



## REPORT TO PLANNING COMMISSION

**To:** Honorable Chairman and Members of the Planning Commission

**From:** Justin Kirk, Assistant Community Development Director  
**Prepared by:** Damaris Abraham, Senior Planner

**Date:** August 20, 2019

**Subject:** Planning Application No. 2019-15 (AT&T Wireless) – A new 75-foot high wireless communications facility disguised as a pine tree located at 16401 Lakeshore Drive.

**Applicant:** Paul Kim, Eukon Group

### Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2019-15 (CONDITIONAL USE PERMIT NO. 2019-05 AND COMMERCIAL DESIGN REVIEW NO. 2019-07) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2019-05 TO ESTABLISH A NEW 75-FOOT HIGH WIRELESS COMMUNICATIONS FACILITY LOCATED AT 16401 LAKESHORE DRIVE (APN: 379-250-044); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2019-07 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A NEW 75-FOOT HIGH WIRELESS COMMUNICATIONS FACILITY LOCATED AT 16401 LAKESHORE DRIVE (APN: 379-250-044).

### Background

The Project was continued from the July 16, 2019 Planning Commission hearing in order to allow the applicant additional time to research the need for microwave antennas. The applicant's engineer determined that a microwave antenna would be necessary for backhaul connectivity, since an optical fiber line is not available for the subject site. The applicant has revised the site plan and elevation plans to include two (2) microwave antennas at 38 ft. centerline on the proposed facility. Since the proposed microwave antennas will be located at lower height, the facility will still maintain its capability to allow for future collocations by other carriers. In addition, the photo simulations have been revised and demonstrate that the microwave antennas will be fully concealed.

## **Discussion**

### **Project Request and Location**

The applicant is requesting approval of Planning Application No. 2019-15 (Conditional Use Permit No. 2019-05 and Commercial Design Review No. 2019-07) for the construction of a new 75-foot high wireless communications facility disguised as a pine tree consisting of 12 panel antennas, 36 Remote Radio Units (RRUs), six (6) surge suppressors at 66 ft. centerline, and two (2) microwave antennas at 38 ft. centerline (Project). The Project will include ancillary ground equipment consisting of two (2) GPS antennas and six (6) equipment cabinets located within an existing storage building, and one (1) backup generator. Two (2) live pine trees (45 ft. and 35 ft. in height) will be planted around the project area.

Access to the facility will be provided via a non-exclusive access easement from Machado Street. The Project will be located within an existing self-storage facility located at the southwesterly corner of Lakeshore Drive and Machado Street, more specifically 16401 Lakeshore Drive (APN: 379-250-044).

### **Environmental Setting**

	<b>EXISTING LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
Project Site	Self-Storage	General Commercial	Neighborhood Commercial (C-1)
North	Residential	Neighborhood Commercial	General Commercial (C-2)
South	Townhomes	Medium Density Residential	Medium Density Residential (R-2)
East	Apartments	Medium Density Residential	Medium Density Residential (R-2)
West	Commercial	General Commercial	Medium Density Residential (R-2)

## **Analysis**

### **General Plan Consistency**

The Project has a General Plan Land Use designation of General Commercial (GC). The GC Land Use designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses with a maximum 0.40 Floor Area Ratio (FAR). The Project is proposing to construct a new wireless communications facility, which will provide wireless communication services (voice and data coverage) to the surrounding area.

### **Municipal Code Consistency**

The Project is located in the Neighborhood Commercial (C-1) Zoning designation. In accordance with Section 17.415.140.C. of the Lake Elsinore Municipal Code (LEMC), a new wireless communications facility that is not a collocation or modification of an existing tower or base station is subject to the approval of a Conditional Use Permit application in addition to a Minor Design Review application.

The proposed Project has met the applicable application requirements and development standards of the LEMC as outlined below:

1. Per LEMC Section 17.415.140.G.3, the project provides adequate screening and disguise. The proposed facility is disguised a pine tree. Two (2) live pine trees (45 ft. and 35 ft. in height) will be planted in the project area. The proposed landscaping will be irrigated and maintained.
2. Per LEMC Sections 17.415.140.D.8 and 17.415.140.D.9, the applicant has demonstrated that the proposed facility cannot be placed on an existing building or collocated. The applicant has completed an alternative site analysis to show other locations near the search ring (See Exhibit E – Project Description & Justification). The proposed location is the closest to the identified coverage objectives and allows AT&T to reach the coverage objectives needed to provide service to the surrounding area. There is an existing 80-foot high wireless communication facility located at the Project site that was explored as a collocation option. However, there are currently three (3) existing carriers and no additional space is available at a height that would meet AT&T's coverage objectives.
3. In accordance with LEMC Section 17.415.140.G.7, the proposed monopole will have a baseline height of 60 feet, will be disguised as a pine tree, and is designed to allow for collocation of additional antennas.
4. Per LEMC Section 17.415.140.D.4, this Project shows a scaled depiction of the maximum permitted increase as authorized by the Spectrum Act, using the proposed project as a baseline, which in this case, is a 60 ft. feet baseline (See Exhibit H – Design Review Package), and qualifies for the increase of one additional antenna array not to exceed 20 feet, for a maximum allowed height of up to 80 ft. This also allows for the possibility of a future collocation, which will in turn, potentially help to mitigate the need for additional new wireless communications facilities.
5. The proposed facility is setback 196 ft. from the nearest residential property line. The project meets the minimum setback requirement of 50 ft. from a residential property line per LEMC Section 17.415.140.G.6.
6. Per LEMC Section 17.415.140.G.11, the equipment cabinets will be within an adjacent existing self-storage unit and completely hidden from view, and an emergency generator will be located at ground level just outside of the self-storage unit and will also be concealed from public view.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed Project. Appropriate Conditions of Approval have been included that would mitigate any potential issues associated with the future development and establishment of the use.

### **Environmental Determination**

The proposed Project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects:

- a) *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* The Project has a General Plan Land Use designation of General Commercial (GC) and has a Neighborhood Commercial (C-1) zoning designation. The Project will provide wireless

communication services (voice and data coverage) to the commercial and residential uses in the surrounding area. The proposed wireless communications facility is a permitted use subject to a Conditional Use Permit. The Project also complies with all applicable development standards of Section 17.415.140 (Wireless communications facilities) of the LEMC. Therefore, the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- b) *The proposed Project occurs within city limits, is located on a Project site of no more than five acres (approximately on a 726 sq. ft. lease area), and is substantially surrounded by urban uses.*
- c) *The Project site has no value, as habitat for endangered, rare or threatened species.* The project site has been completely disturbed for the development of the existing self-storage facility. Therefore, the project site has no value for endangered or threatened species.
- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The proposed facility is unmanned and is not intended for human habitation. The only traffic generated would be for the routine maintenance of the facility. The Project site is only 726 sq. ft. in size and will not result in significant disturbance or effect on drainage pattern or water quality. The proposed facility is subject to the noise standards of LEMC Chapter 17.176.
- (e) The site can be adequately served by all required utilities and public services.

### **Exhibits**

- A – MSHCP Resolution
- B – CUP Resolution
- C – CDR Resolution
- D – Conditions of Approval
- E – Project Description & Justification
- F – Vicinity Map
- G – Aerial Map
- H – Design Review Package
- I – Photo Simulations
- J – Propagation Maps



**RESOLUTION NO. 2019-\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE  
ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2019-15  
(CONDITIONAL USE PERMIT NO. 2019-05 AND COMMERCIAL DESIGN REVIEW  
NO. 2019-07) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY  
MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)**

**Whereas**, Paul Kim, Eukon Group has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2019-15 (Conditional Use Permit No. 2019-05 and Commercial Design Review No. 2019-07) for the construction of a new 75-foot high wireless communications facility disguised as a pine tree consisting of 12 panel antennas, 36 Remote Radio Units (RRUs), six (6) surge suppressors at 66 ft. centerline, and two (2) microwave antennas at 38 ft. centerline. The project will include ancillary ground equipment consisting of two (2) GPS antennas and six (6) equipment cabinets located within an existing storage building, and one (1) backup generator. Two (2) live pine trees (45 ft. and 35 ft. in height) will be planted around the project area. Access to the facility will be provided via a non-exclusive access easement from Machado Street. The facility will be located within an existing self-storage facility located at the southwesterly corner of Lakeshore Drive and Machado Street, more specifically 16401 Lakeshore Drive (APN: 379-250-044); and,

**Whereas**, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) process to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria; and,

**Whereas**, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives; and,

**Whereas**, pursuant to the Lake Elsinore Municipal Code (LEMC) Section 17.410.070 (Approving Authority) and Section 17.410.030 (Multiple Applications), the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying the conditional use permit and the minor design review application; and,

**Whereas**, on July 16, 2019 and August 20, 2019, at a duly noticed Public Hearing, the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

**NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE  
DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1:** The Commission has considered the Project and its consistency with the MSHCP prior adopting Findings of Consistency with the MSHCP.

**Section 2:** That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

1. The Project is a project under the City's MSHCP Resolution, and the City must make a MSHCP Consistency finding before approval.

*Pursuant to the City's MSHCP Resolution, the Project is required to be reviewed for MSHCP consistency, including consistency with other "Plan Wide Requirements." The Project site is not located within a MSHCP Criteria Cell. Based upon the site reconnaissance survey there are no issues regarding consistency with the MSHCP's other "Plan Wide Requirements." The only requirements potentially applicable to the Project were the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool Guidelines (Section 6.1.2 of the MSHCP) and payment of the MSHCP Local Development Mitigation Fee (Section 4 of the MSHCP Ordinance). The Project site is located in a previously developed building, and has no habitat, including riparian/riverine areas or vernal pools, present on site.*

2. The Project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes.

*As stated above, the Project is not located within a Criteria Cell and therefore was not required to go through the LEAP and JPR processes.*

3. The Project is consistent with the Riparian/Riverine Areas and Vernal Pools Guidelines.

*The Project consists of installing a wireless communications facility within an existing self-storage facility on a fully developed site. As such, the Riparian/Riverine Areas and Vernal Pool Guidelines as set forth in Section 6.1.2 of the MSHCP are not applicable.*

4. The Project is consistent with the Protection of Narrow Endemic Plant Species Guidelines.

*The site does not fall within any Narrow Endemic Plant Species Survey Areas. Neither a habitat assessment nor further focused surveys were required for the Project. Therefore, Protection of Narrow Endemic Plant Species Guidelines as set forth in Section 6.1.3 of the MSHCP are not applicable to the Project.*

5. The Project is consistent with the Additional Survey Needs and Procedures.

*The MSHCP only requires additional surveys for certain species if the Project is located in Criteria Area Species Survey Areas, Amphibian Species Survey Areas, Burrowing Owl Survey Areas, and Mammal Species Survey Areas of the MSHCP. The Project site is not located within any of the Critical Species Survey Areas. Therefore, the provisions of MSHCP Section 6.3.2 are not applicable.*

6. The Project is consistent with the Urban/Wildlands Interface Guidelines.

*The Project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas. Therefore, the Urban/Wildlands Interface Guidelines of MSHCP Section 6.1.4 are not applicable.*

7. The Project is consistent with the Vegetation Mapping requirements.

*The Project consists of installing a wireless communications facility within an existing self-storage facility on a fully developed site. There are no resources located on the Project site requiring mapping as set forth in MSCHP Section 6.3.1.*

8. The Project is consistent with the Fuels Management Guidelines.

*The Project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas. Therefore, the Fuels Management Guidelines of MSHCP Section 6.4 are not applicable.*

9. The Project will be conditioned to pay the City's MSHCP Local Development Mitigation Fee.

*The Project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas. The Project does not propose any construction as such no permits are required.*

10. The Project is consistent with the MSHCP.

*The Project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas. As described above, the Project complies with all applicable MSHCP requirements.*

**Section 3:** Based upon all of the evidence presented and the above findings, the Commission hereby finds that the Project is consistent with the MSHCP.

**Section 4:** This Resolution shall take effect immediately upon its adoption.

**Passed and Adopted** on this 20<sup>th</sup> day of August, 2019.

\_\_\_\_\_  
Michael Carroll, Chairman

**Attest:**

\_\_\_\_\_  
Justin Kirk,  
Assistant Community Development Director

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF LAKE ELSINORE        )

I, Justin Kirk, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2019-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on August 20, 2019 and that the same was adopted by the following vote:

AYES  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Justin Kirk,  
Assistant Community Development Director

## **RESOLUTION NO. 2019-**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2019-05 TO ESTABLISH A NEW 75-FOOT HIGH WIRELESS COMMUNICATIONS FACILITY LOCATED AT 16401 LAKESHORE DRIVE (APN: 379-250-044)**

**Whereas**, Paul Kim, Eukon Group has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2019-15 (Conditional Use Permit No. 2019-05 and Commercial Design Review No. 2019-07) for the construction of a new 75-foot high wireless communications facility disguised as a pine tree consisting of 12 panel antennas, 36 Remote Radio Units (RRUs), six (6) surge suppressors at 66 ft. centerline, and two (2) microwave antennas at 38 ft. centerline. The project will include ancillary ground equipment consisting of two (2) GPS antennas and six (6) equipment cabinets located within an existing storage building, and one (1) backup generator. Two (2) live pine trees (45 ft. and 35 ft. in height) will be planted around the project area. Access to the facility will be provided via a non-exclusive access easement from Machado Street. The facility will be located within an existing self-storage facility located at the southwesterly corner of Lakeshore Drive and Machado Street, more specifically 16401 Lakeshore Drive (APN: 379-250-044); and,

**Whereas**, Section 17.415.070 of the Lake Elsinore Municipal Code (LEMC) provides that certain uses have operational characteristics that, depending on the location and design of the use, may have the potential to negatively impact adjoining properties, businesses or residents and therefore are permitted subject to the issuance of a Conditional Use Permit, which allows the City to comprehensively review and approve the use; and,

**Whereas**, pursuant to the Lake Elsinore Municipal Code (LEMC) Section 17.410.070 (Approving Authority) and Section 17.410.030 (Multiple Applications), the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying the conditional use permit and the minor design review application; and,

**Whereas**, on July 16, 2019 and August 20, 2019, at a duly noticed Public Hearing, the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1:** The Commission has considered the Project prior to making a decision and has found it acceptable.

**Section 2:** The Commission finds that the proposed Project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects. The Project is consistent with the applicable General Plan designation and policies, as well as zoning designation and regulations, and is within the City's boundaries on a site less than five acres surrounded by urban uses. The subject property has no value as habitat for endangered, rare or threatened species. Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality and the Project is adequately served by all required utilities and public services.

**Section 3:** That in accordance with California Planning and Zoning Law and the LEMC Section 17.415.070.C (Findings), the Commission makes the following findings regarding the Project:

1. The proposed use, on its own merits and within the context of its setting, is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.

*The proposed facility is located in the General Commercial (GC) General Plan Land use designation and the Neighborhood Commercial (C-1) Zoning designation. The Project is proposing to construct a new wireless communications facility, which will provide wireless communication services (voice and data coverage) to the surrounding area. The proposed use is a permitted use subject to the approval of a Conditional Use Permit in accordance with Section 17.415.140.C. of the LEMC.*

2. The proposed use will not be detrimental to the general health, safety, comfort or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.

*The proposed use does not propose either directly or indirectly any detrimental effects to the existing surrounding community. The project has been conditioned as such to avoid any possible negative impacts associated with the conversion and operation of the proposed facility.*

3. The Site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers and other features required by this title.

*The proposed use has been analyzed and staff has determined that the proposed use meets all applicable sections of the LEMC and will complement the existing uses, based on the submitted plans and attached conditions of approval.*

4. The Site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.

*The proposed use is located within an existing built environment, inclusive of streets. The existing streets are of adequate size to facilitate safe and convenient transportation to and from the site.*

5. In approving the subject use at the specific location, there will be no adverse effect on abutting properties or the permitted and normal use thereof.

*The Project has been thoroughly reviewed and conditioned by all applicable City departments thereby eliminating the potential for any adverse effects.*

6. Adequate conditions and safeguards pursuant to paragraph B of LEMC 17.415.070, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to ensure development of the property in accordance with the objectives of this chapter and the planning district in which the site is located.

*Pursuant to Section 17.415.070.B of the LEMC, the Project was considered by the Planning Commission at a duly noticed Public Hearing on July 16, 2019 and August 20, 2019, appropriate and applicable conditions of approval have been included to protect the public health, safety and general welfare.*

**Section 4:** Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the Project, the Commission hereby approves Planning Application No. 2019-15 (Conditional Use Permit No. 2019-05).

**Section 5:** This Resolution shall take effect immediately upon its adoption.

**Passed and Adopted** on this 20<sup>th</sup> day of August, 2019.

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Michael Carroll, Chairman

**Attest:**

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Justin Kirk,  
Assistant Community Development Director

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF LAKE ELSINORE        )

I, Justin Kirk, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2019-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on August 20, 2019 and that the same was adopted by the following vote:

AYES  
NOES:  
ABSTAIN:  
ABSENT:

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Justin Kirk,  
Assistant Community Development Director

## **RESOLUTION NO. 2019-**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2019-07 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A NEW 75-FOOT HIGH WIRELESS COMMUNICATIONS FACILITY LOCATED AT 16401 LAKESHORE DRIVE (APN: 379-250-044)**

**Whereas**, Paul Kim, Eukon Group has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2019-15 (Conditional Use Permit No. 2019-05 and Commercial Design Review No. 2019-07) for the construction of a new 75-foot high wireless communications facility disguised as a pine tree consisting of 12 panel antennas, 36 Remote Radio Units (RRUs), six (6) surge suppressors at 66 ft. centerline, and two (2) microwave antennas at 38 ft. centerline. The project will include ancillary ground equipment consisting of two (2) GPS antennas and six (6) equipment cabinets located within an existing storage building, and one (1) backup generator. Two (2) live pine trees (45 ft. and 35 ft. in height) will be planted around the project area. Access to the facility will be provided via a non-exclusive access easement from Machado Street. The facility will be located within an existing self-storage facility located at the southwesterly corner of Lakeshore Drive and Machado Street, more specifically 16401 Lakeshore Drive (APN: 379-250-044); and,

**Whereas**, the proposed Project is exempt from the California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq.: "CEQA") and CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15332 (*Class 32 – In-Fill Development Projects*); and,

**Whereas**, pursuant to the Lake Elsinore Municipal Code (LEMC) Section 17.410.070 (Approving Authority) and Section 17.410.030 (Multiple Applications), the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying the conditional use permit and the minor design review application; and,

**Whereas**, on July 16, 2019 and August 20, 2019 at a duly noticed Public Hearing the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1:** The Commission has reviewed and analyzed the proposed Project pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 59000 et seq.), the Lake Elsinore General Plan (GP), and the LEMC and finds and determines that the proposed Project is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the GP and the LEMC.

