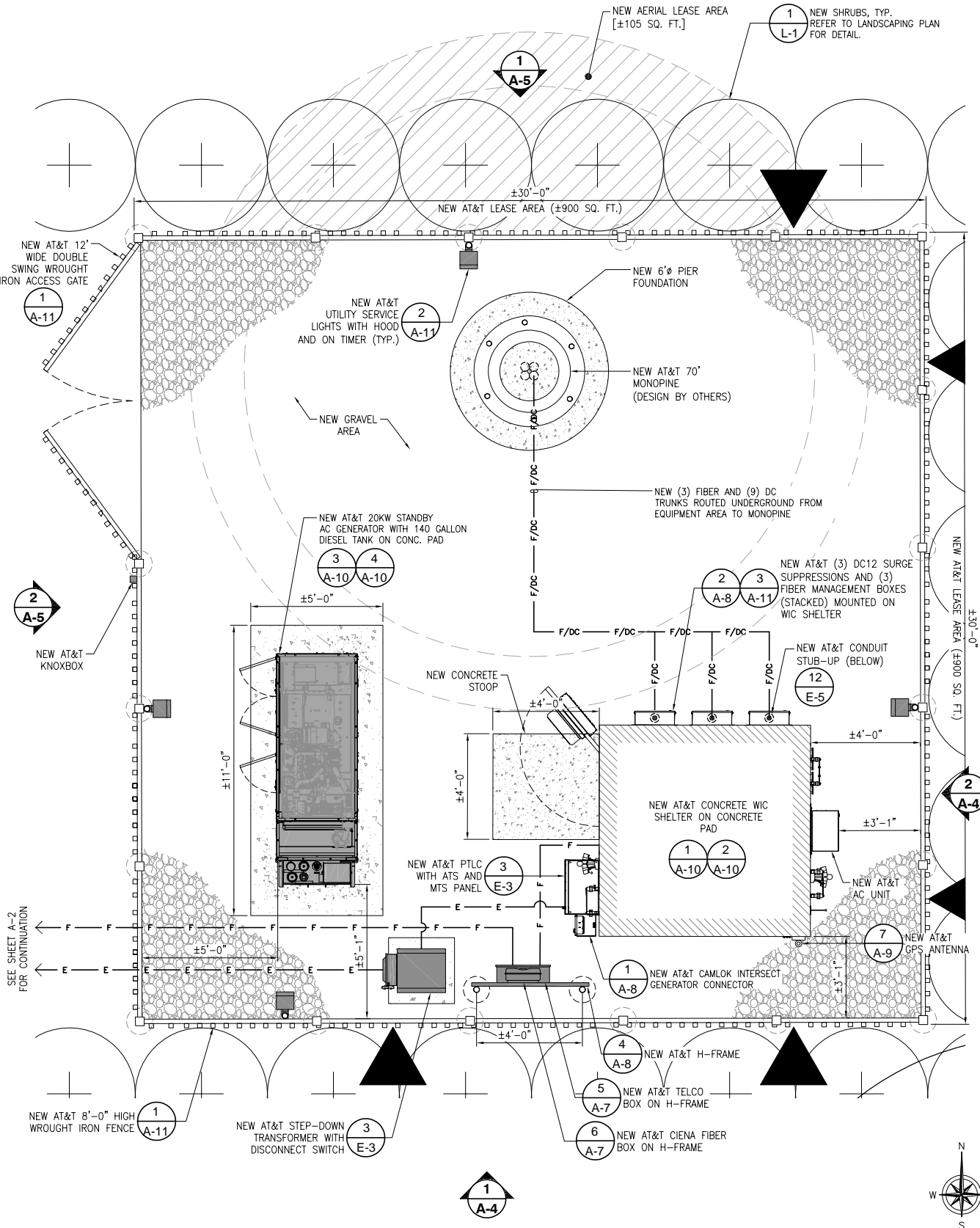
SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: A-2



- NOTES:**
1. THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
  2. NEW AT&T ANTENNAS, RRUS, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT WITH ANTENNA SOCKS TO BE PAINTED GREEN FOR CONCEALMENT.