**Section 2:** The Commission finds that the proposed Project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects. The Project is consistent with the applicable General Plan designation and policies, as well as zoning designation and regulations, and is within the City's boundaries on a site less than five acres surrounded by urban uses. The subject property has no value as habitat for endangered, rare or threatened species. Approval of the Project will not result in any significant

effects relating to traffic, noise, air quality, or water quality and the Project is adequately served by all required utilities and public services.

**Section 3:** That in accordance with Section 17.415.060.F of the LEMC, the Commission makes the following findings regarding of Planning Application No. 2019-15 (Commercial Design Review No. 2019-07):

1. The Project, as approved, will comply with the goals and objectives of the General Plan and the zoning district in which the project is located.

*The proposed facility is located in the General Commercial (GC) General Plan Land use designation and the Neighborhood Commercial (C-1) Zoning designation. The Project is proposing to construct a new wireless communications facility, which will provide wireless communication services (voice and data coverage) to the surrounding area. The proposed use is a permitted use subject to the approval of a Conditional Use Permit in accordance with Section 17.415.140.C. of the LEMC.*

2. The Project complies with the design directives contained in the LEMC and all applicable provisions of the LEMC.

*The Project is appropriate to the site and surrounding developments. The Project complies with Section 17.415.140.G.3 of the LEMC by designing the proposed wireless communications facility as pine tree. Two (2) live pine trees will be planted around the project area so that the facility will blend in with the surrounding area. The supporting equipment cabinets will be within an adjacent existing self-storage unit and completely hidden from view, and an emergency generator will be located at ground level just outside of the self-storage unit and will also be concealed from public view. In addition, safe and efficient circulation has been achieved onsite.*

3. Conditions and safeguards pursuant to Section 17.415.060.G.3 of the LEMC, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the Project to ensure development of the property.

*Pursuant to Sections 17.410.070 and 17.410.030 of the LEMC, the Project was considered by the Commission at a duly noticed Public Hearing held on July 16, 2019 and August 20, 2019. The Project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment. Therefore, no additional environmental review is necessary.*

**Section 4:** Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the Commission hereby recommends that the Council approve Planning Application No. 2019-15 (Commercial Design Review No. 2019-07).

**Section 5:** This Resolution shall take effect immediately upon its adoption.



**Passed and Adopted** on this 20<sup>th</sup> day of August, 2019.

\_\_\_\_\_  
Michael Carroll, Chairman

**Attest:**

\_\_\_\_\_  
Justin Kirk,  
Assistant Community Development Director

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF LAKE ELSINORE        )

I, Justin Kirk, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2019-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on August 20, 2019 and that the same was adopted by the following vote:

AYES

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Justin Kirk,  
Assistant Community Development Director

## CONDITIONS OF APPROVAL

**RESOLUTION:** 2019-XX & 2019-XX  
**PROJECT:** PA 2019-15/CUP 2019-05/CDR 2019-07  
**PROJECT NAME:** AT&T Site ID#: CSL00342  
**PROJECT LOCATION:** APN: 379-250-044  
**APPROVAL DATE:**  
**EFFECTIVE DATE:**  
**EXPIRATION DATE:**

## GENERAL CONDITIONS

1. Planning Application No. 2019-15 (Conditional Use Permit No. 2019-05 and Commercial Design Review No. 2019-07) proposes the construction of a new 75-foot high wireless communications facility disguised as a pine tree consisting of 12 panel antennas, 36 Remote Radio Units (RRUs), six (6) surge suppressors at 66 ft. centerline, and two (2) microwave antennas at 38 ft. centerline. The project will include ancillary ground equipment consisting of two (2) GPS antennas and six (6) equipment cabinets located within an existing storage building, and one (1) backup generator. Two (2) live pine trees (45 ft. and 35 ft. in height) will be planted around the project area. Access to the facility will be provided via a non-exclusive access easement from Machado Street. The facility will be located within an existing self-storage facility located at the southwesterly corner of Lakeshore Drive and Machado Street, more specifically 16401 Lakeshore Drive (APN: 379-250-044).
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants (Indemnitees) from any claim, action, or proceeding against the Indemnitees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning approval, implementation and construction of Planning Application No. 2019-15 (Conditional Use Permit No. 2019-05 and Commercial Design Review No. 2019-07), which action is brought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167, including the approval, extension or modification of Planning Application No. 2019-15 (Conditional Use Permit No. 2019-05 and Commercial Design Review No. 2019-07) or any of the proceedings, acts or determinations taken, done, or made prior to the decision, or to determine the reasonableness, legality or validity of any condition attached thereto. The Applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by Indemnitees and costs of suit, claim or litigation, including without limitation attorneys' fees, penalties and other costs, liabilities and expenses incurred by Indemnitees in connection with such proceeding. The City will promptly notify the applicant of any such claim, action, or proceeding against the City. If the project is challenged in court, the City and the applicant shall enter into formal defense and indemnity agreement, consistent with this condition.
3. Within 30 days of Project approval and prior to issuance of any building permits, the applicant shall sign and complete an "Acknowledgement of Conditions," and shall return the executed original to the Community Development Department for inclusion in the case records.

## **PLANNING DIVISION**

4. Conditional Use Permit No. 2019-05 shall lapse and become void two years following the date on which the Conditional Use Permit became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the conditional use permit is issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the conditional use permit approval pursuant to subsections (B) and (C) of LEMC Section 17.415.070.D.
5. Commercial Design Review No. 2019-07; shall lapse and shall become void two (2) years following the date on which the approval became effective, unless one of the following: 1) prior to the expiration of two years, a building permit related to the design review is issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the design review approval pursuant to subsections (i) and (ii) of LEMC Section 17.415.060.H.1.b. The expiration date of an approved design review may be extended for no more than two years. The first extension may be granted for one-year subject to the approval of the Community Development Director after consultation with other City departments if such design review complies with current laws, standards and policies. The approval authority that approved the underlying minor design review may grant a second one-year extension so long as the minor design review complies with current laws, standards and policies. Application for extensions of time shall be filed prior to the expiration of the initial design review approval and accompanied by the required processing fee.
6. In accordance with the LEMC Section 17.415.070.I, a conditional use permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the Conditional Use Permit application.
7. In accordance with the LEMC Section 17.415.070.F, an application for modification, expansion or other change in a Conditional Use Permit shall be reviewed according to the provisions of LEMC Chapter 17.415 in a similar manner as a new application.
8. If operation of this use triggers concerns related to parking, noise, traffic, or other impacts, at the discretion of the Community Development Director, this Conditional Use Permit may be referred back to the Planning Commission for subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said Conditional Use Permit.
9. The applicant shall at all times comply with Section 17.176 (Noise Ordinance) of the Lake Elsinore Municipal Code (LEMC).
10. Outside lighting is prohibited unless required by the FAA or the California Building Code, including the appendix and standards adopted by the California Building Standards Commission.
11. All site improvements shall be constructed as indicated on the submitted plans. The applicant shall meet all required development standards as indicated by the Commercial Design Guidelines and the LEMC. Any other revisions to the approved site plan or building elevations shall be subject to the review of the Community Development Director or his

designee. All plans submitted for Building Division Plan Check shall conform to the submitted plans.

12. All materials and colors depicted on the plans shall be used. If the applicant wishes to modify any of the approved materials or colors depicted on the plans, the applicant shall submit a proposal setting forth the modifications for review by the Community Development Director or his designee.
13. The branches for the monopine shall be spaced at three (3) branches per foot and the branches shall start twelve (12) feet from the bottom of the tree.
14. The antennas shall be covered by "socks" and/or shall be painted to match the tree.
15. Facilities designed as trees shall be kept in good repair at all times. The branches and the antenna "socks" shall remain in good condition. If at any time the branches and the antenna "socks" are missing or deteriorated (as determined by the Community Development Department), they shall be replaced within 30 to 60 days of observation and/or notification.
16. 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 shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.
17. Landscaping installed for the project shall be continuously maintained to the reasonable satisfaction of the Community Development Director. If it is determined that the landscaping is not being maintained, the Director of Community Development shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.
18. Prior to issuance of a building permit, a fully executed copy of the lease or other agreement entered into with the owner of the underlying property shall be submitted to the Community Development Department. The lease or other agreement shall include a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement shall also include a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the City may remove the facility at the property owner's expense and lien the property for the cost of such removal. Propriety information in the lease may be redacted.
19. 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 collocated facility (additional 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 collocated facility.

20. The applicant shall pay all applicable City fees, including but not limited to: Development Impact Fees (DIF), Fire Facilities Fees, and Traffic Infrastructure Fees (TIF) per LEMC Section 16.74, Transportation Uniform Mitigation Fees (TUMF) per LEMC Section 16.83, MSHCP Fee per LEMC Section 16.85, at the rate in effect at the time of payment.
21. If any of the conditions of approval set forth herein fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation.

## **BUILDING DIVISION**

### **General Conditions**

22. Final Building and Safety Conditions. Final Building and Safety Conditions will be addressed when building construction plans are submitted to Building and Safety for review. These conditions will be based on occupancy, use, the California Building Code (CBC), and related codes which are enforced at the time of building plan submittal.
23. Compliance with Code. All design components shall comply with applicable provisions of the 2016 edition of the California Building, Plumbing and Mechanical Codes: 2016 California Electrical Code; California Administrative Code, 2016 California Energy Codes, 2016 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.
24. Street Addressing. Applicant must obtain street addressing for all proposed buildings by requesting street addressing and submitting a site plan for commercial or multi-family residential projects or a recorded final map for single-family residential projects. It takes 10 days to issue address and notify other agencies.
25. Clearance from LEUSD. A receipt or clearance letter from the Lake Elsinore School District shall be submitted to the Building and Safety Department to ensure the payment or exemption from School Mitigation Fees.
26. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
27. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.
28. House Electrical Meter. Applicant shall provide a house electrical meter to provide power

for the operation of exterior lighting, irrigation pedestals and fire alarm systems for each building on the site. Developments with single user buildings shall clearly show on the plans how the operation of exterior lighting and fire alarm systems when a house meter is not specifically proposed.

**At Plan Review Submittal**

29. Submitting Plans and Calculations. Applicant must submit to Building and Safety four (4) complete sets of plans and two (2) sets of supporting calculations for review and approval including:
- An electrical plan including load calculations and panel schedule, plumbing schematic, and mechanical plan applicable to scope of work.
  - A Sound Transmission Control Study in accordance with the provisions of the Section 1207, of the 2016 edition of the California Building Code.
  - A precise grading plan to verify accessibility for the persons with disabilities.
  - Truss calculations that have been stamped by the engineer of record of the building and the truss manufacturer engineer.

**Prior to Issuance of Grading Permit(s)**

30. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project. Asbestos report and lead base paint reports are required before demo permit will be issued.

**Prior to Issuance of Building Permit(s)**

31. Plans Require Stamp of Registered Professional. Applicant shall provide appropriate stamp of a registered professional with original signature on the plans. Provide C.D. of approved plans to the Building Division.

**Prior to Beginning of Construction**

32. Pre-Construction Meeting. A pre-construction meeting is required with the building inspector prior to the start of the building construction.

**CITY OF LAKE ELSINORE FIRE MARSHAL**

33. The applicant/operator shall comply with all requirements of the Riverside County Fire Department Lake Elsinore Office of the Fire Marshal. Questions should be directed to the Riverside County Fire Department, Lake Elsinore Office of the Fire Marshal at 130 S. Main St., Lake Elsinore, CA 92530. Phone: (951) 671-3124 Ext. 225.
-

I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above named project and do hereby agree to accept and abide by all Conditions of Approval as approved by the City of Lake Elsinore Planning Commission on \_\_\_\_\_. I also acknowledge that all Conditions shall be met as indicated.

Date: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_

**PROJECT DESCRIPTION**

**And**

**Alternative Site Analysis**

**For**



**Wireless Communication Facility**

**at**

**16401 Lakeshore Dr  
Lake Elsinore, CA 92530  
APN: 379-250-044**

**SITE NAME: CSL00342**

**Wireless Carrier Applicant:**

AT&T Wireless  
1452 Edinger Ave., 3<sup>rd</sup> Floor  
Tustin, CA 92780

**Applicant Representative:**

Eukon Group  
Paul Kim  
630 South Grand Ave., Suite 101  
Santa Ana, CA 92705  
949-394-4803  
[paul.kim@eukongroup.com](mailto:paul.kim@eukongroup.com)





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**II. Project Overview**

**III. Overview of Coverage Objective (s)**

**IV. Alternative Site Analysis**

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## **I. Introduction**

AT&T Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, AT&T Wireless is licensed by the FCC to provide wireless communication services throughout California.

## **II. Project Overview**

AT&T Wireless has identified a deficiency in its wireless service near the intersection of Lakeshore Dr and Machado St. The determination of service deficiency in this area is based on modeled propagation maps, customer feedback and complaints, and drive data. The proposed site will extend voice and data coverage to areas near the described locations and surrounding areas.

Currently, there are excessive amounts of dropped calls, slow data processing speeds, and general service degradation in the area. Installation of the proposed site is necessary to avoid breaching system capacity limits in the area, which would result in very poor and ineffective system operations.

AT&T is proposing a new freestanding wireless communications facility (WCF) to fill in the significant gap, help off load the increasing capacity demands at the nearby sites, and provide reliable coverage to the surrounding community.

AT&T is using the least intrusive means by **proposing a 75' (feet) monopole disguised as a pine tree**. The height is necessary for the signal to propagate to coverage areas. The antennas and equipment on the pole will be screened within the tree and will be painted to match the tree. The necessary **equipment cabinets will be within an adjacent existing self-storage unit and completely hidden from view**, and an **emergency generator will be located at ground level just outside of the self-storage unit and will also be concealed from public view**.

This location is in the C-1 Neighborhood Commercial District Zone. The pole and equipment will comply with all the setbacks.

The subject property (approximately 2 acres) on which the proposed facility will be located is currently developed with a commercial self-storage facility. Surrounding properties in the vicinity are a mixture of residential and commercial properties. The adjacent properties are a mixture of residential dwelling units and commercial retail.

- The proposed conditional use is for the installation of 12 antennas divided into 3 sectors of 4 antennas per sector mounted on a new 75' (feet) mono-pine. The top of the antennas will be at 70 feet. In addition to the antennas, 36 remote radio units (RRUs) and 6 surge suppressors will be mounted behind the antennas in each sector. Two 8' diameter microwave dish are proposed to be mounted below the antennas at approximately 60 feet. The antennas and associated equipment on the pole will be painted to match the tree. There will also be 1 proposed diesel back-up generator adjacent to the pole.
- Ancillary equipment will be located at grade within an adjacent existing fully concealed self-storage unit.
- Based upon Code Section 17.186.040.D of the City of Lake Elsinore Municipal Code, this new proposed wireless communications facility project shows a scaled depiction of the maximum permitted increase as authorized by the Spectrum Act, using the proposed project as a baseline, which in this case, is a 60' (feet) baseline (See plans for details), and qualifies for the increase of one additional antenna array not to exceed 20 feet, for a maximum allowed height of up to 80' (feet). This also allows for the possibility of a future collocation, which will in turn, potentially help to mitigate the need for additional new wireless communications facilities.

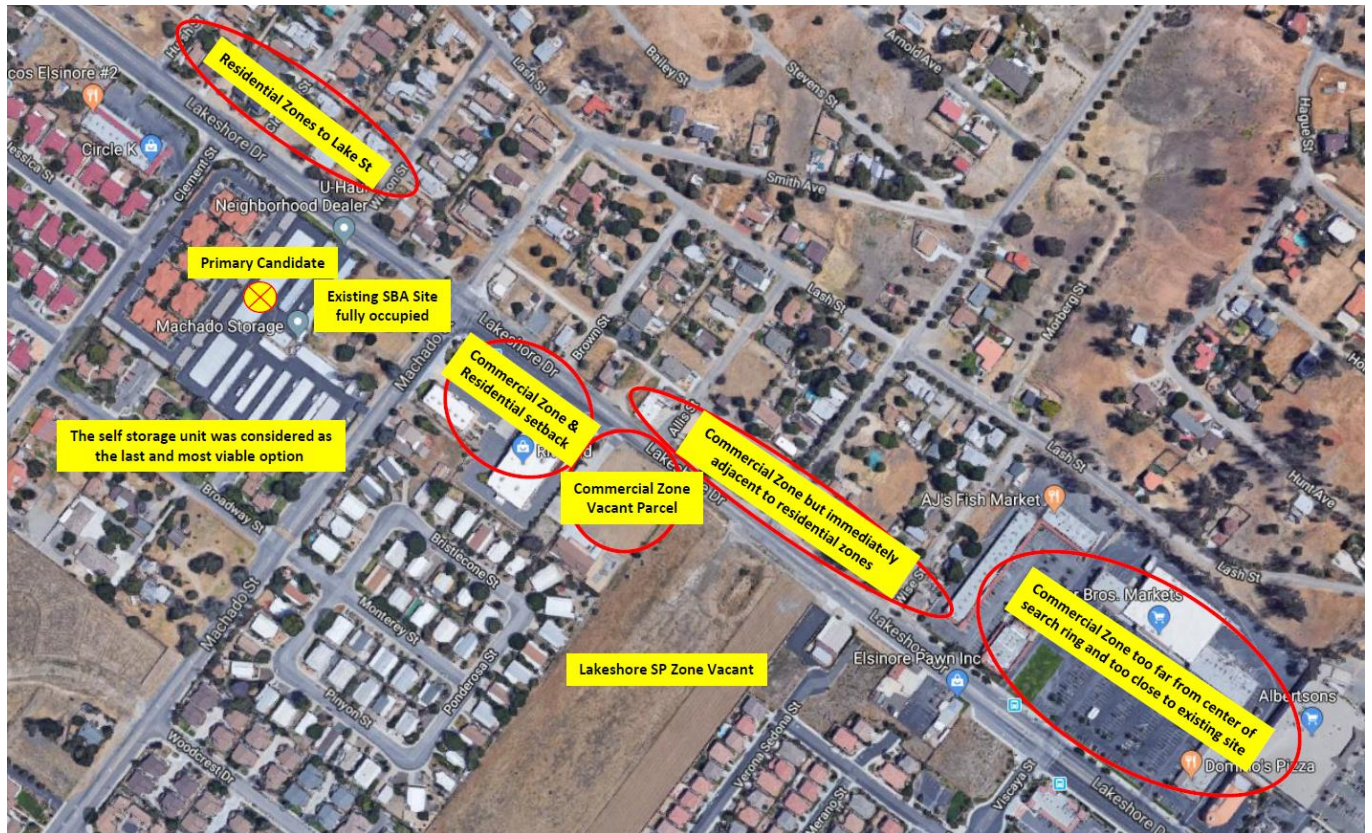
### **III. Overview of Coverage Objective(s)**

AT&T Wireless has identified a deficiency in its wireless service near the intersection of Lakeshore Dr and Machado St, and the surrounding vicinity from this point, especially to the east. The determination of service deficiency in this area is based on modeled propagation maps, customer feedback and complaints, and drive data. The proposed site will extend voice and data coverage to areas near the described locations and surrounding areas. The proposed installation was strategically placed, based on the availability of zoning feasible locations, to resolve coverage deficiencies and improve network reliability to the AT&T Wireless customers in the area (see separate Justification Plots and Signal Propagation Maps).