NEW AT&T EQUIPMENT LEASE AREA: ±900 SQUARE FEET  
NEW AT&T AERIAL LEASE AREA: ±105 SQUARE FEET



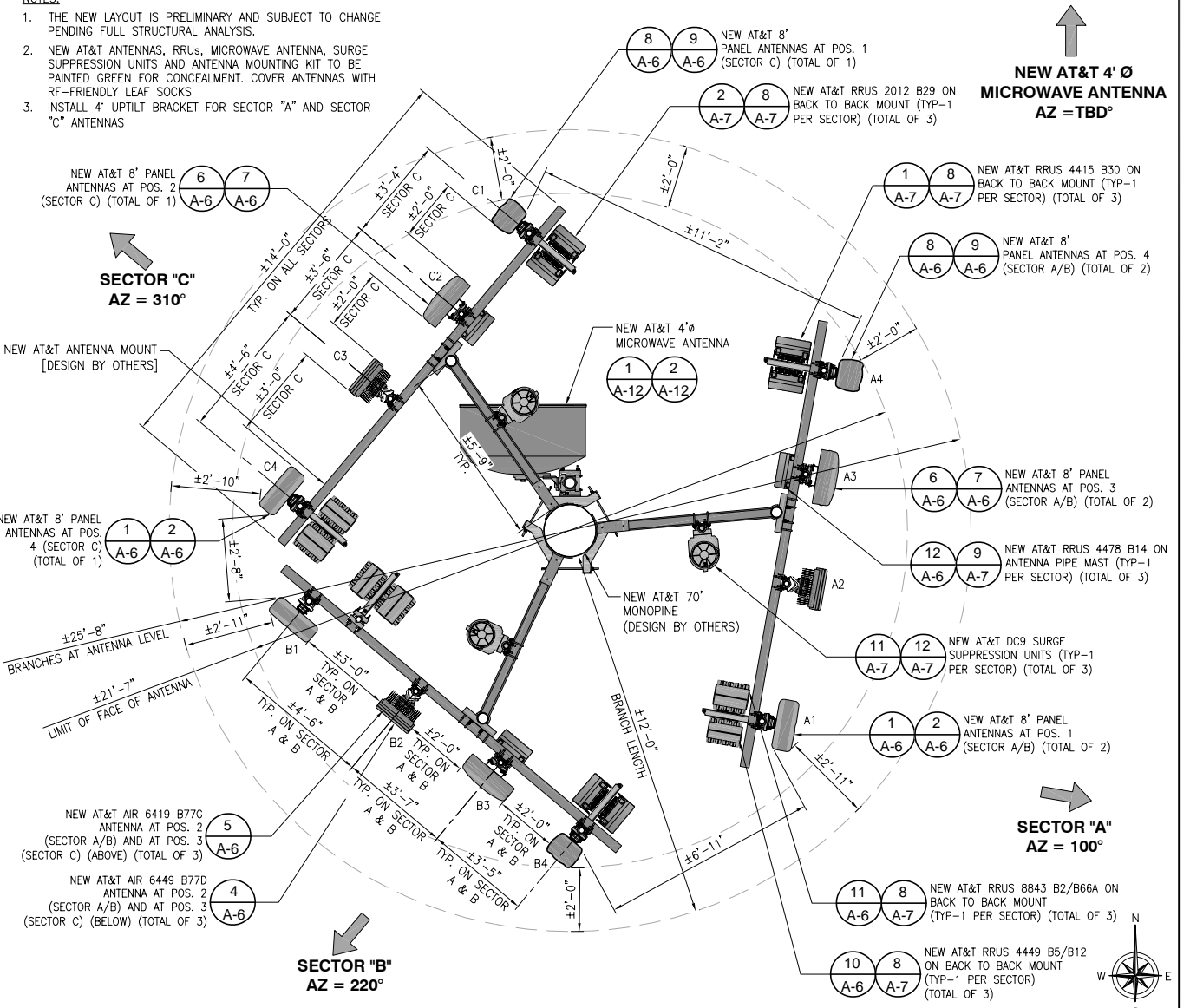
**EQUIPMENT LAYOUT**

24"x36" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"

**NEW ANTENNA SCHEDULE**

ANTENNA POSITION	STATUS	RAD CENTER	TECHNOLOGY	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	FILTER COUNT	TMA COUNT	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT
ALPHA SECTOR	A1	±61'-0"	LTE 700BC/850/1900/AWS	COMMSCOPE NNH4-65C-R6-V3 96"HX19.6"WX7.8"D	100'	1	-	-	±70'-0"	(3) POWER TRUNKS AND (1) FIBER TRUNK	ERICSSON RRUS 4449 B5/B12	1
	A2	±63'-10"	C-BAND DOD	ERICSSON AIR 6419 B77G 28.3"HX16.1"WX7.9"D	100'	1	-	-	±70'-0"		ERICSSON RRUS 8843 B2/B66A	1
	A2	±60'-4"	C-BAND	ERICSSON AIR 6449 B77D 31"HX15.9"WX8.7"D	100'	1	-	-	±70'-0"		ERICSSON AIR 6419 B77G	1
	A3	±61'-0"	LTE 700FN	CCI OPA65R BUBDA-K 96"HX21"WX7.8"D	100'	1	-	-	±70'-0"		ERICSSON RRUS 4478 B14	1
BETA SECTOR	B1	±61'-0"	LTE 700BC/850/1900/AWS	COMMSCOPE NNH4-65C-R6-V3 96"HX19.6"WX7.8"D	220'	1	-	-	±70'-0"	(3) POWER TRUNKS AND (1) FIBER TRUNK	ERICSSON RRUS 4449 B5/B12	1
	B2	±61'-0"	C-BAND DOD	ERICSSON AIR 6419 B77G 28.3"HX16.1"WX7.9"D	220'	1	-	-	±70'-0"		ERICSSON RRUS 8843 B2/B66A	1
	B3	±63'-10"	C-BAND	ERICSSON AIR 6449 B77D 31"HX15.9"WX8.7"D	220'	1	-	-	±70'-0"		ERICSSON AIR 6419 B77G	1
	B3	±60'-4"	LTE 700FN	CCI OPA65R BUBDA-K 96"HX21"WX7.8"D	220'	1	-	-	±70'-0"		ERICSSON RRUS 4478 B14	1
GAMMA SECTOR	C1	±61'-0"	LTE 700DE/WCS	QUINTEL QS8658-3E 96"HX12"WX9.6"D	310'	1	-	-	±70'-0"	(3) POWER TRUNKS AND (1) FIBER TRUNK	ERICSSON RRUS 4415 B30	1
	C2	±61'-0"	LTE 700FN	CCI OPA65R BUBDA-K 96"HX21"WX7.8"D	310'	1	-	-	±70'-0"		ERICSSON RRUS 2012 B29	1
	C3	±63'-10"	C-BAND DOD	ERICSSON AIR 6419 B77G 28.3"HX16.1"WX7.9"D	310'	1	-	-	±70'-0"		ERICSSON RRUS 4449 B5/B12	1
	C3	±60'-4"	C-BAND	ERICSSON AIR 6449 B77D 31"HX15.9"WX8.7"D	310'	1	-	-	±70'-0"		ERICSSON RRUS 8843 B2/B66A	1
MW	NEW	±50'-0"	-	4' MW ANTENNA	TBD	1	-	-	±60'-0"	ERICSSON RRUS 4449 B5/B12	1	

- NOTES:**
1. THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
  2. NEW AT&T ANTENNAS, RRUS, MICROWAVE ANTENNA, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT TO BE PAINTED GREEN FOR CONCEALMENT. COVER ANTENNAS WITH RF-FRIENDLY LEAF SOCKS
  3. INSTALL 4' UPTILT BRACKET FOR SECTOR "A" AND SECTOR "C" ANTENNAS



**ANTENNA PLAN**

24"x36" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"



REV	DATE	DESCRIPTION
C	02/24/2023	ADDED TOWER DRAWING
B	01/09/2023	REVISED ANTENNA SEPERATION
A	12/22/2022	90% CD'S FOR REVIEW