#### **IV. Alternative Site Analysis**

AT&T focused on the area near the intersection of Lakeshore Dr and Machado St. to locate a new facility and provide coverage to the surrounding area, which demonstrated a coverage deficiency. The adjacent properties to the north, south, west and east are developed with a combination of residential uses and some level commercial uses.

Below is an exhibit that shows the locations of other properties that were explored near the search ring that centered near Lakeshore Dr and Machado St, and the reasons they were not pursued. The proposed location is the closest to the identified coverage objectives. The owner was agreeable to the terms of the lease, and the large property helps to provide a buffer with the nearby residential uses, and meets the requirements of the City's zoning ordinance, so it was selected. The proposed location allows AT&T to see the coverage objectives needed to provide service to the surrounding area using its line-of-sight technology.



**Aerial Map Showing Proposed Site and Alternatives**

Based upon the above exhibit, when Code Section 17.186.070.F (which defines a Development Standard for a minimum separation from the wireless communications facility to a residential property line), is applied, many of the potential candidates are rendered less than ideal, and as further described below.

Candidate Name	Address	Analysis
Candidate 1 (Subject Site) Machado Self Storage	16401 Lakeshore Dr	Owner has interest. The property is a Commercial Zone and developed. It is large enough to provide a buffer to nearby residential zones.
Candidate 2 Commercial Property Rite Aid	Southeast corner of Lakeshore Dr and Machado St	Owner interest has not been established, but property is not large enough to provide adequate buffer to nearby residential.
Candidate 3 Commercial Property Albertsons	Northwest corner of Lakeshore Dr and Riverside Dr	Owner interest has not been established. Also, this location is too close to an existing AT&T site further east on Lakeshore Dr, and does not adequately cover areas to the east.
Candidate 4 Collocation Site SBA	16401 Lakeshore Dr (Same Owner Site)	There is an existing 80 foot tall monopine wireless telecommunication facility that was explored as a collocation option. However, there are currently 3 existing carriers and no additional space at a height that would meet coverage objectives. Also, there is the possibility that this would not structurally support an additional and fourth set of antennas.

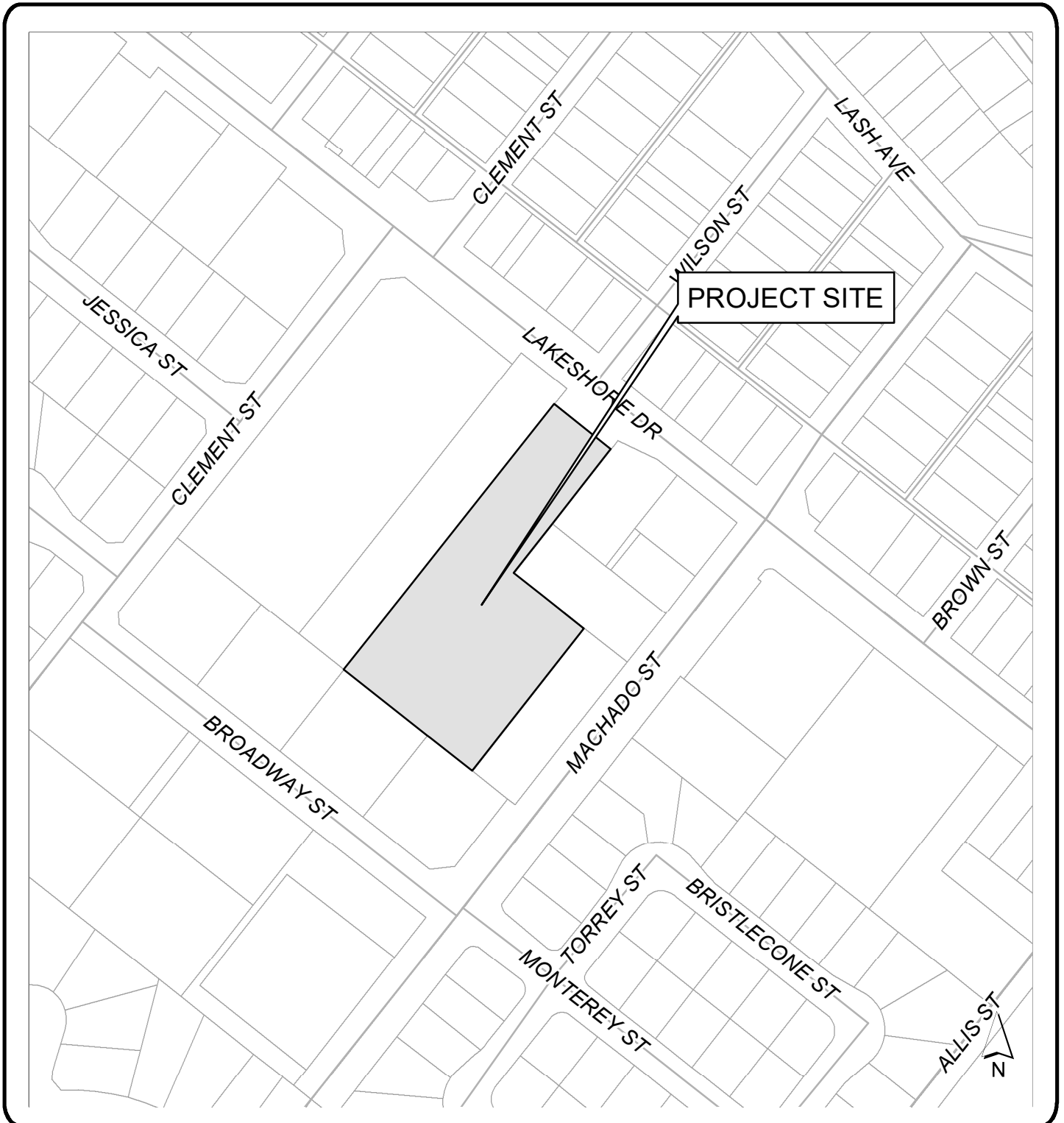
Given the limitations described above, the current proposed site is an ideal candidate that will allow the proposed wireless telecommunication facility to meet all required development standards. Furthermore, the placement and siting of the facility is centrally located within the property, which will help to mitigate its impacts to the surrounding neighborhoods.

## **V. Project Benefits**

The proposed project will provide the following community benefits.

- Higher data transfer rates (4 times as fast)
- Enhanced coverage (including in-building)
- Simultaneous voice and data
- Higher security and privacy for telephone users.
- Enhanced 911 (E911)

Planning Application No. 2019-15  
APN: 379-250-044  
VICINITY MAP





Planning Application No. 2019-15  
APN: 379-250-044  
AERIAL MAP





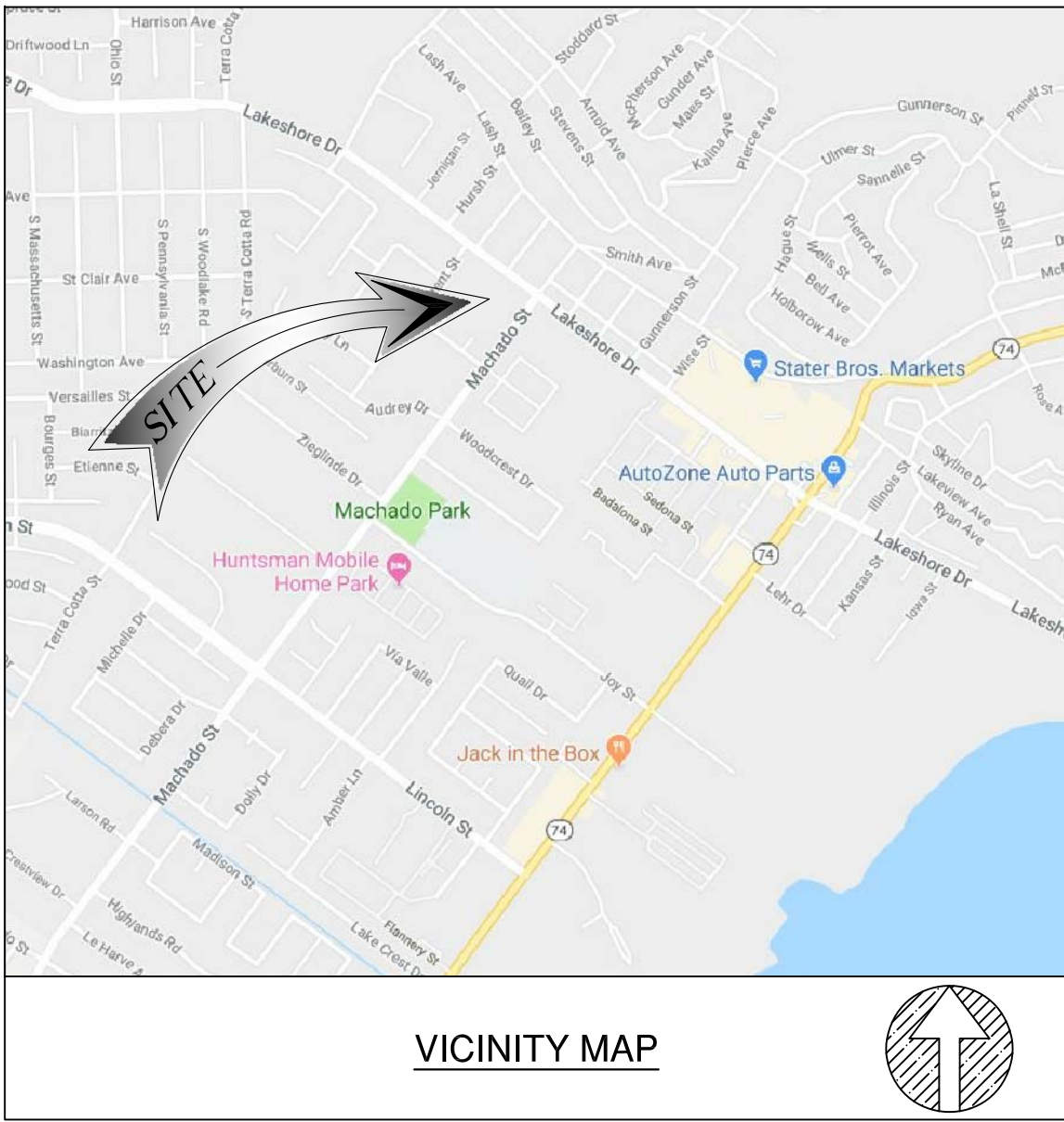
IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

**ZONING DRAWING**

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. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

T-1





APN  
379-250-044 & 379-250-045

SITE ADDRESS  
16401 LAKESHORE DR., LAKE ELSINORE, CA 92530

TITLE REPORT

TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH ORDER NUMBER 09209052-920-CMM-CM8 AND GUARANTEE NUMBER CA-SFXFC-IMP-81G28-1-19-09209052 DATED FEBRUARY 8, 2019

BASIS OF BEARING

THE CENTERLINE OF LAKESHORE DRIVE BEARING N53°04'30"W WAS USED AS BASIS OF BEARING FOR THIS SURVEY.

BENCH MARK

ELEVATIONS ARE BASED ON CALVRS G.P.S. BROADCAST COORDINATE VALUES FOR 2017, NAVD 88.

FLOODZONE

SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06065C2028G EFFECTIVE DATE 08/28/2008.

LEGAL DESCRIPTION

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

PARCEL 1:  
PURSUANT TO THE SUBDIVISION MAP ACT, SECTION 66499.20 % AND CITY OF LAKE ELSINORE ORDINANCE 740, SECTION 16.20.080, THE MERGER OF ALL THOSE PORTIONS OF LOT 10 IN BLOCK B, OF RANCHO LA LAGUNA, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 377, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AS DESCRIBED IN INSTRUMENT NO. 39074, RECORDED APRIL 29, 1968, TOGETHER WITH INSTRUMENT NO. 100410, RECORDED NOVEMBER 15, 1967, TOGETHER WITH INSTRUMENT NO. 100408, RECORDED NOVEMBER 15, 1967, TOGETHER WITH INSTRUMENT NO. 47246, RECORDED MAY 14, 1969, ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THE EFFECTS OF A RECORD OF SURVEY AS SHOWN BY MAP ON FILE IN BOOK 71, PAGE 44, RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THE EFFECTS OF LOT LINE ADJUSTMENT NO. 97-03, RECORDED APRIL 3, 1998, AS INSTRUMENT NO. 127546, ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS APPROVED UNDER CERTIFICATE OF MERGER CASE NO. 97-05 ON MARCH 24, 1998, BY THE CITY LAKE ELSINORE, CALIFORNIA.

THE ABOVE PROPERTY SHALL HEREINAFTER BE DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 10, IN BLOCK B, OF RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY CALIFORNIA, AS DESCRIBED IN INSTRUMENT NO. 39074, RECORDED APRIL 29, 1968, TOGETHER WITH INSTRUMENT NO. 100410, RECORDED NOVEMBER 15, 1967, TOGETHER WITH INSTRUMENT NO. 100408, RECORDED NOVEMBER 15, 1967 TOGETHER WITH INSTRUMENT NO. 47246, RECORDED MAY 14, 1969, ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA, TOGETHER WITH THE EFFECTS OF A RECORD OF SURVEY AS SHOWN BY MAP ON FILE IN BOOK 71, PAGE 44, RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THE EFFECTS OF LOT LINE ADJUSTMENT NO. 97-03, RECORDED APRIL 3, 1998, AS INSTRUMENT NO. 127546, ON FILE IN OFFICIAL RECORD OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF LAKESHORE DRIVE 60 FEET IN WIDTH (FORMERLY KNOWN AS RICE STREET) DISTANT THEREON, 316.16 FEET NORTHWESTERLY FROM THE INTERSECTION OF SAID SOUTHWESTERLY LINE, WITH THE NORTHWESTERLY LINE OF MACHADO STREET, 60 FEET IN WIDTH;  
THENCE SOUTH 36° 55' 30" WEST, 522.50 FEET;  
THENCE SOUTH 53° 04' 30" EAST, 237.12 FEET;  
THENCE NORTH 36° 55' 30" EAST 260.00 FEET;  
THENCE NORTH 53° 04' 30" WEST, 132.12 FEET;  
THENCE NORTH 36° 55' 30" EAST, 262.50 FEET TO THE SOUTHWESTERLY LINE OF LAKESHORE DRIVE, DISTANT SOUTHEASTERLY THEREON, 105.00 FEET FROM THE POINT OF BEGINNING

THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE, 105.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED BY DEED TO THE COUNTY OF RIVERSIDE RECORDED NOVEMBER 2, 1977 AS INSTRUMENT NO. 218730 OF OFFICIAL RECORDS.

THE ABOVE LAND IS DESCRIBED PURSUANT TO AND SHOWN AS PARCEL 1 ON CERTIFICATE OF PARCEL MERGER NO. 97-05 RECORDED APRIL 17, 1998 AS INSTRUMENT NO. 98-149050 OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF LOT 10 IN BLOCK B, OF RANCHO LA LAGUNA, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 377, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 14, 1983 ON FILE IN BOOK 1983, PAGE 187824 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF LOT 10, IN BLOCK B, RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, PER INSTRUMENT NO. 103250 RECORDED OCTOBER 28, 1968 ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF MACHADO STREET, 60 FEET IN WIDTH DISTANT THEREON, 262.5 FEET SOUTHWESTERLY FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE, WITH THE SOUTHWESTERLY LINE OF LAKESHORE DRIVE, 60 FEET IN WIDTH (FORMERLY KNOWN AS RICE STREET);  
THENCE NORTH 53° 04' 30" WEST, 79.04 FEET;  
THENCE SOUTH 36° 55' 30" WEST 260.00 FEET;  
THENCE SOUTH 53° 04' 30" EAST, 79.04 FEET TO THE NORTHWESTERLY LINE OF MACHADO STREET DISTANCE SOUTHWESTERLY THEREON, 260.00 FEET FORM THE POINT OF BEGINNING;  
THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED NORTHWESTERLY LINE, 260.00 FEET TO THE POINT OF BEGINNING.