ISSUED DATE: 02/24/2023

ISSUED FOR: REVIEW

PROJECT INFORMATION:  
CSL00422  
HIGH STREET  
40590 HIGH STREET,  
CHERRY VALLEY, CA 92223

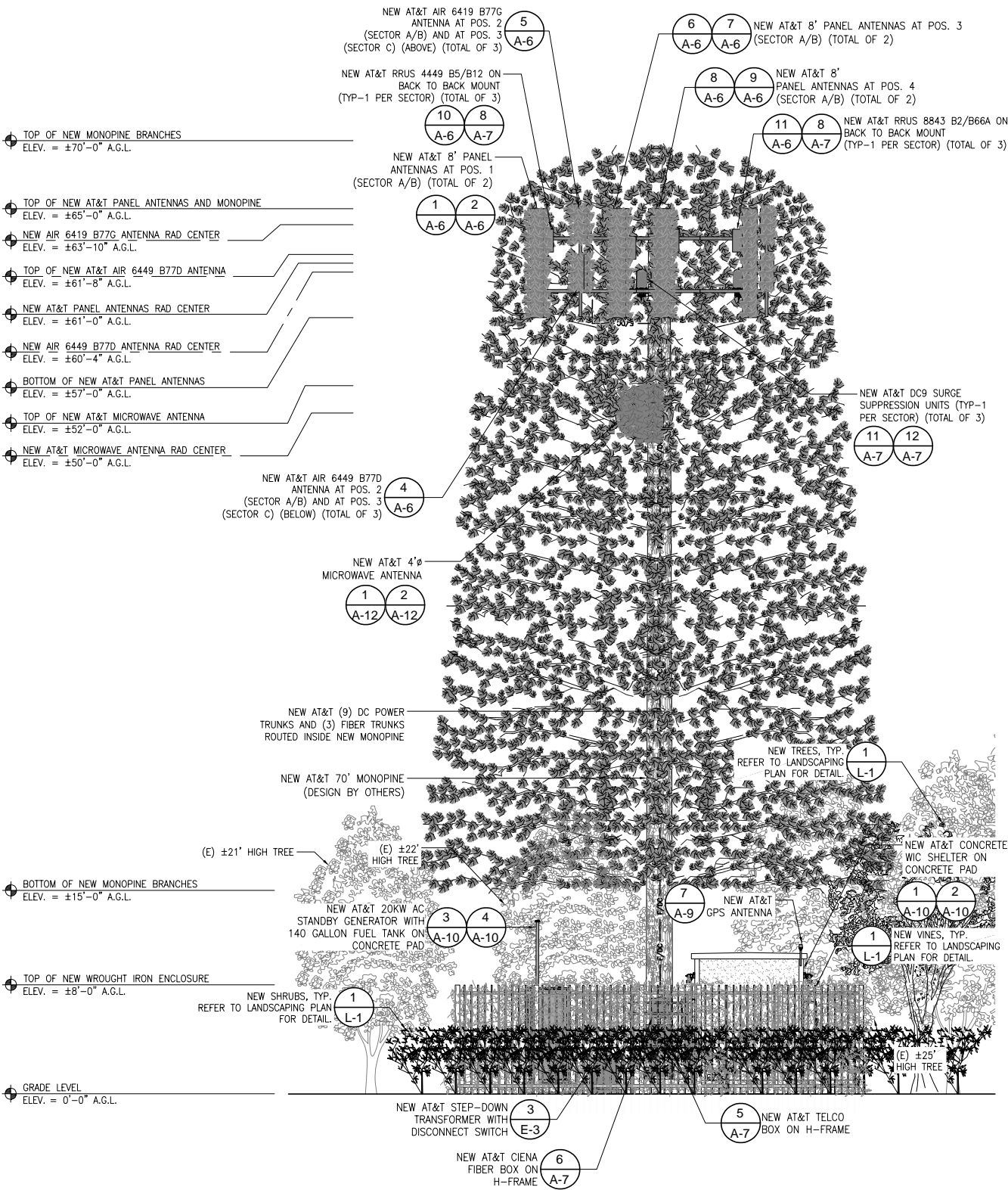
DRAWN BY: MB  
CHECKED BY: SVF

SHEET TITLE: EQUIPMENT LAYOUT AND ANTENNA PLAN

SHEET NUMBER: A-3

**NOTES:**

1. THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
2. NEW AT&T ANTENNAS, RRU'S, MICROWAVE ANTENNA, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT TO BE PAINTED GREEN FOR CONCEALMENT. COVER ANTENNAS WITH RF-FRIENDLY LEAF SOCKS.
3. INSTALL 4" UPTILT BRACKET FOR SECTOR "C" ANTENNAS
4. TELECOMMUNICATION EQUIPMENT SHELTER COLOR SHALL BE A COLOR THAT MATCHES THE SUPPORT STRUCTURE PER SECTION 19.405.B.1
5. NEW WROUGHT IRON FENCE ENCLOSURE SHALL BE COLOR BLACK.



**NEW SOUTH ELEVATION**

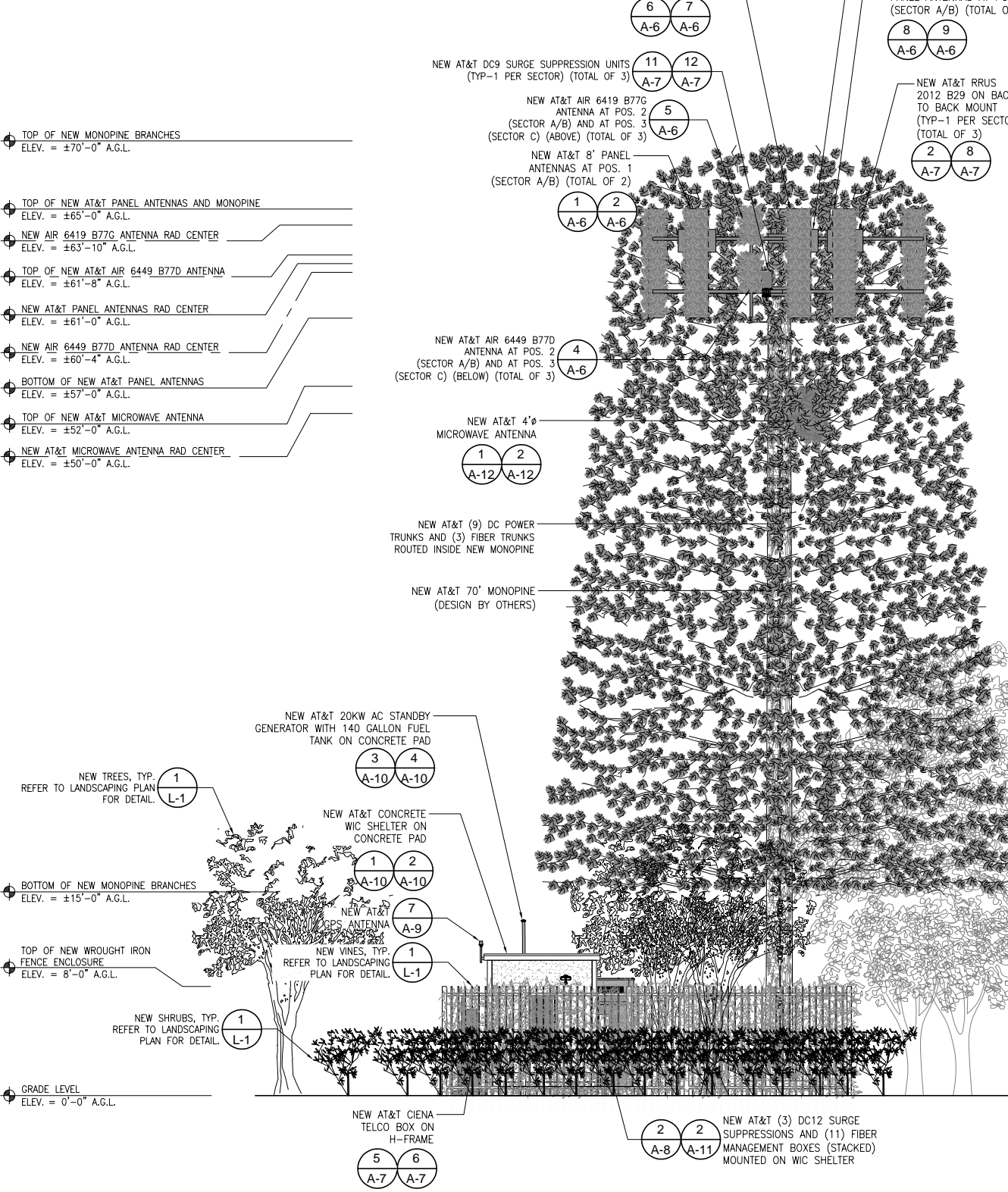
24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"