APN: 379-250-044 & 379-250-045

SCHEDULE B (EXCEPTIONS)

ITEMS A,B,C ARE TAX RELATED  
ITEMS D,E ARE LIENS RELATED  
ITEMS 1,2,3 ARE RIGHTS RELATED  
ITEMS 3,20,24 ARE DEEDS RELATED  
ITEMS 4,7 ARE RECORD OF SURVEY RELATED  
ITEMS 9,10,12,14,15,16,17,18,19,21 ARE AGREEMENTS RELATED  
ITEM 22 IS STATEMENT RELATED

2 AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND.

NOT PLOTTED. MAP IS NOT AVAILABLE IN THE TITLE REPORT.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: COUNTY OF RIVERSIDE  
PURPOSE: FOR PUBLIC ROAD AND DRAINAGE PURPOSES  
RECORDING DATE: DECEMBER 30, 1988  
RECORDING NO: AS INSTRUMENT NO. 385160, OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND

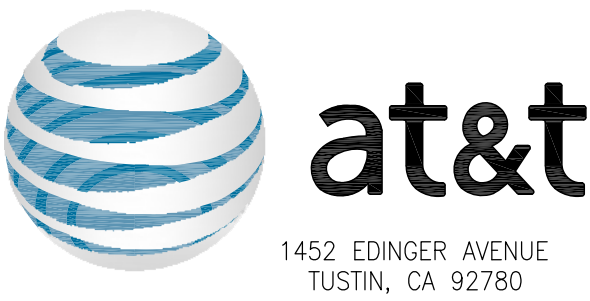
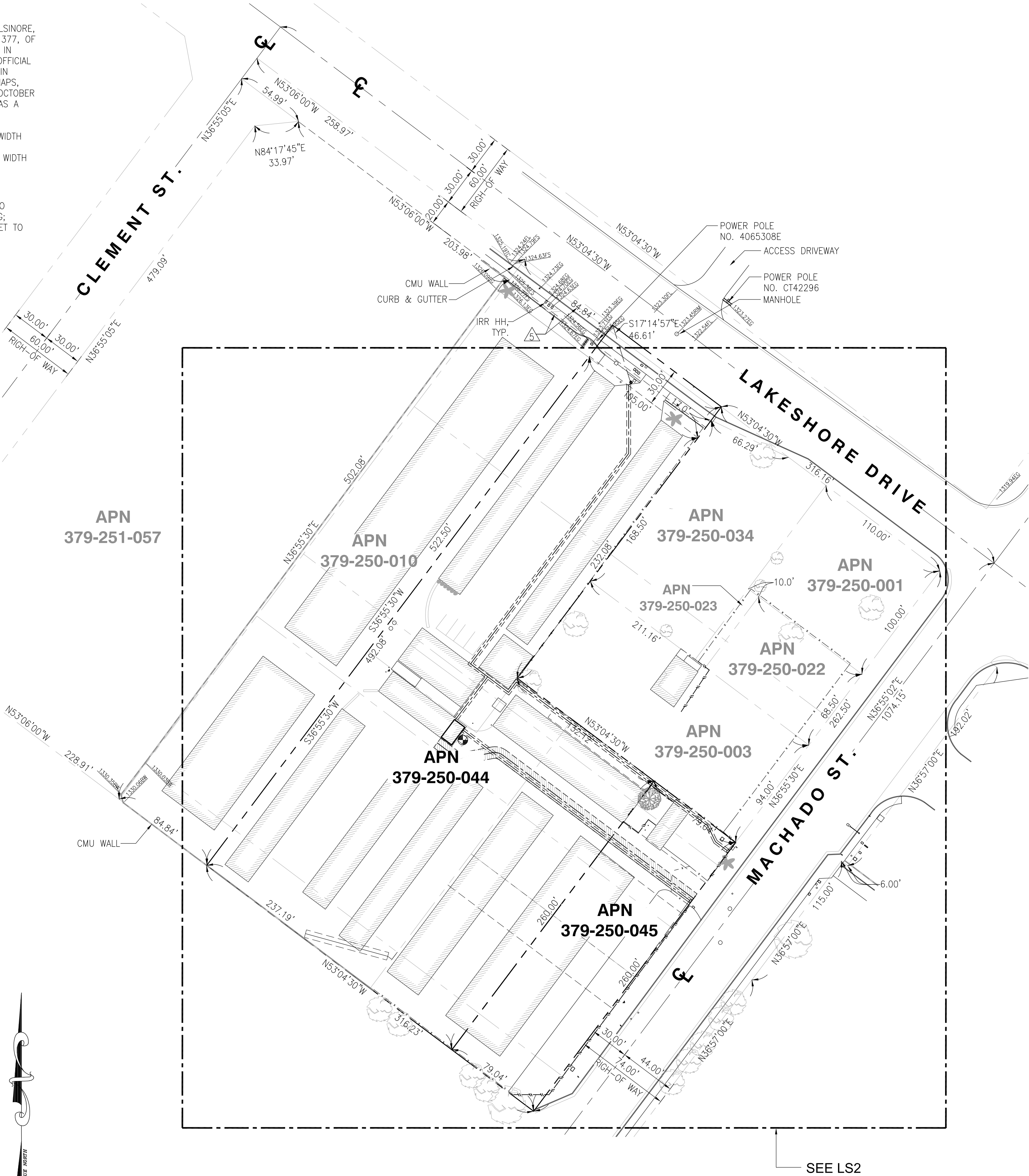
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CITY OF LAKE ELSINORE  
PURPOSE: FOR EMERGENCY VEHICLE INGRESS AND EGRESS  
RECORDING DATE: APRIL 17, 1998  
RECORDING NO: AS INSTRUMENT NO. 149049, OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: THE CITY OF LAKE ELSINORE  
PURPOSE: FOR RIGHT OF WAY  
RECORDING DATE: APRIL 17, 1998  
RECORDING NO: AS INSTRUMENT NO. 149051, OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
PURPOSE: PUBLIC UTILITIES  
RECORDING DATE: JANUARY 29, 2003  
RECORDING NO: AS INSTRUMENT NO. 2003-065270, OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY  
PURPOSE: PUBLIC UTILITIES  
RECORDING DATE: SEPTEMBER 23, 2009  
RECORDING NO: AS INSTRUMENT NO. 2009-0493968, OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND

PROPERTY LINES ARE BASED FROM  
TRACT NO. 23000 DATED AUG. 19, 1988  
PARCEL MAP NO. 8168 DATED JULY 1976  
PARCEL MERGER 97-05 DATED APRIL 17, 1998



65 POST, SUITE 1000  
IRVINE, CA 92618



10650 SCRIPPS RANCH BLVD., SUITE 224  
SAN DIEGO, CA 92131  
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
3	03/18/2019	FINAL SURVEY
2	02/08/2019	ADDED PROPOSED POLE LOCATION
1	01/21/2019	PRELIMINARY SURVEY

ISSUED DATE:

MARCH 18, 2019

ISSUED FOR:

FINAL SURVEY

LICENSURE:



PROJECT INFORMATION:

CSL00342

16401 LAKESHORE DR.,  
LAKE ELSINORE, CA 92530

DRAWN BY: APL

CHECKED BY: MP

SHEET TITLE:

TOPOGRAPHIC  
SURVEY

SHEET NUMBER:

LS-1



LEGEND

- CENTER LINE  
— PROPERTY LINE  
x — CHAIN-LINK FENCE  
— WOOD FENCE  
--- EASEMENT LINE  
▬▬▬ RETAINING WALL  
TC TOP OF CURB  
TB TOP OF BERM  
FL FLOW LINE  
FS FINISH SURFACE  
EG EXISTING GRADE  
EP EDGE OF PAVEMENT  
BW BACK OF WALK  
RIM TOP OF MANHOLE LID  
TF TOP OF FENCE  
TB TOP OF BUILDING  
TT TOP OF TREE  
TR TOP OF ROOF

- TL TOP OF LEAF/BRANCHES  
TCA TOP OF CANOPY  
— EXISTING STREET LIGHT  
— EXISTING SIGN  
— GUY WIRE  
— POWER POLE  
— FIRE HYDRANT  
— PALM TREE  
— TREE

PROPOSED MONOPINE LOCATION

COORDINATES:  
LATITUDE: 33°41'18.97"N (33.688603)  
LONGITUDE: 117°22'30.28"W (-117.375078)  
GROUND ELEVATION: 1328.00'

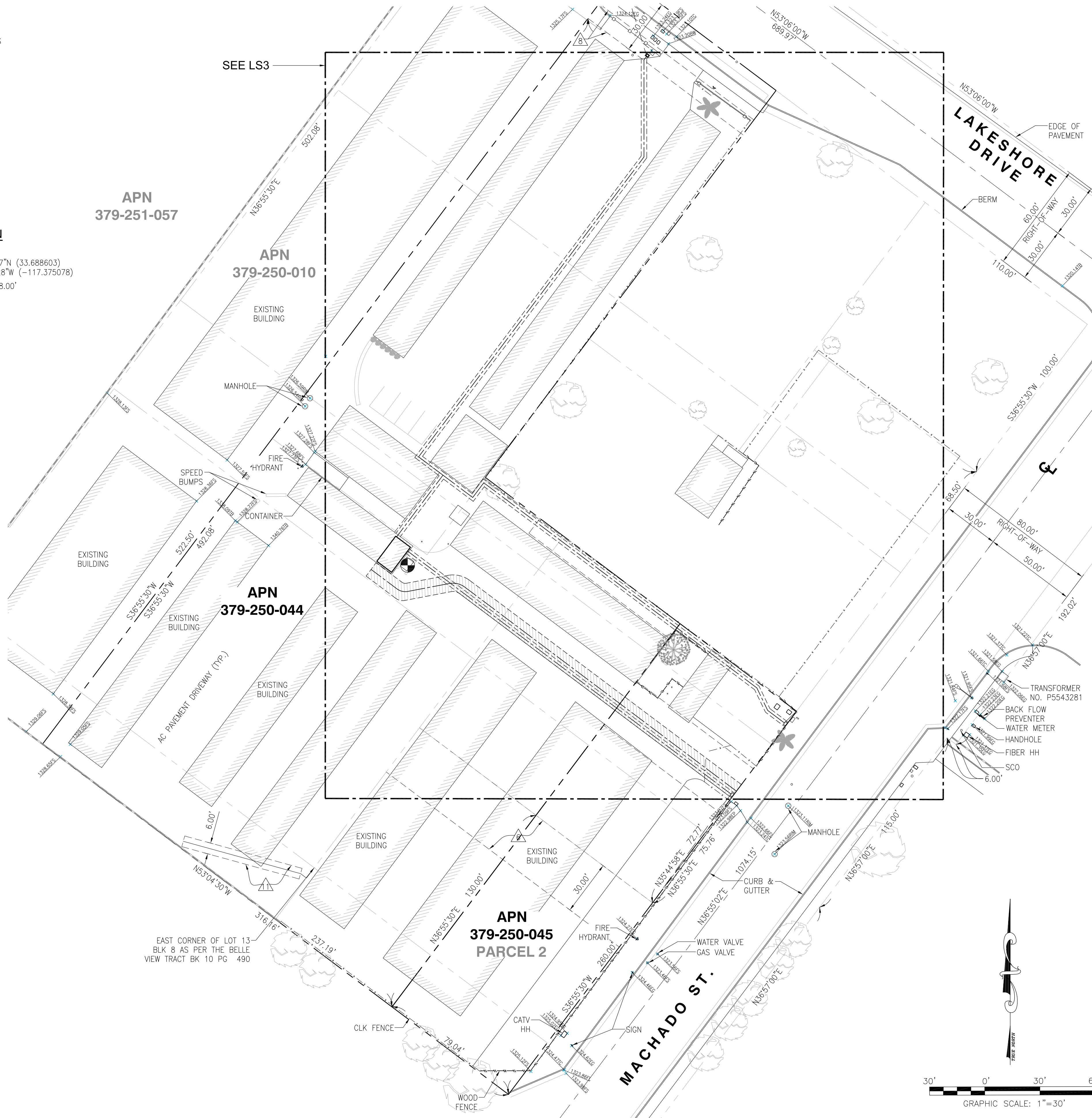
NOTES:

- 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 JANUARY 18, 2018

- TOP OF BRANCHES (79'-3" A.G.L.)  
ELEV. = 1403.34' AMSL  
TOP OF MONOPINE (76'-10" A.G.L.)  
ELEV. = 1400.94' AMSL  
TOP OF ANTENNA (74'-7" A.G.L.)  
ELEV. = 1398.67' AMSL  
BOT. OF ANTENNA (70'-5" A.G.L.)  
ELEV. = 1394.50' AMSL  
TOP OF ANTENNA (66'-9" A.G.L.)  
ELEV. = 1390.84' AMSL  
BOT. OF ANTENNA (60'-11" A.G.L.)  
ELEV. = 1381.25' AMSL  
TOP OF ANTENNA (57'-2" A.G.L.)  
ELEV. = 1376.90' AMSL  
BOT. OF ANTENNA (54'-10" A.G.L.)  
ELEV. = 1368.76' AMSL  
BOT. OF BRANCHES (44'-8" A.G.L.)  
ELEV. = 1368.76' AMSL

- MONOPINE BASE (0'-0" A.G.L.)  
ELEV. = 1324.07' AMSL

EXISTING MONOPINE PROFILE

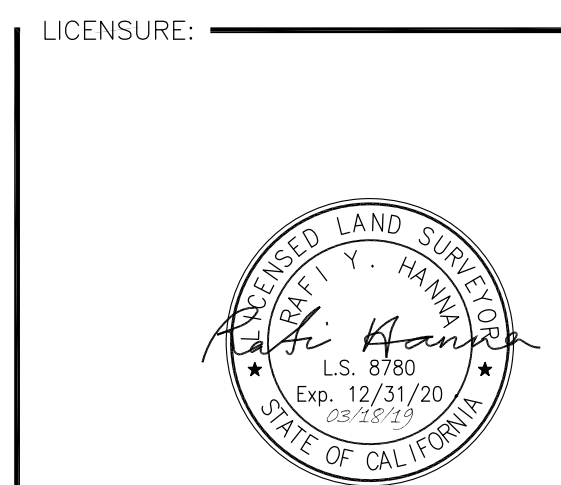


10650 SCRIPPS RANCH BLVD., SUITE 224  
SAN DIEGO, CA 92131  
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
3	03/18/2019	FINAL SURVEY
2	02/08/2019	ADDED PROPOSED POLE LOCATION
1	01/21/2019	PRELIMINARY SURVEY

ISSUED DATE: MARCH 18, 2019

ISSUED FOR: FINAL SURVEY



PROJECT INFORMATION:  
CSL00342  
16401 LAKESHORE DR.,  
LAKE ELSINORE, CA 92530

DRAWN BY: APL  
CHECKED BY: MP

SHEET TITLE: TOPOGRAPHIC SURVEY

SHEET NUMBER: LS-2



3 FEET WIDE UTILITY (POWER) EASEMENT CL DESCRIPTION (STRIP #1)

A STRIP OF LAND FOR THE PURPOSES OF UTILITY EASEMENT TO SERVE A TELECOMMUNICATION EQUIPMENT LEASE AREA DESCRIBED AS FOLLOWS:  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 10, IN BLOCK B, OF RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY CALIFORNIA, AS SHOWN ON RECORD OF SURVEY 71-44, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PG 44, INCLUSIVE OF RECORD OF SURVEY MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE EFFECTS OF LOT LINE ADJUSTMENT NO. 97-03, RECORDED APRIL 3,1998, AS INSTRUMENT NO. 127546, ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS APPROVED UNDER CERTIFICATE OF MERGER CASE NO. 97-05 ON MARCH 24, 1998, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID STRIP OF LAND BEING THREE (3.00) FEET IN WIDTH AND LYING ONE AND A HALF (1.50) FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT NORTHEAST CORNER OF SAID PARCEL 1 OF SAID INSTRUMENT NO. 127546;

THENCE SOUTH 17°14'57" EAST A DISTANCE OF 46.61 FEET TO THE TRUE POINT OF BEGINNING.  
THENCE SOUTH 36°46'27" WEST A DISTANCE OF 2.50 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 52.61 FEET; THENCE SOUTH 36°55'02" WEST A DISTANCE OF 203.48 FEET; THENCE SOUTH 53°04'58" EAST A DISTANCE OF 16.54 FEET; THENCE SOUTH 36°55'02" WEST A DISTANCE OF 41.88 FEET TO THE POINT OF TERMINUS DESIGNATED HEREIN AS POINT 'A'.

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

3 FEET WIDE UTILITY (POWER/FIBER) EASEMENT CL DESCRIPTION (STRIP #2)

A STRIP OF LAND FOR THE PURPOSES OF UTILITY EASEMENT TO SERVE A TELECOMMUNICATION EQUIPMENT LEASE AREA DESCRIBED AS FOLLOWS:  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 10, IN BLOCK B, OF RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY CALIFORNIA, AS SHOWN ON RECORD OF SURVEY 71-44, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PG 44, INCLUSIVE OF RECORD OF SURVEY MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE EFFECTS OF LOT LINE ADJUSTMENT NO. 97-03, RECORDED APRIL 3,1998, AS INSTRUMENT NO. 127546, ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS APPROVED UNDER CERTIFICATE OF MERGER CASE NO. 97-05 ON MARCH 24, 1998, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID STRIP OF LAND BEING THREE (3.00) FEET IN WIDTH AND LYING ONE AND A HALF (1.50) FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SOUTHEAST CORNER OF SAID PARCEL 2 OF SAID INSTRUMENT NO. 127546;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2 SOUTH 46°20'58" WEST A DISTANCE OF 9.16 FEET TO THE TRUE POINT OF BEGINNING. THENCE LEAVING SAID SOUTHEASTERLY LINE OF SAID PARCEL 2 NORTH 53°04'58" WEST A DISTANCE OF 8.23 FEET; THENCE NORTH 25°44'04" WEST A DISTANCE OF 13.55 FEET; THENCE NORTH 53°04'58" WEST A DISTANCE OF 185.22 FEET; THENCE SOUTH 36°55'02" WEST A DISTANCE OF 9.98 FEET; THENCE NORTH 53°04'58" WEST A DISTANCE OF 20.15 FEET; THENCE SOUTH 36°55'02" WEST A DISTANCE OF 41.88 FEET TO THE POINT OF TERMINUS DESIGNATED HEREIN AS POINT 'A'.