**1**

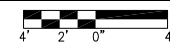
**NOTES:**

1. THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
2. NEW AT&T ANTENNAS, RRU'S, MICROWAVE ANTENNA, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT TO BE PAINTED GREEN FOR CONCEALMENT. COVER ANTENNAS WITH RF-FRIENDLY LEAF SOCKS.
3. INSTALL 4" UPTILT BRACKET FOR SECTOR "C" ANTENNAS
4. TELECOMMUNICATION EQUIPMENT SHELTER COLOR SHALL BE A COLOR THAT MATCHES THE SUPPORT STRUCTURE PER SECTION 19.405.B.1
5. NEW WROUGHT IRON FENCE ENCLOSURE SHALL BE COLOR BLACK.



**NEW EAST ELEVATION**

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"



**2**



REV	DATE	DESCRIPTION
C	02/24/2023	ADDED TOWER DRAWING
B	01/09/2023	REVISED ANTENNA SEPERATION
A	12/22/2022	90% CD'S FOR REVIEW

ISSUED DATE: **02/24/2023**

ISSUED FOR: **REVIEW**

LICENSURE:

PROJECT INFORMATION:  
CSL00422  
HIGH STREET  
40590 HIGH STREET,  
CHERRY VALLEY, CA 92223

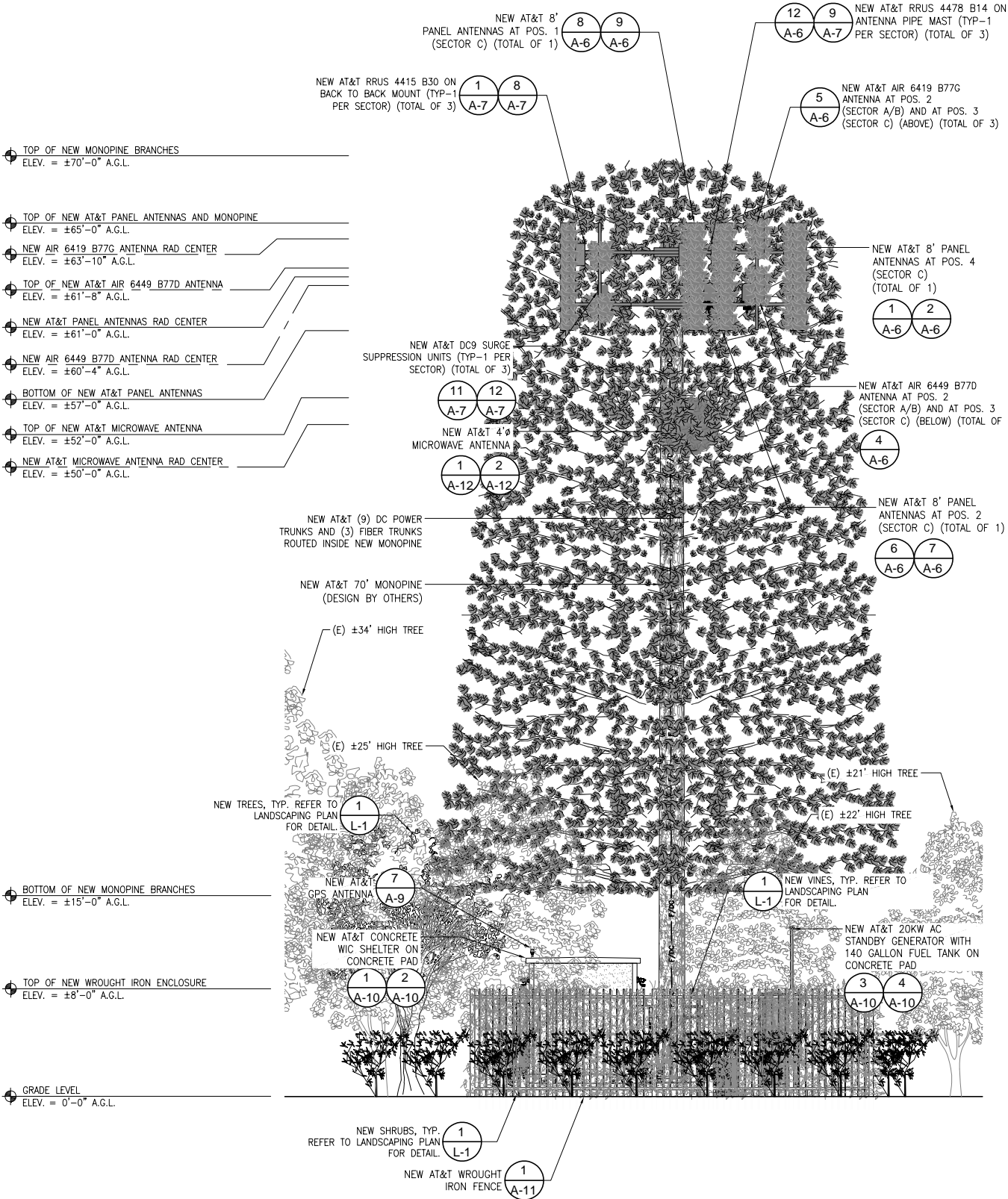
DRAWN BY: MB  
CHECKED BY: SVF

SHEET TITLE: **ELEVATIONS**

SHEET NUMBER: **A-4**

**NOTES:**

1. THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
2. NEW AT&T ANTENNAS, RRUS, MICROWAVE ANTENNA, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT TO BE PAINTED GREEN FOR CONCEALMENT. COVER ANTENNAS WITH RF-FRIENDLY LEAF SOCKS.
3. INSTALL 4' UPTILT BRACKET FOR SECTOR "C" ANTENNAS
4. TELECOMMUNICATION EQUIPMENT SHELTER COLOR SHALL BE A COLOR THAT MATCHES THE SUPPORT STRUCTURE PER SECTION 19.405.B.1
5. NEW WROUGHT IRON FENCE ENCLOSURE SHALL BE COLOR BLACK.

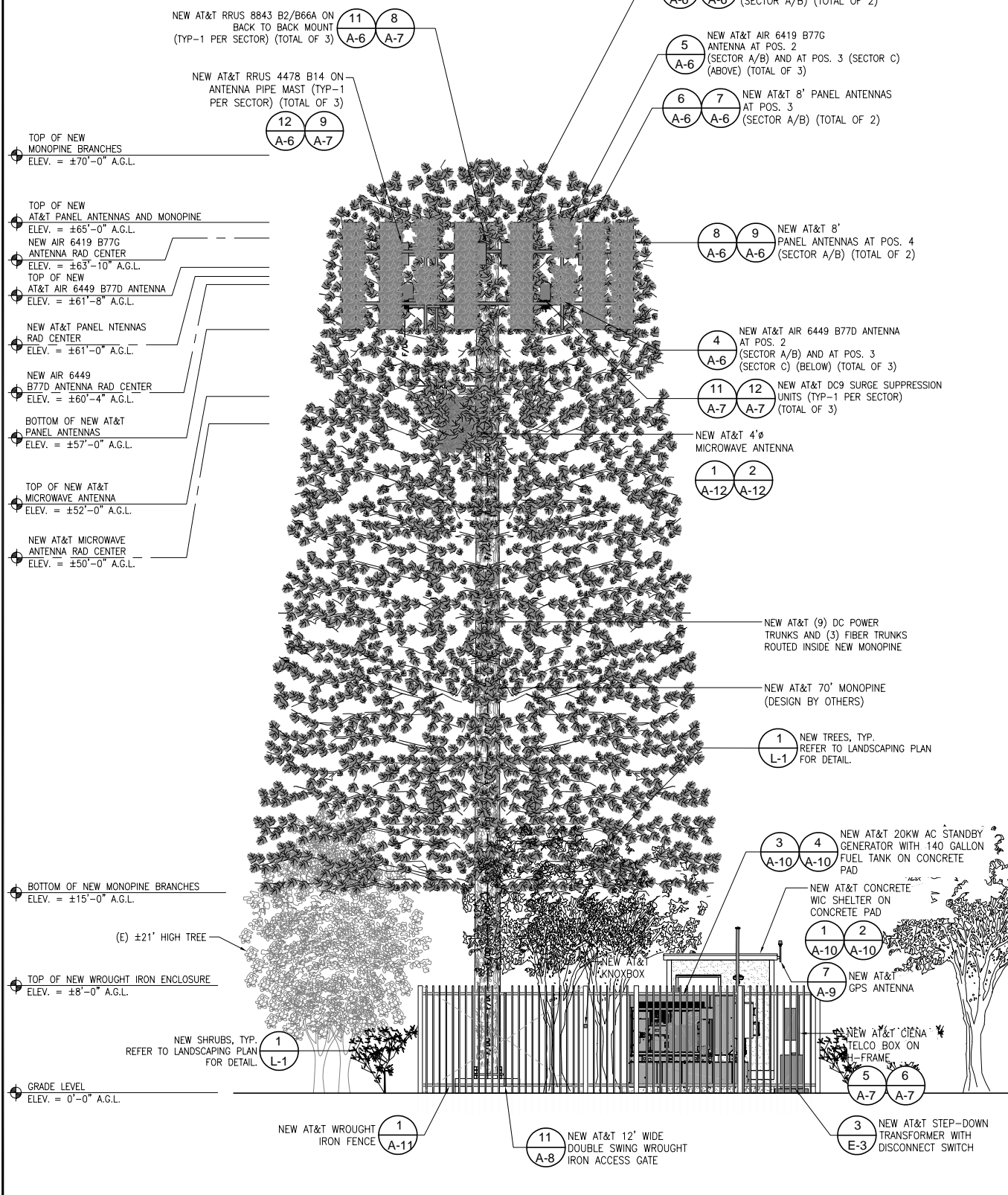


**NEW NORTH ELEVATION**

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"  
4' 2' 0' 4'

**NOTES:**

1. THE NEW LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
2. NEW AT&T ANTENNAS, RRUS, MICROWAVE ANTENNA, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT TO BE PAINTED GREEN FOR CONCEALMENT. COVER ANTENNAS WITH RF-FRIENDLY LEAF SOCKS.
3. INSTALL 4' UPTILT BRACKET FOR SECTOR "C" ANTENNAS
4. TELECOMMUNICATION EQUIPMENT SHELTER COLOR SHALL BE A COLOR THAT MATCHES THE SUPPORT STRUCTURE PER SECTION 19.405.B.1
5. NEW WROUGHT IRON FENCE ENCLOSURE SHALL BE COLOR BLACK.



**NEW WEST ELEVATION**

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"  
4' 2' 0' 4'



REV	DATE	DESCRIPTION
C	02/24/2023	ADDED TOWER DRAWING
B	01/09/2023	REVISED ANTENNA SEPERATION
A	12/22/2022	90% CD'S FOR REVIEW

ISSUED DATE: 02/24/2023

ISSUED FOR: REVIEW

LICENSURE:

PROJECT INFORMATION:  
CSL00422  
HIGH STREET  
40590 HIGH STREET,  
CHERRY VALLEY, CA 92223

DRAWN BY: MB  
CHECKED BY: SVF

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-5



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AGENDA NO.  
**21.4**  
(MT 25488)

**MEETING DATE:**  
July 9, 2024

10:00 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on PLOT PLAN WIRELESS No. 220007 - Categorically Exempt (Section 15303 - Class 3 - New Construction or Conversion of Small Structures) – Applicant: Smart Link Group, LLC – Engineer/Representative: Tyne Allaman – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – (General Plan) Land Use: Community Development: Light Industrial (CD:LI) – Zoning: M-M (Manufacturing - Medium) - Location: North of High Street, east of Winesap Avenue, west of Bellflower Avenue, and south of Dutton Street - REQUEST: To allow the construction of a new, Disguised Wireless Facility to stand a maximum of 70-feet tall, in conjunction with various ground-mounted accessory equipment (cabinets, backup generator, etc.), landscaping and security fencing). 40590 High Street (APN 402-130-009). District 5.

On motion of Supervisor Gutierrez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, August 27, 2024, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 9, 2024 of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors  
Dated: July 9, 2024  
Kimberly A. Rector, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: *Naomy Li* Deputy

AGENDA NO.  
**21.4**

xc: Planning, COB