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

3 FEET WIDE UTILITY (POWER/FIBER) EASEMENT CL DESCRIPTION (STRIP #3)

A STRIP OF LAND FOR THE PURPOSES OF UTILITY EASEMENT TO SERVE A TELECOMMUNICATION EQUIPMENT LEASE AREA DESCRIBED AS FOLLOWS:  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 10, IN BLOCK B, OF RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY CALIFORNIA, AS SHOWN ON RECORD OF SURVEY 71-44, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PG 44, INCLUSIVE OF RECORD OF SURVEY MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE EFFECTS OF LOT LINE ADJUSTMENT NO. 97-03, RECORDED APRIL 3,1998, AS INSTRUMENT NO. 127546, ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS APPROVED UNDER CERTIFICATE OF MERGER CASE NO. 97-05 ON MARCH 24, 1998, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID STRIP OF LAND BEING THREE (3.00) FEET IN WIDTH AND LYING ONE AND A HALF (1.50) FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SOUTHEAST CORNER OF SAID PARCEL 2 OF SAID INSTRUMENT NO. 127546;

THENCE NORTH 35°44'58" EAST A DISTANCE OF 72.77 FEET TO THE TRUE POINT OF BEGINNING.  
THENCE NORTH 53°04'58" WEST A DISTANCE OF 219.32 FEET TO THE POINT OF TERMINUS DESIGNATED HEREIN AS POINT 'B'.

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

9 FEET WIDE ACCESS EASEMENT CL DESCRIPTION (STRIP #4)

A STRIP OF LAND FOR THE PURPOSES OF ACCESS EASEMENT TO SERVE A TELECOMMUNICATION EQUIPMENT LEASE AREA DESCRIBED AS FOLLOWS:  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 10, IN BLOCK B, OF RANCHO LA LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY CALIFORNIA, AS SHOWN ON RECORD OF SURVEY 71-44, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PG 44, INCLUSIVE OF RECORD OF SURVEY MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE EFFECTS OF LOT LINE ADJUSTMENT NO. 97-03, RECORDED APRIL 3,1998, AS INSTRUMENT NO. 127546, ON FILE IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS APPROVED UNDER CERTIFICATE OF MERGER CASE NO. 97-05 ON MARCH 24, 1998, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID STRIP OF LAND BEING NINE (9.00) FEET IN WIDTH AND LYING FOUR AND A HALF (4.50) FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SOUTHEAST CORNER OF SAID PARCEL 2 OF SAID INSTRUMENT NO. 127546;

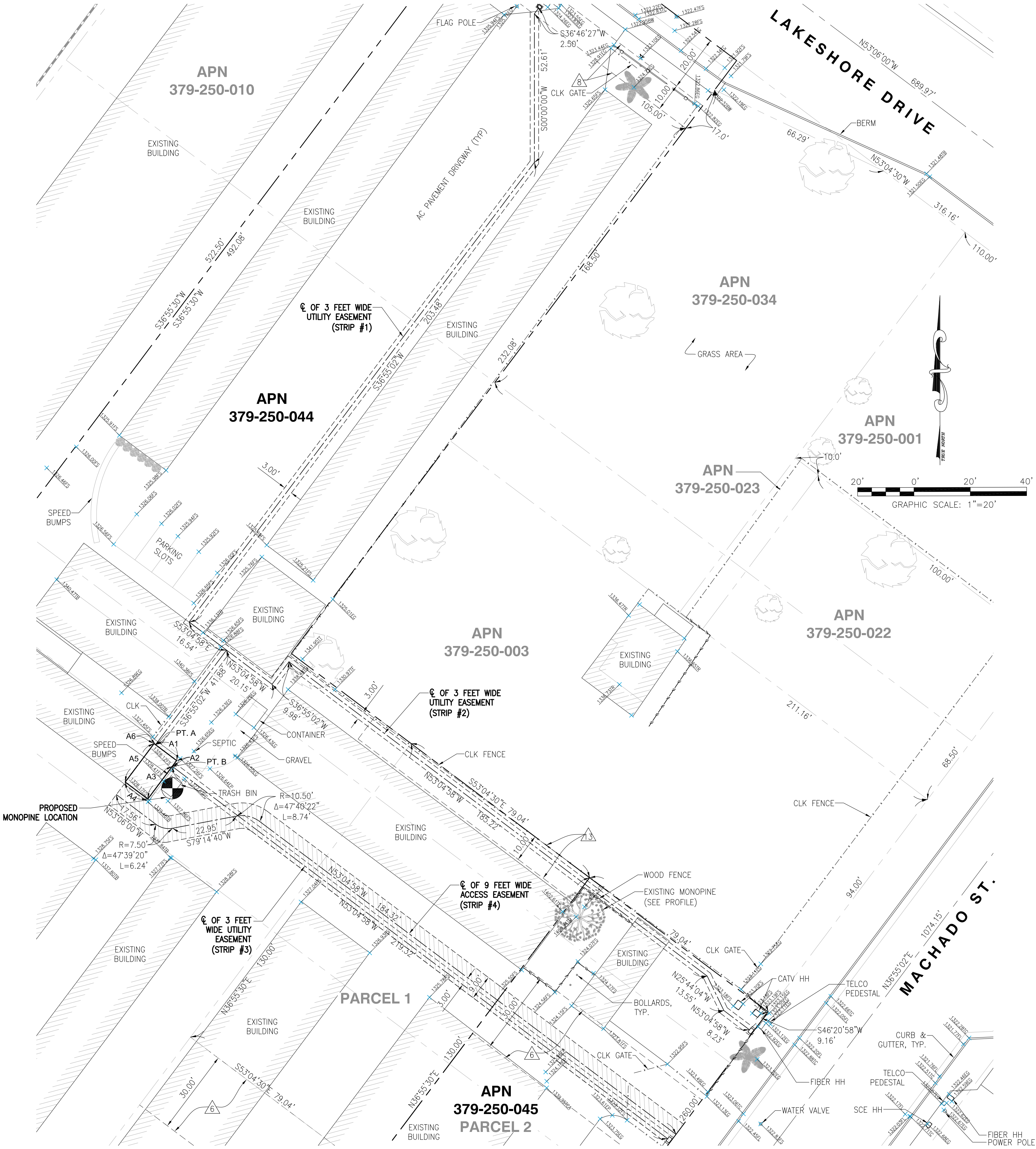
THENCE NORTH 35°44'58" EAST A DISTANCE OF 72.77 FEET TO THE TRUE POINT OF BEGINNING.  
THENCE NORTH 53°04'58" WEST A DISTANCE OF 184.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 10.50 FEET; THENCE NORTHERLY AND WESTERLY THROUGH A CENTRAL ANGLE OF 47°40'22" AN ARC DISTANCE OF 8.74 FEET; THENCE SOUTH 79°14'40" WEST A DISTANCE OF 22.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 7.50 FEET; THENCE SOUTHERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 47°39'20" AN ARC DISTANCE OF 6.24 FEET; THENCE NORTH 53°06'00" WEST A DISTANCE OF 17.56 TO THE POINT OF TERMINUS.

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

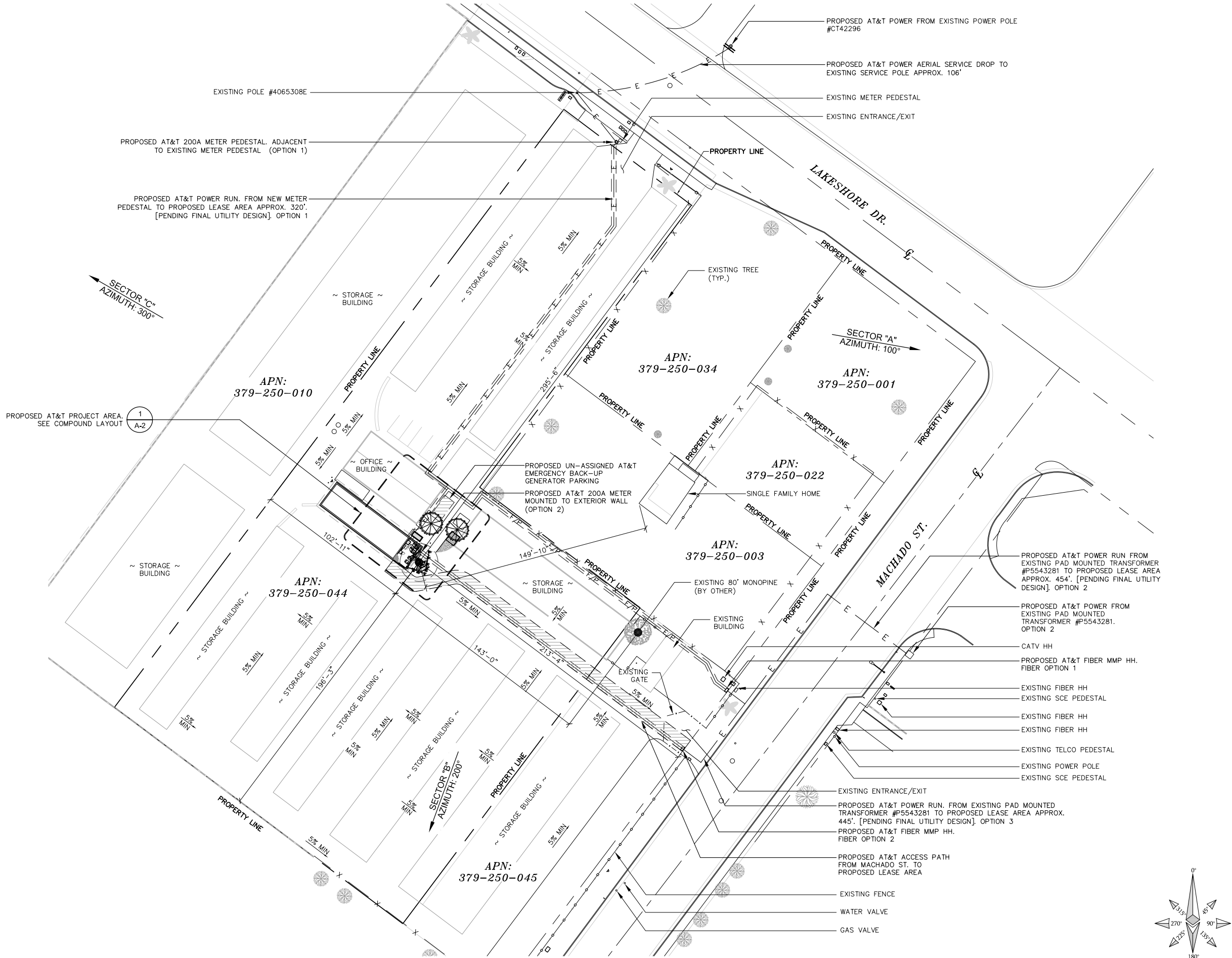
LEASE AREA DESCRIPTION

BEGINNING AT HEREIN ABOVE DESCRIBED POINT 'A'; THENCE SOUTH 53°06'00" EAST A DISTANCE OF 9.36 FEET; THENCE SOUTH 36°54'00" WEST A DISTANCE OF 2.58 FEET TO POINT 'B';  
THENCE SOUTH 36°54'00" WEST A DISTANCE OF 14.42 FEET;  
THENCE NORTH 53°06'00" WEST A DISTANCE OF 10.00 FEET;  
THENCE NORTH 36°54'00" EAST A DISTANCE OF 17.00 FEET;  
THENCE SOUTH 53°06'00" EAST A DISTANCE OF 0.63 FEET;  
TO THE POINT OF BEGINNING OF THE SAID PARCEL OF LAND CONTAINING 170.00 SQUARE FEET.

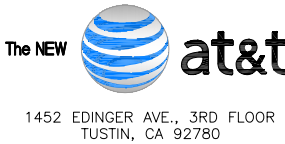
EQUIPMENT LEASE AREA		
NO.	BEARING	LENGTH
A1	S 53°06'00" E	9.36'
A2	S 36°54'00" W	2.58'
A3	S 36°54'00" W	14.42'
A4	N 53°06'00" W	10.00'
A5	N 36°54'00" E	17.00'
A6	S 53°06'00" E	0.63'







APPLICANT:



ENGINEER:



DRAWN BY: HT/AS/MAG/MP  
CHECKED BY: CV/AG

REVISIONS:		
REV	DATE	DESCRIPTION
2	07/27/19	MICROWAVE ADD
1	04/12/19	CITY COMMENTS
0	02/06/19	100% ZONING DRAWING
A	01/28/19	90% ZONING DRAWING

LICENSER:

PROJECT INFORMATION:

CSL00342  
16401 LAKESHORE DR.  
LAKE ELSINORE, CA 92530

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1



OPTIMUM ANTENNA REQUIREMENTS (VERIFY WITH CURRENT RFDS)								
SECTOR	TECHNOLOGY	ANTENNA MODEL		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE		
	PROP	PROPOSED	ANTENNA SIZE	PROP	PROP	LENGTH	PART NUMBER	
ALPHA SECTOR	A1	LTE	PANEL ANTENNA	8'	100'	66'	±100'	2 FIBER
	A2	LTE	PANEL ANTENNA	8'	100'	66'	±100'	2 FIBER
	A3	LTE	PANEL ANTENNA	8'	100'	66'	±100'	2 FIBER
	A4	LTE	PANEL ANTENNA	8'	100'	66'	±100'	2 FIBER
BETA SECTOR	B1	LTE	PANEL ANTENNA	8'	200'	66'	±100'	2 FIBER
	B2	LTE	PANEL ANTENNA	8'	200'	66'	±100'	2 FIBER
	B3	LTE	PANEL ANTENNA	8'	200'	66'	±100'	2 FIBER
	B4	LTE	PANEL ANTENNA	8'	200'	66'	±100'	2 FIBER
GAMMA SECTOR	C1	LTE	PANEL ANTENNA	8'	300'	66'	±100'	2 FIBER
	C2	LTE	PANEL ANTENNA	8'	300'	66'	±100'	2 FIBER
	C3	LTE	PANEL ANTENNA	8'	300'	66'	±100'	2 FIBER
	C4	LTE	PANEL ANTENNA	8'	300'	66'	±100'	2 FIBER

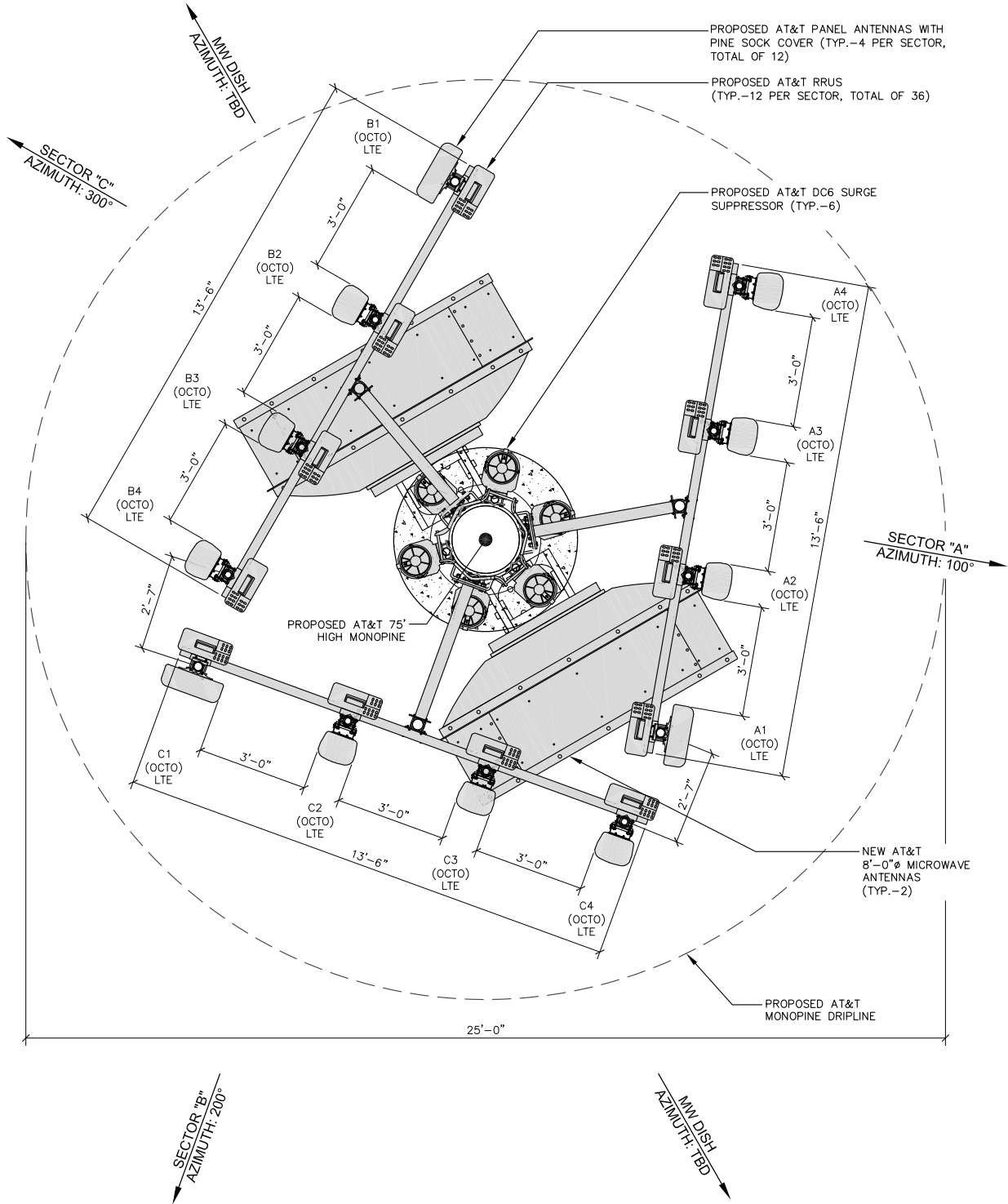
NOTES TO CONTRACTOR

- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
- CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
- CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).

NOTE:  
MONOPINE FOLIAGE NOT SHOWN FOR CLARITY.

REMOTE RADIO UNITS						
SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			
			ABOVE	BELOW	SIDES	
ALPHA SECTOR	A1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	A4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
BETA SECTOR	B1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	B4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
GAMMA SECTOR	C1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C1	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C2	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C3	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"
	C4	ERICSSON RRUs (LTE)	±15'	16"	8"	0"

SURGE SUPPRESSION SYSTEM				
SYSTEM	MANUFACTURER	PART NUMBER	QTY	LOCATION
	RAYCAP	DC12-48-60-RM	3	MOUNTED ON NEW LTE EQUIPMENT RACK
	RAYCAP	DC6-48-60-18-8F	6	MOUNTED ON NEW MONOPINE



APPLICANT:

**The NEW at&t**

1452 EDINGER AVE., 3RD FLOOR  
TUSTIN, CA 92780

ENGINEER:

**Eukon**  
an SFC Communications, Inc. Company

65 POST, SUITE 1000  
IRVINE, CA 92618  
TEL: (949) 553-8566  
[www.eukongroup.com](http://www.eukongroup.com)

DRAWN BY: HT/AS/MAG/MP  
CHECKED BY: CV/AG

REVISIONS:		
2	07/27/19	MICROWAVE ADD
1	04/12/19	CITY COMMENTS
0	02/06/19	100% ZONING DRAWING
A	01/28/19	90% ZONING DRAWING
REV	DATE	DESCRIPTION

LICENSER:

PROJECT INFORMATION:

CSL00342  
16401 LAKESHORE DR.  
LAKE ELSINORE, CA 92530

SHEET TITLE:

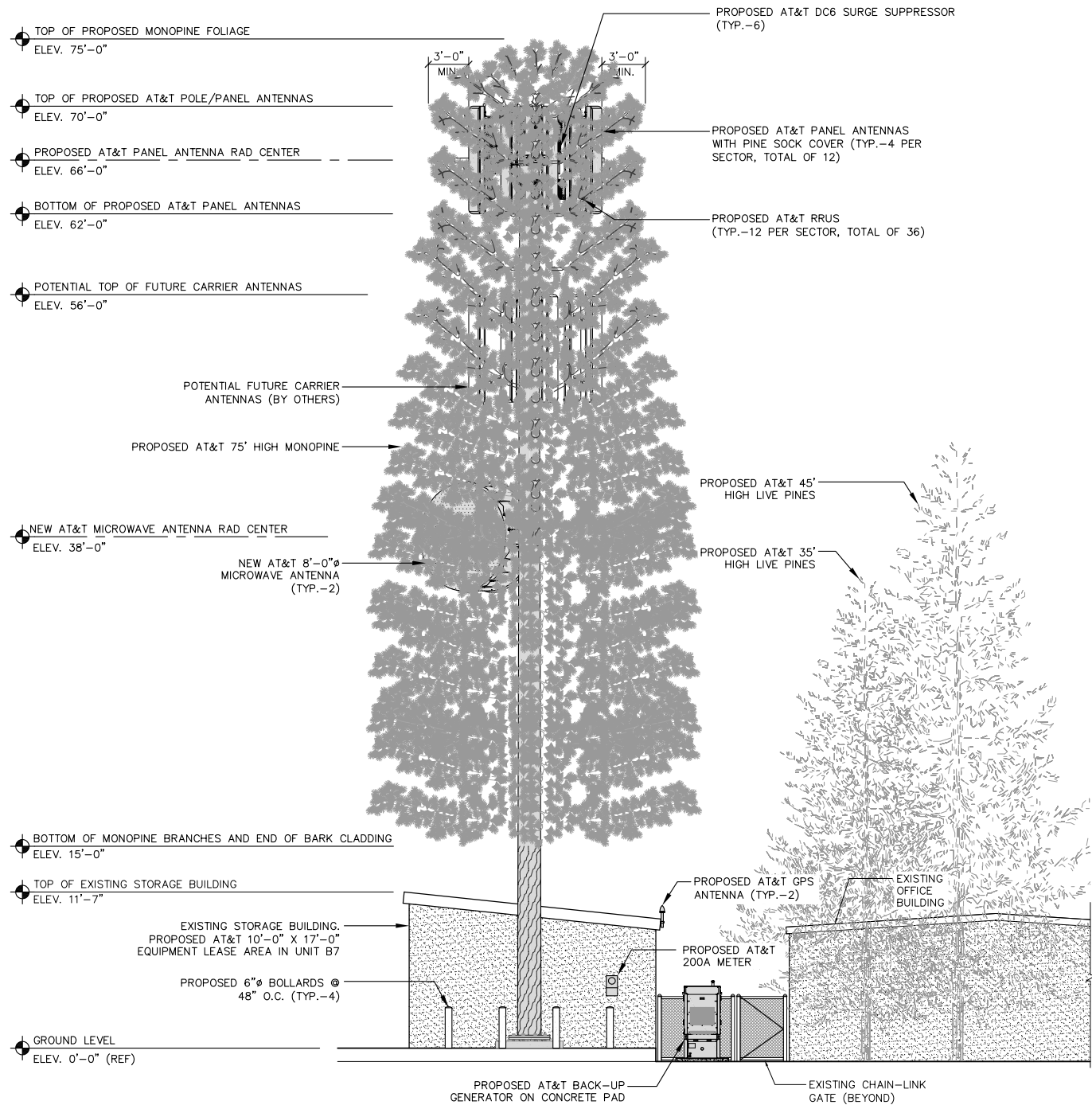
**ANTENNA AND RRU  
SCHEDULE &  
ANTENNA LAYOUT**

SHEET NUMBER:

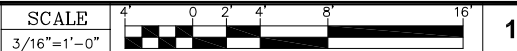
**A-3**



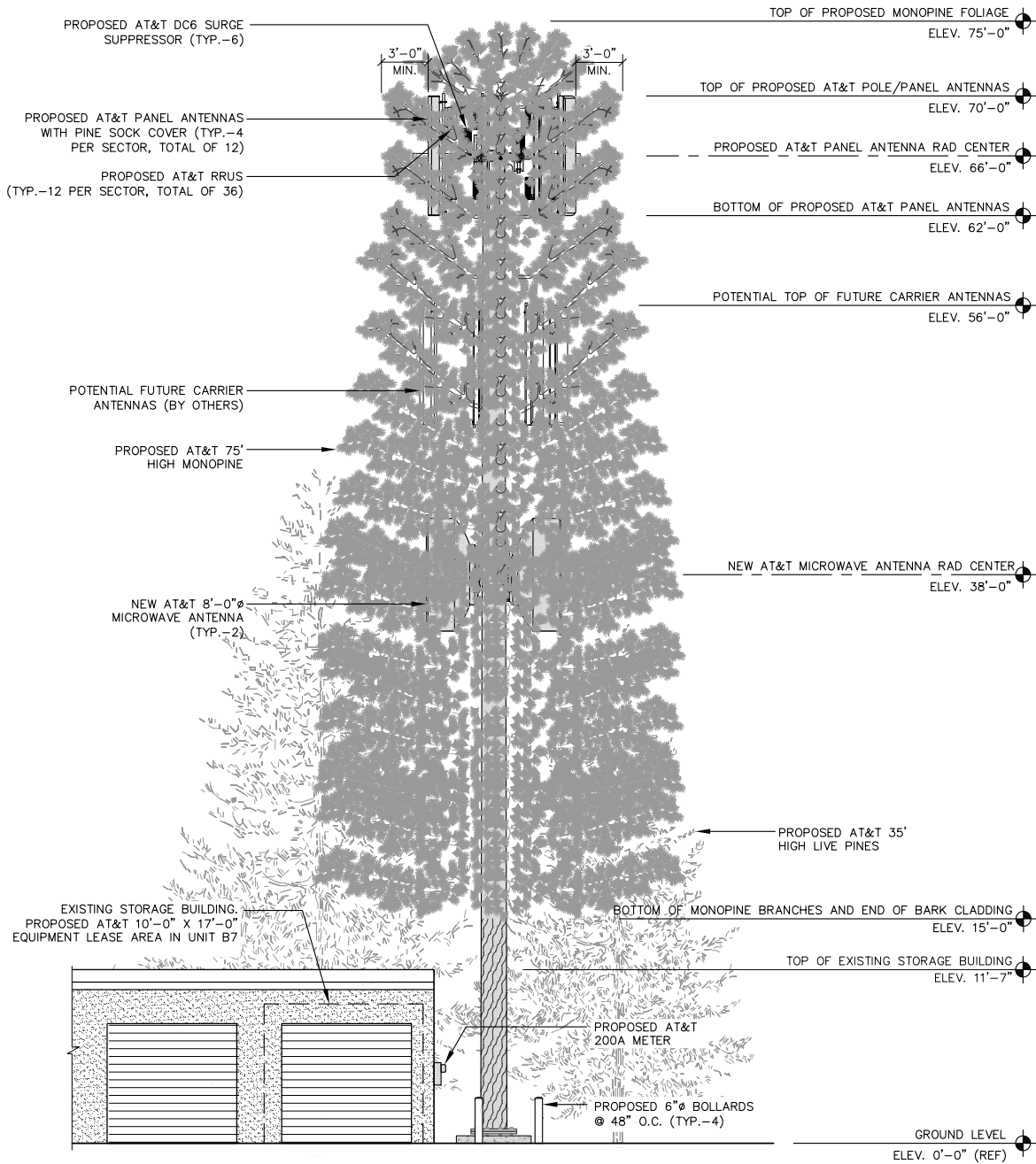
NOTES:  
1. CONCEPTUAL DESIGN.  
2. PER SECTION 17.186.040.D OF THE MUNICIPAL CODE, MAXIMUM PERMITTED INCREASE AS AUTHORIZED BY THE SPECTRUM ACT, USING THE PROPOSED PROJECT BASELINE HEIGHT OF 60 FEET, QUALIFIES FOR THE INCREASE OF ONE ADDITIONAL ANTENNA ARRAY WITH SEPARATION FROM THE EXISTING ANTENNAS NOT TO EXCEED 20 FEET, FOR A MAXIMUM ALLOWED HEIGHT OF 80 FEET.  
3. MONOPINE BRANCHES TO BE SPACED AT MINIMUM 3 BRANCHES PER FOOT.  
4. POLE DESIGN TO ACCOMMODATE FUTURE COLOCATION.



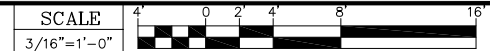
PROPOSED SOUTHEAST ELEVATION



1

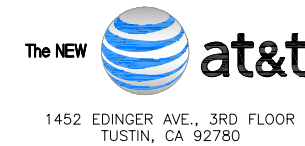


PROPOSED SOUTHWEST ELEVATION



2

APPLICANT:



ENGINEER:



DRAWN BY: HT/AS/MAG/MP  
CHECKED BY: CV/AG

REVISIONS:

REV	DATE	DESCRIPTION
2	07/27/19	MICROWAVE ADD
1	04/12/19	CITY COMMENTS
0	02/06/19	100% ZONING DRAWING
A	01/28/19	90% ZONING DRAWING

LICENSER:

PROJECT INFORMATION:

CSL00342  
16401 LAKESHORE DR.  
LAKE ELSINORE, CA 92530

SHEET TITLE:

PROPOSED SOUTHEAST  
AND SOUTHWEST  
ELEVATION

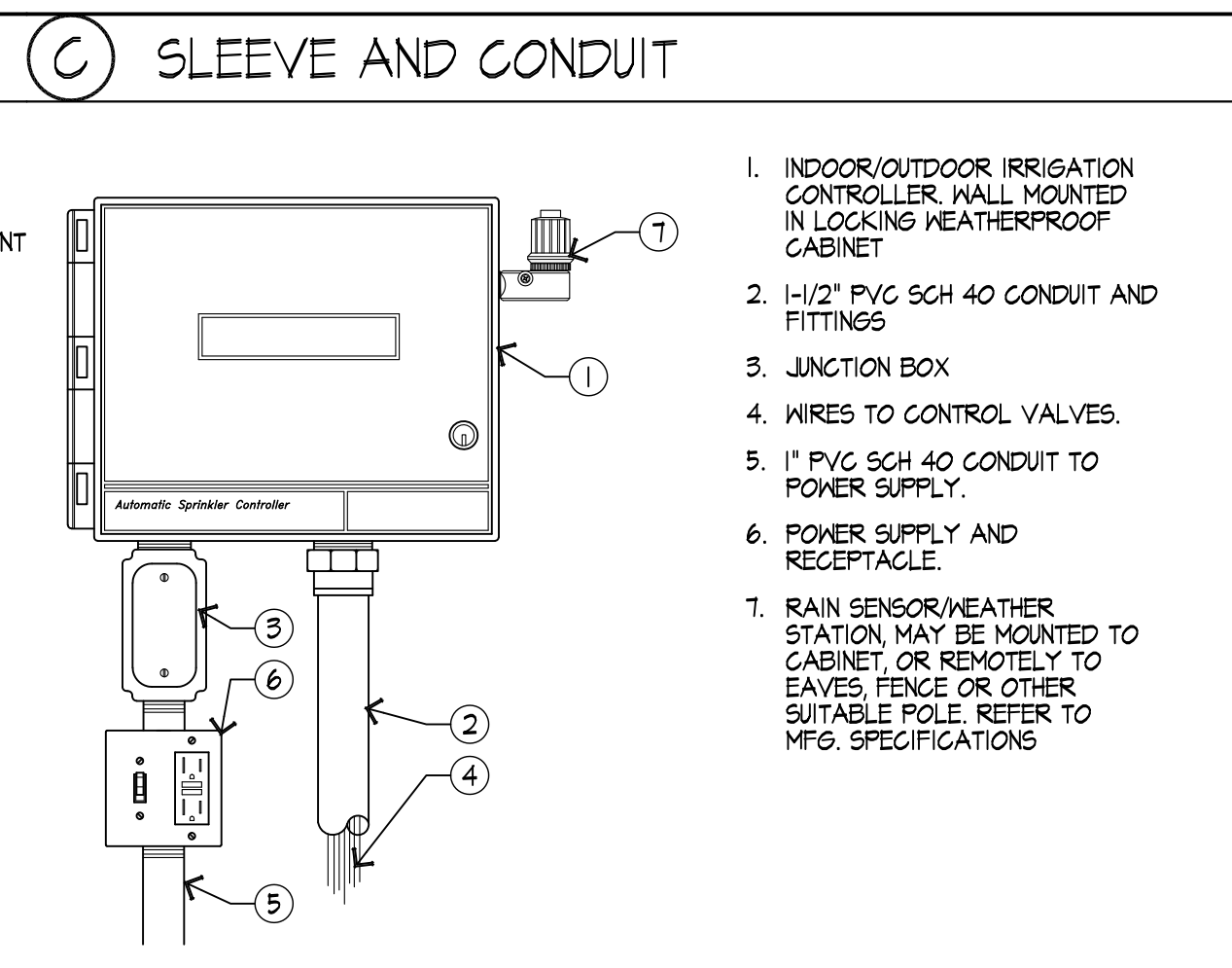
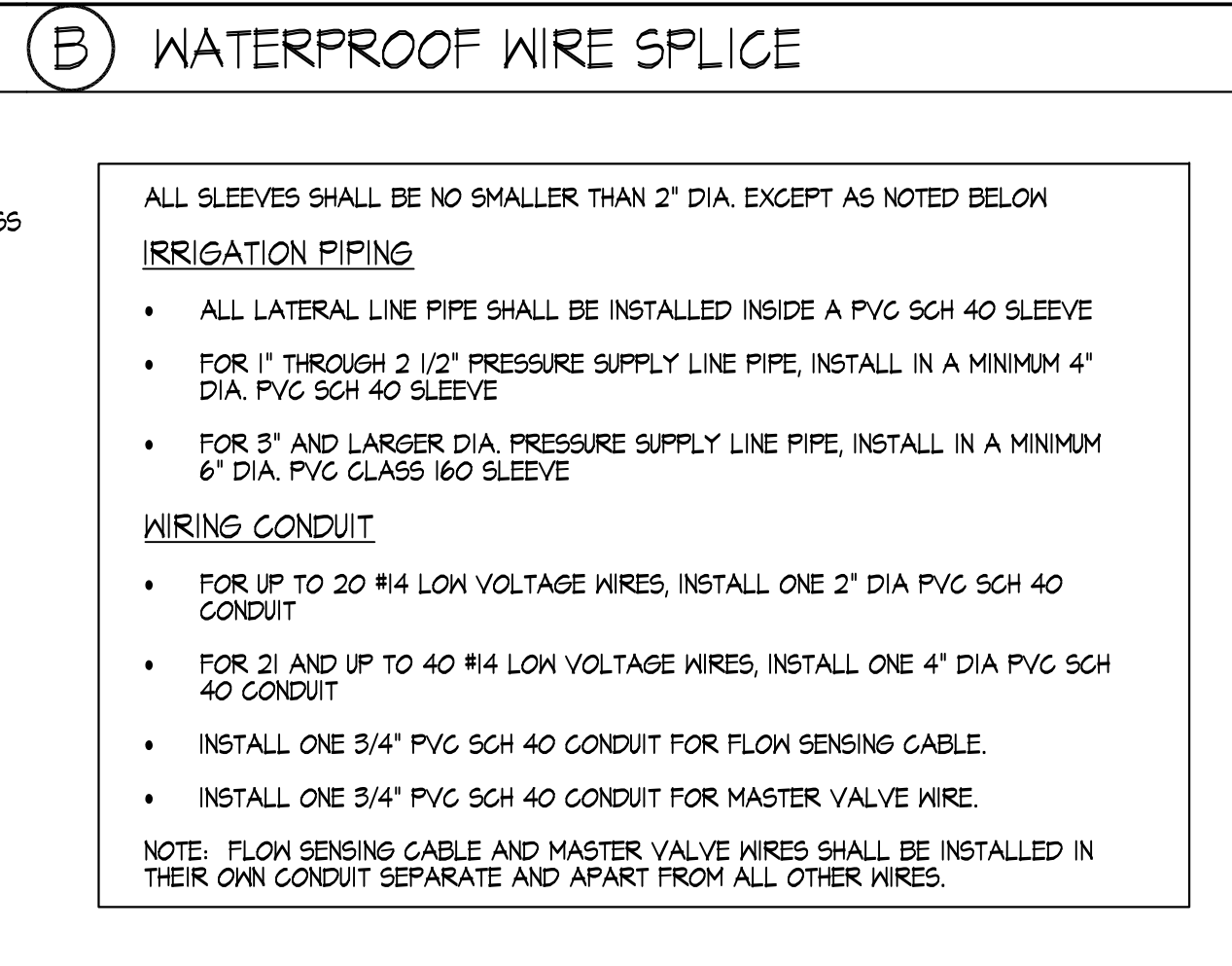
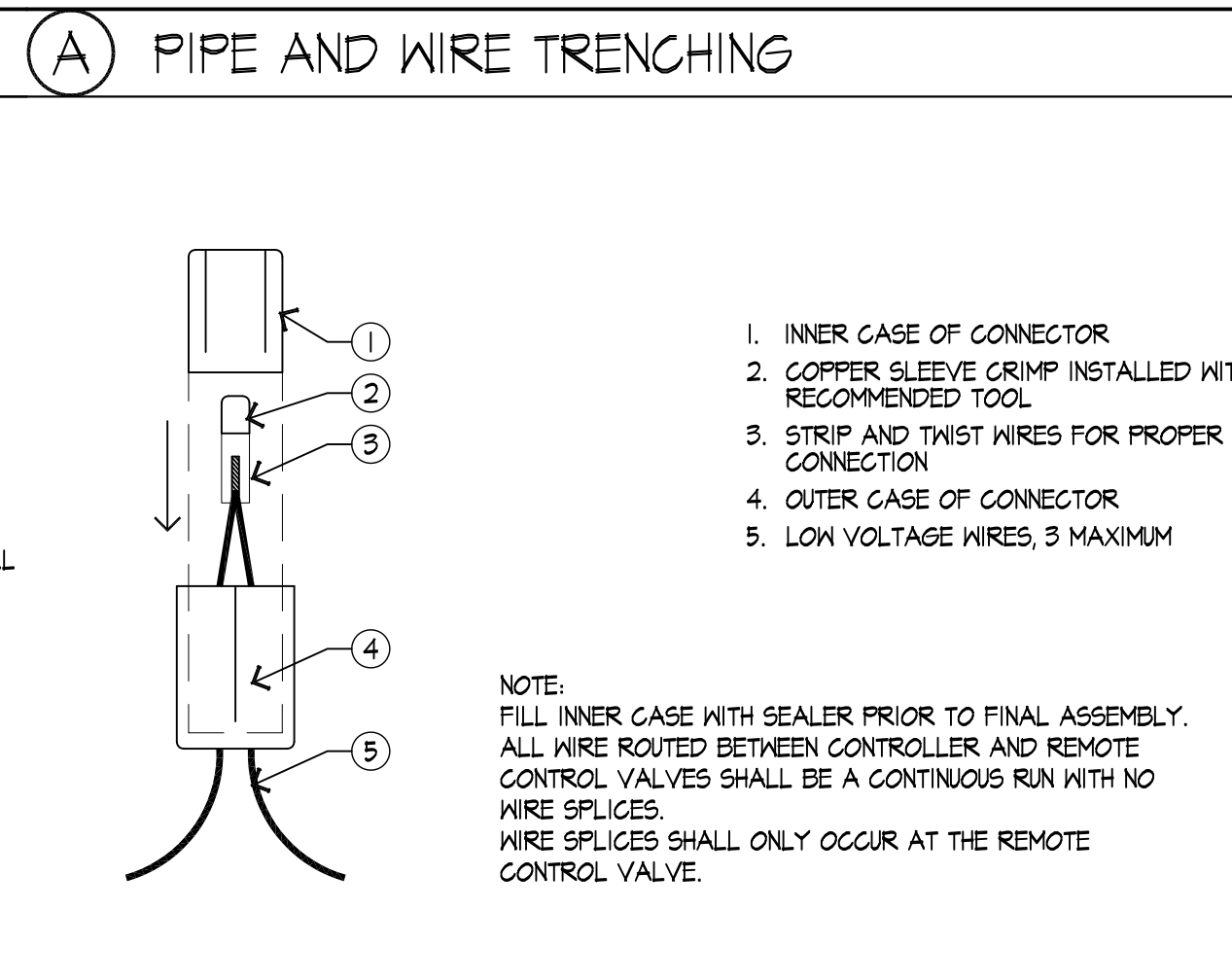
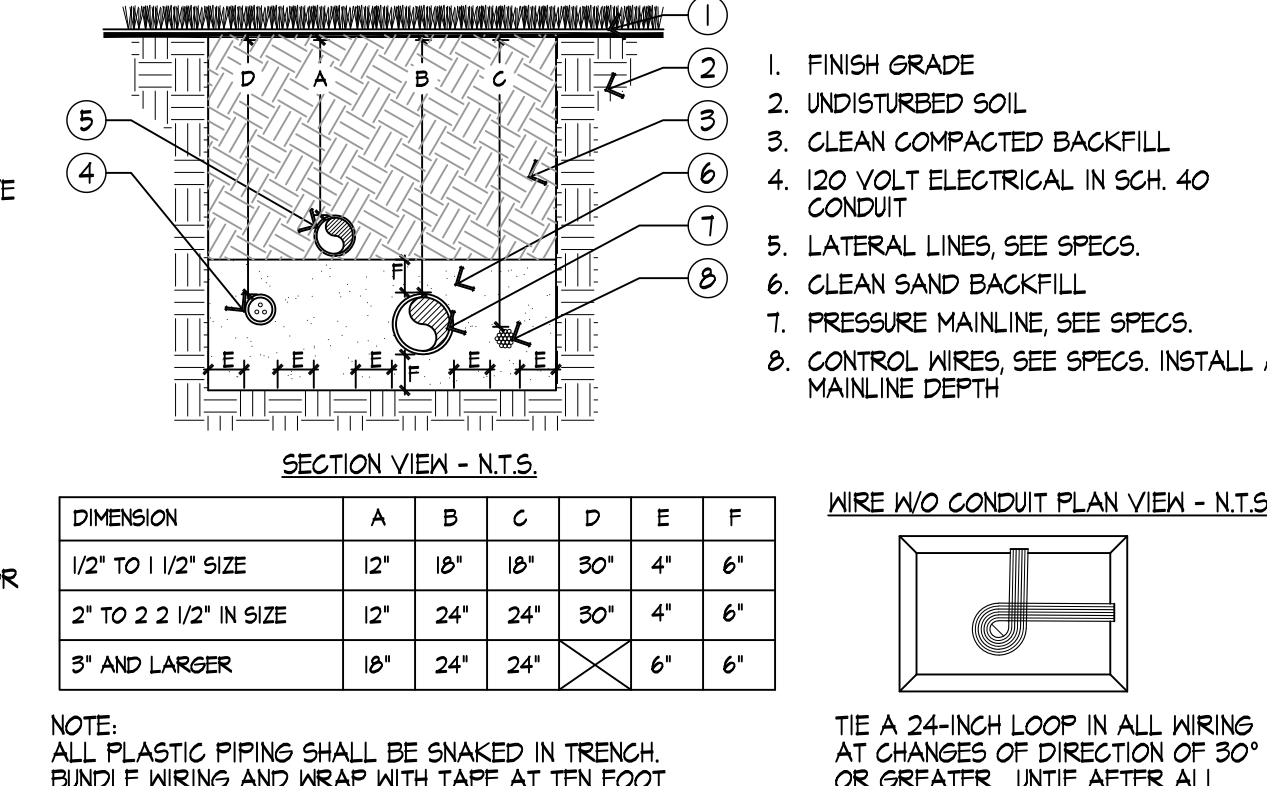
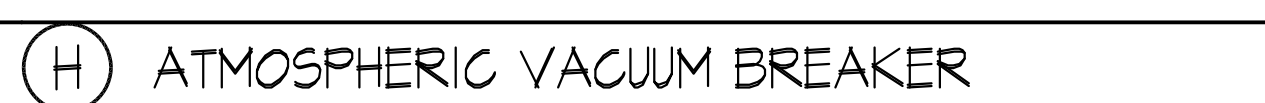
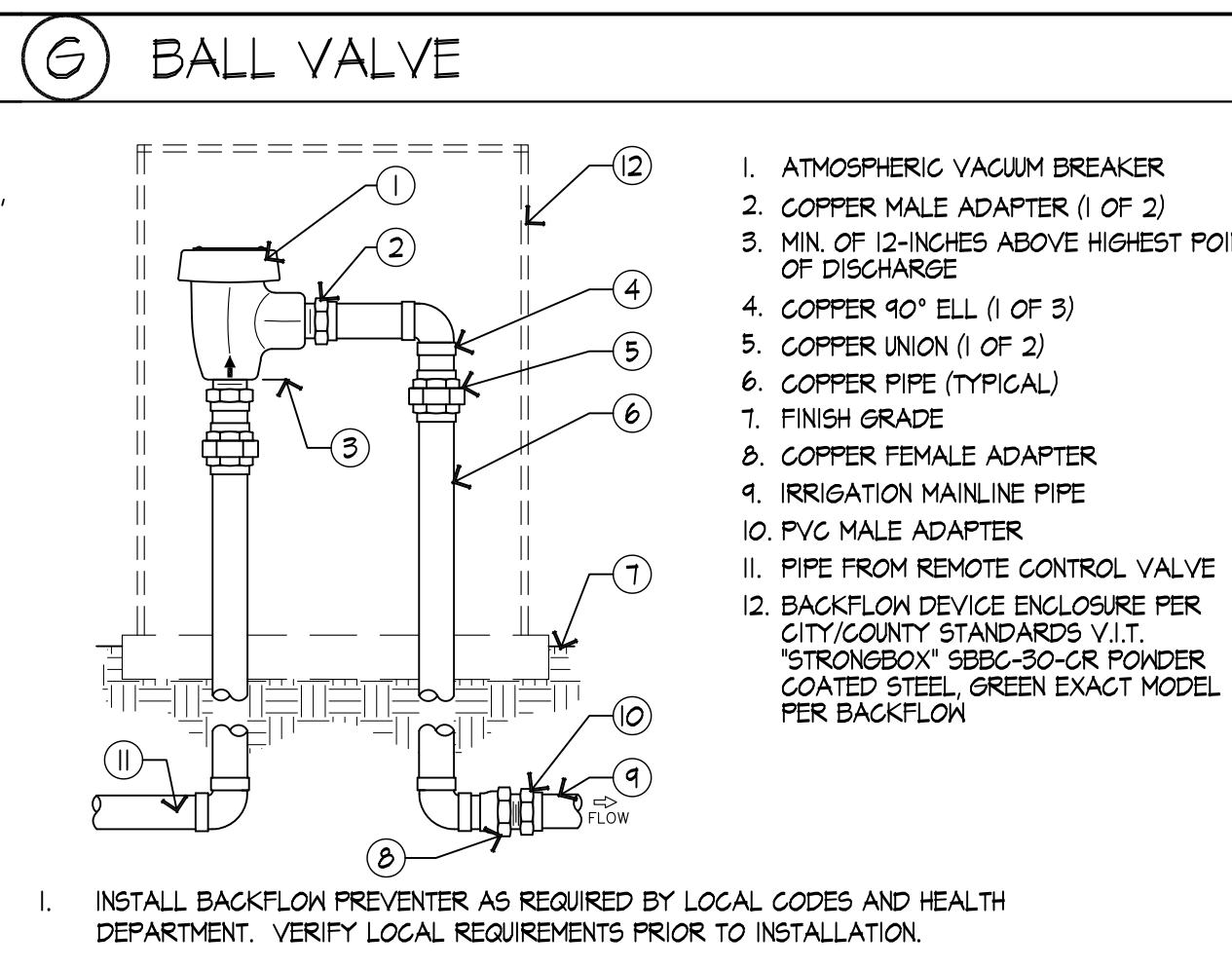
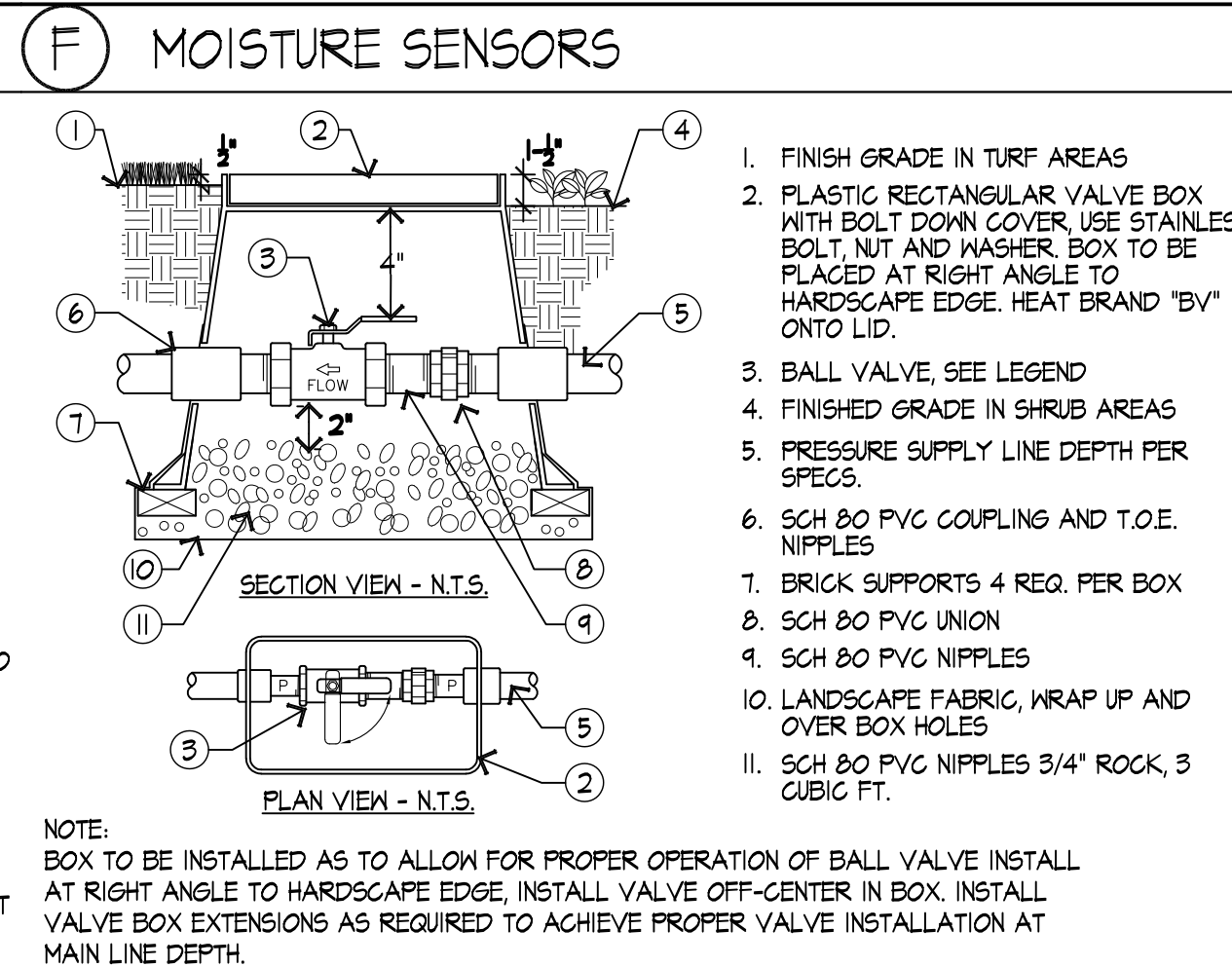
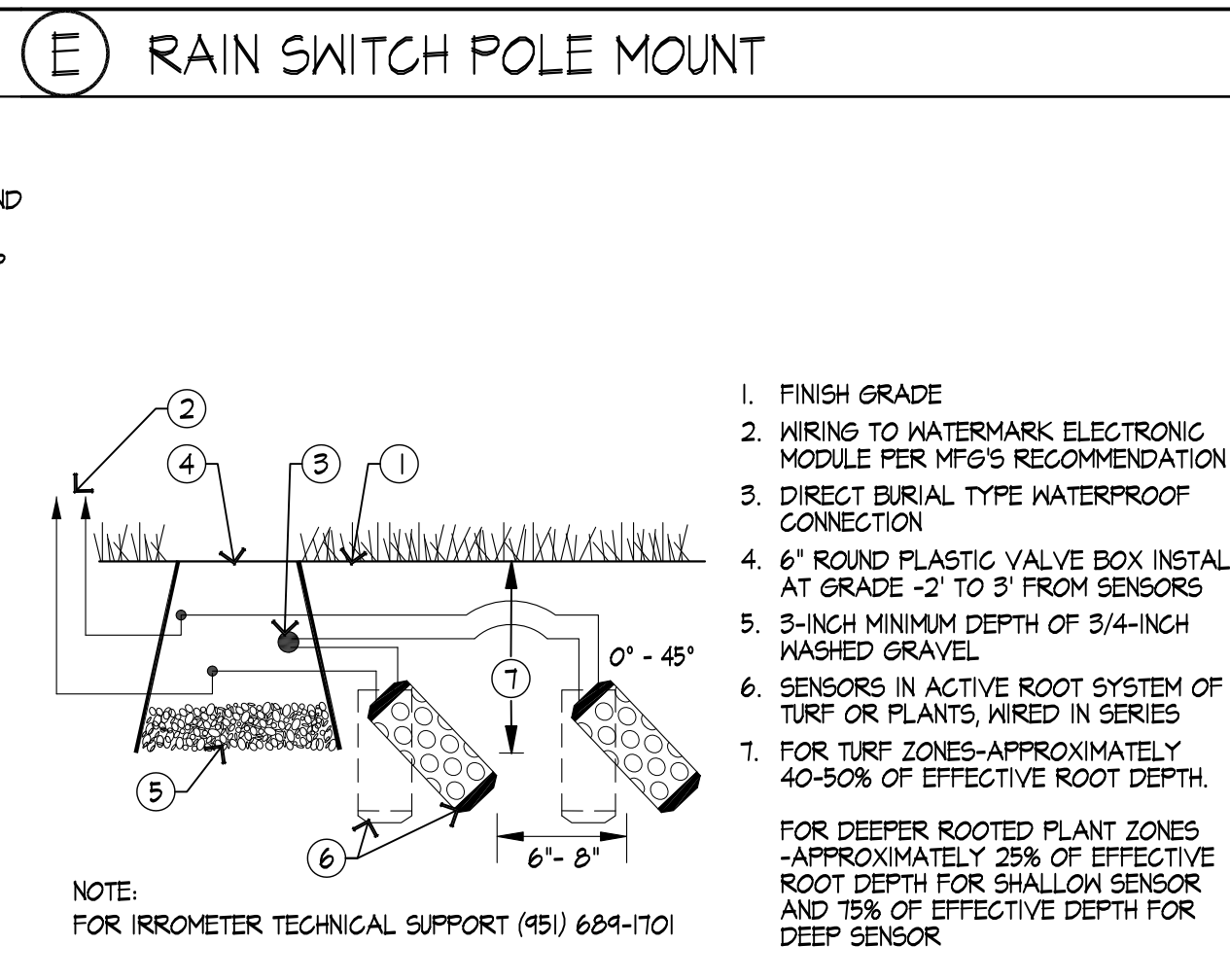
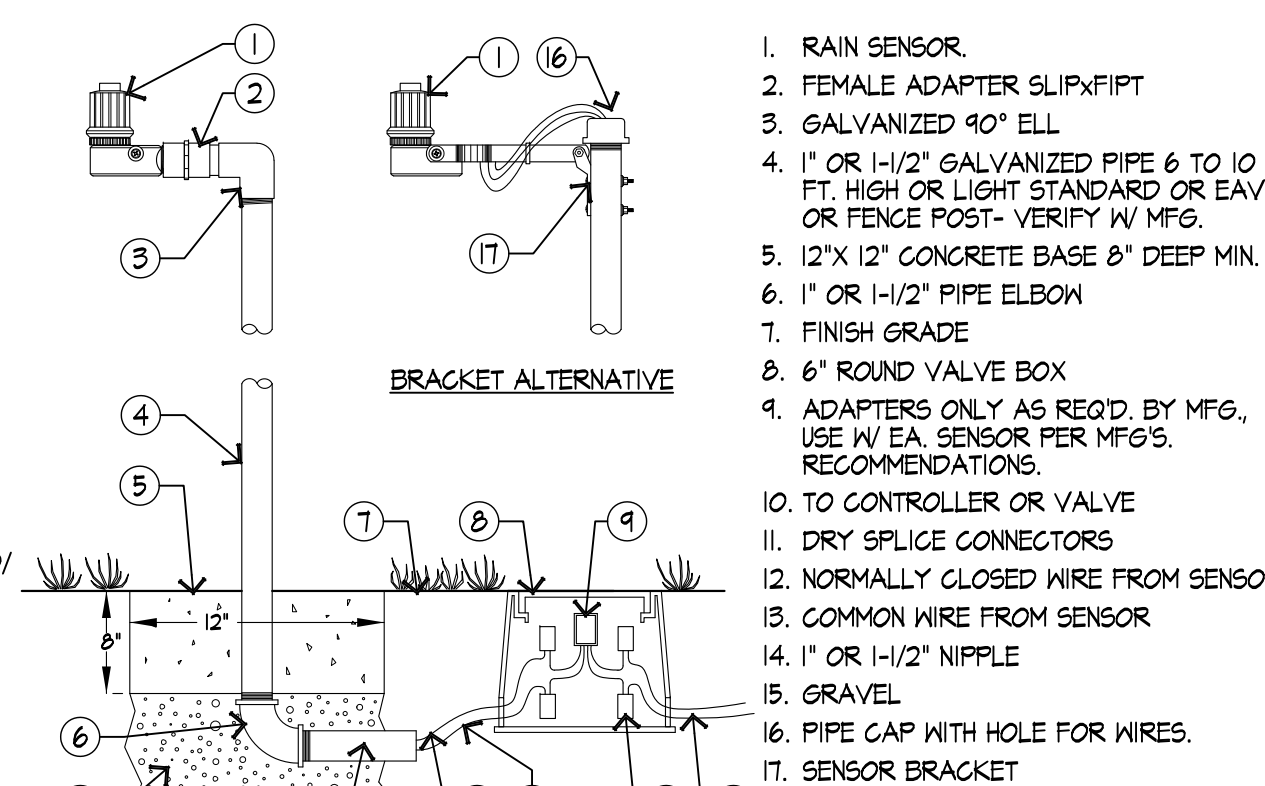
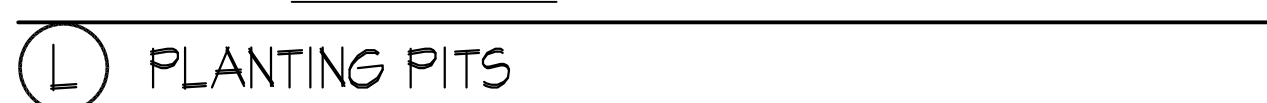
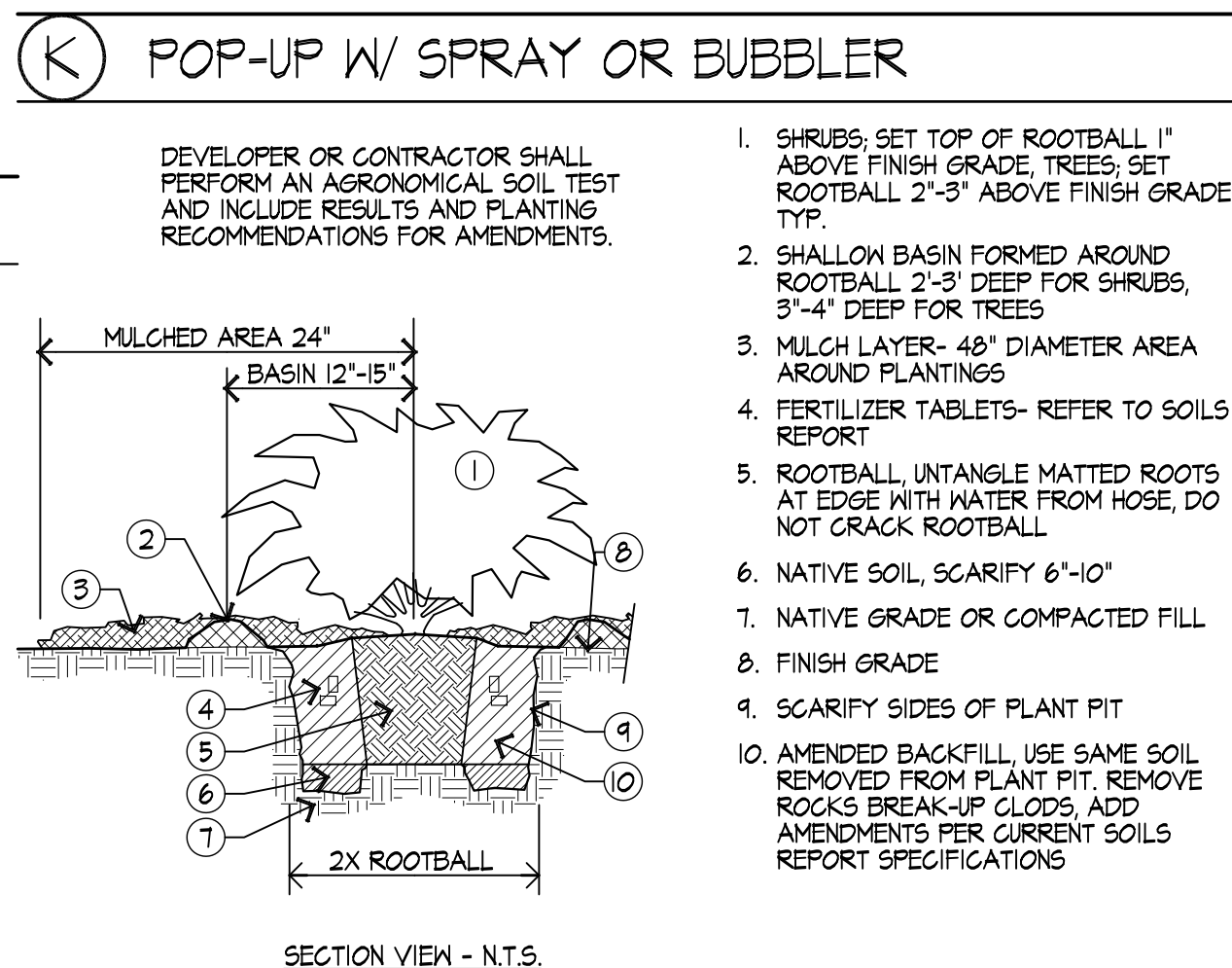
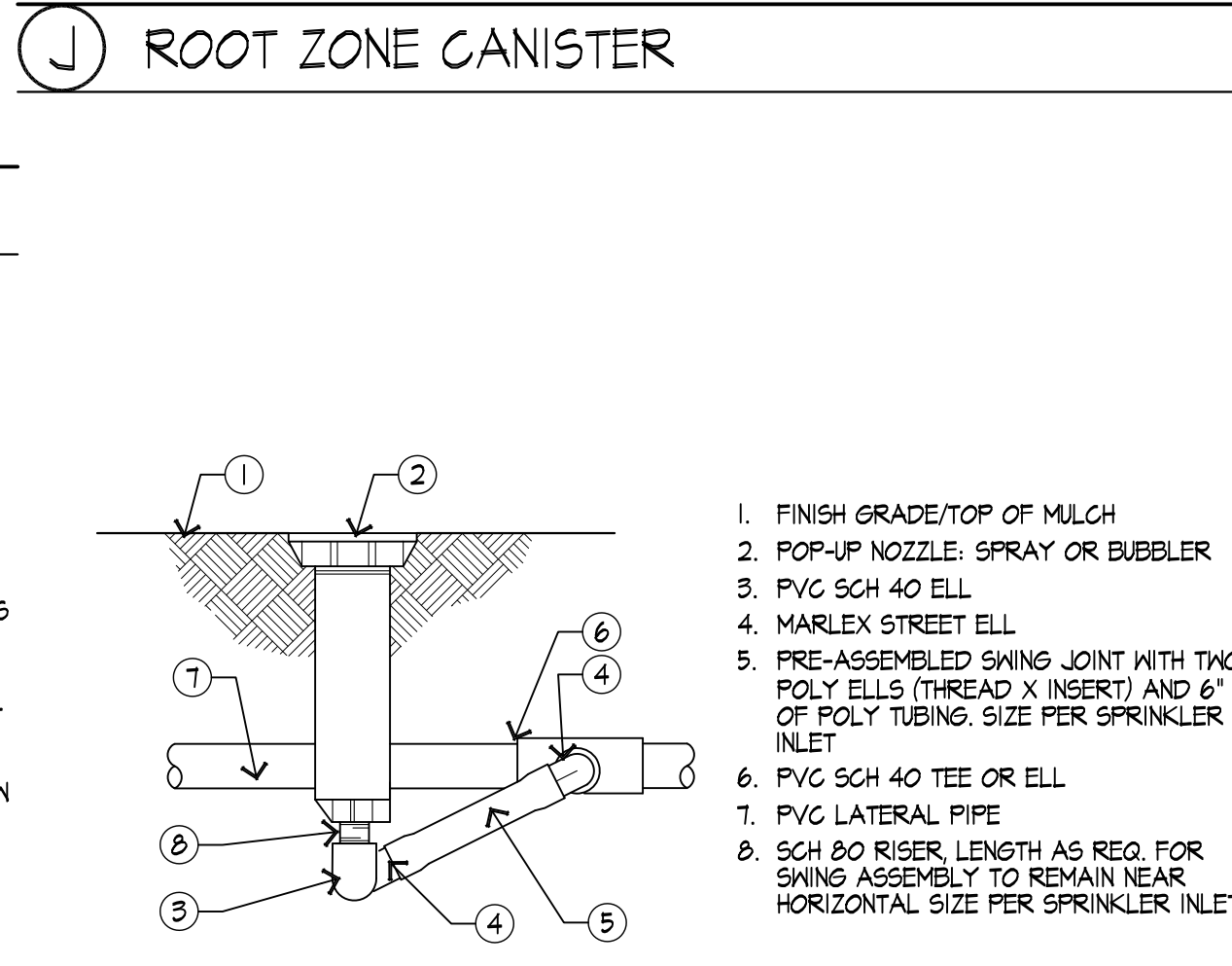
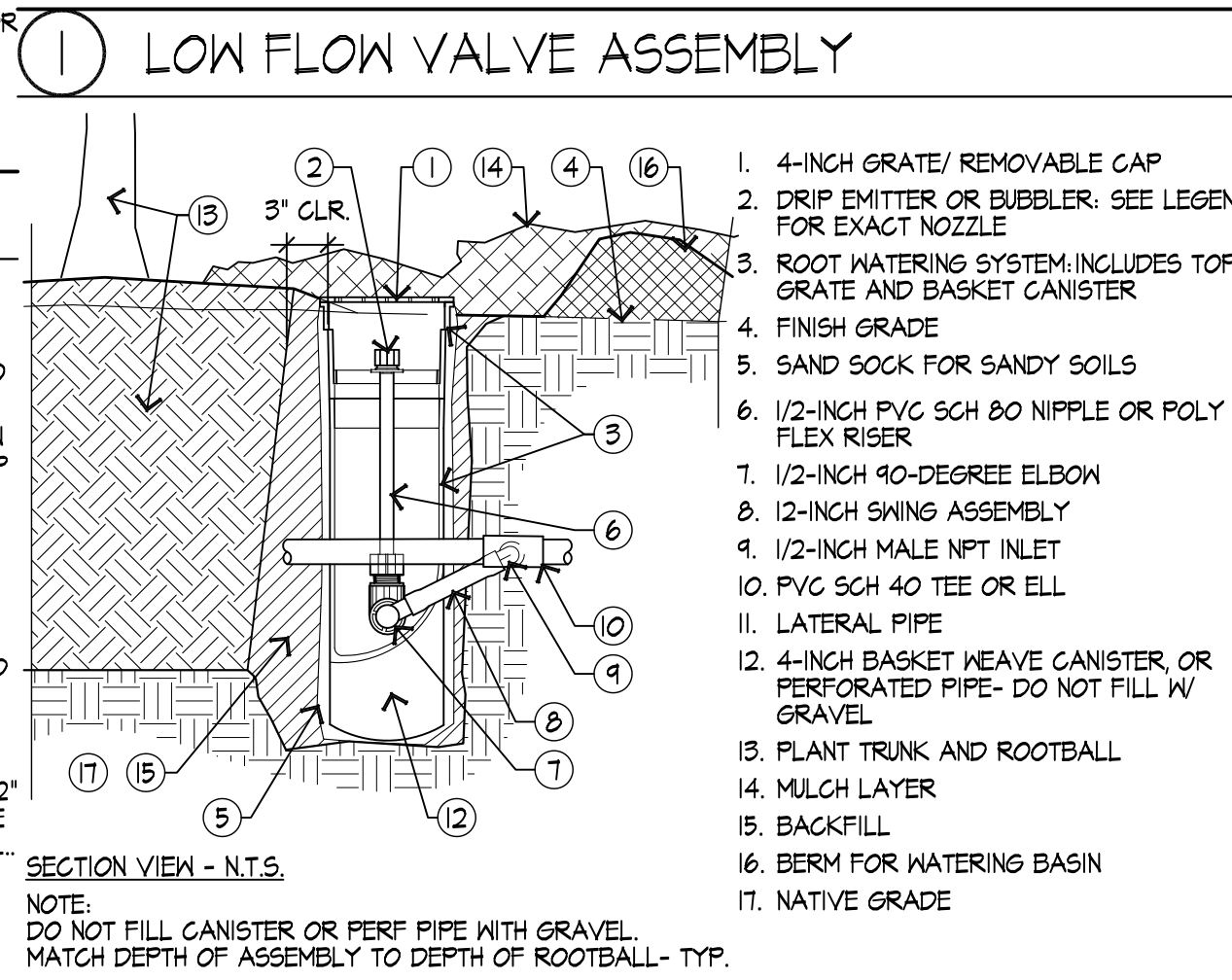
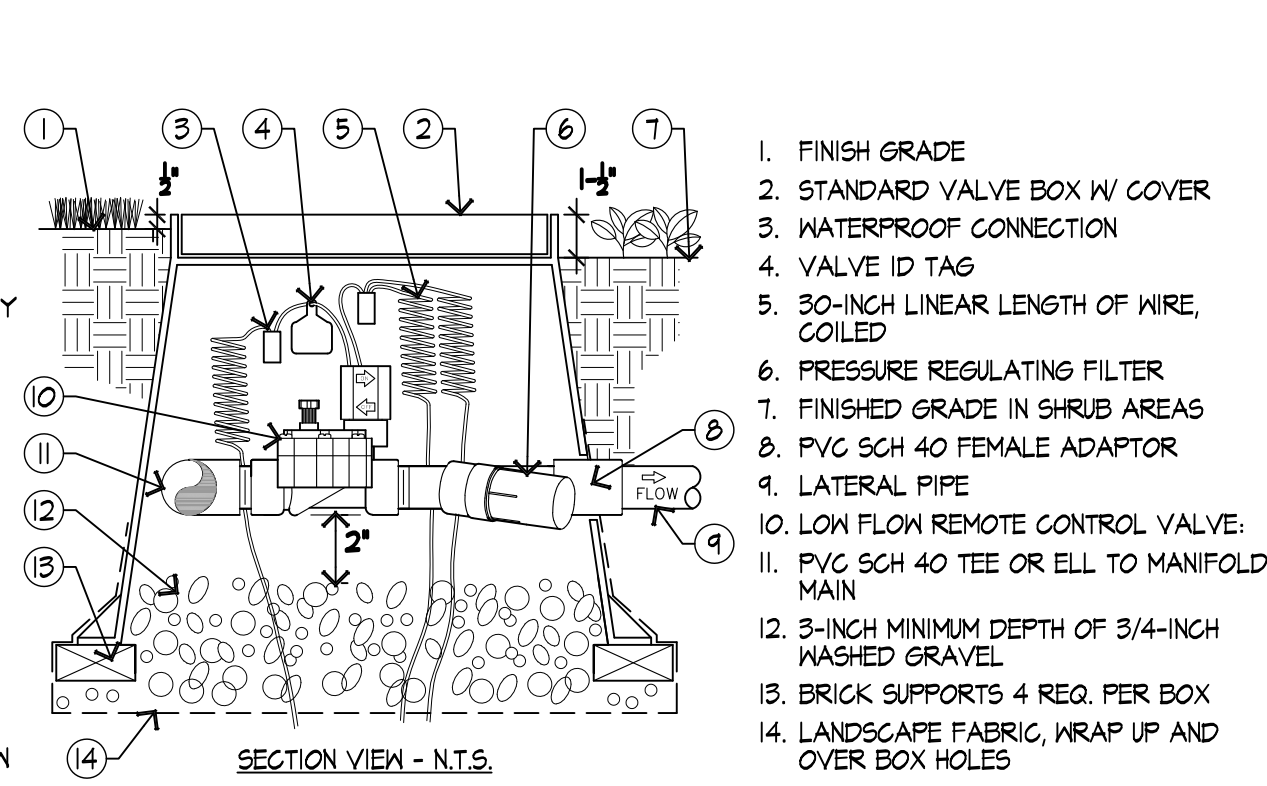
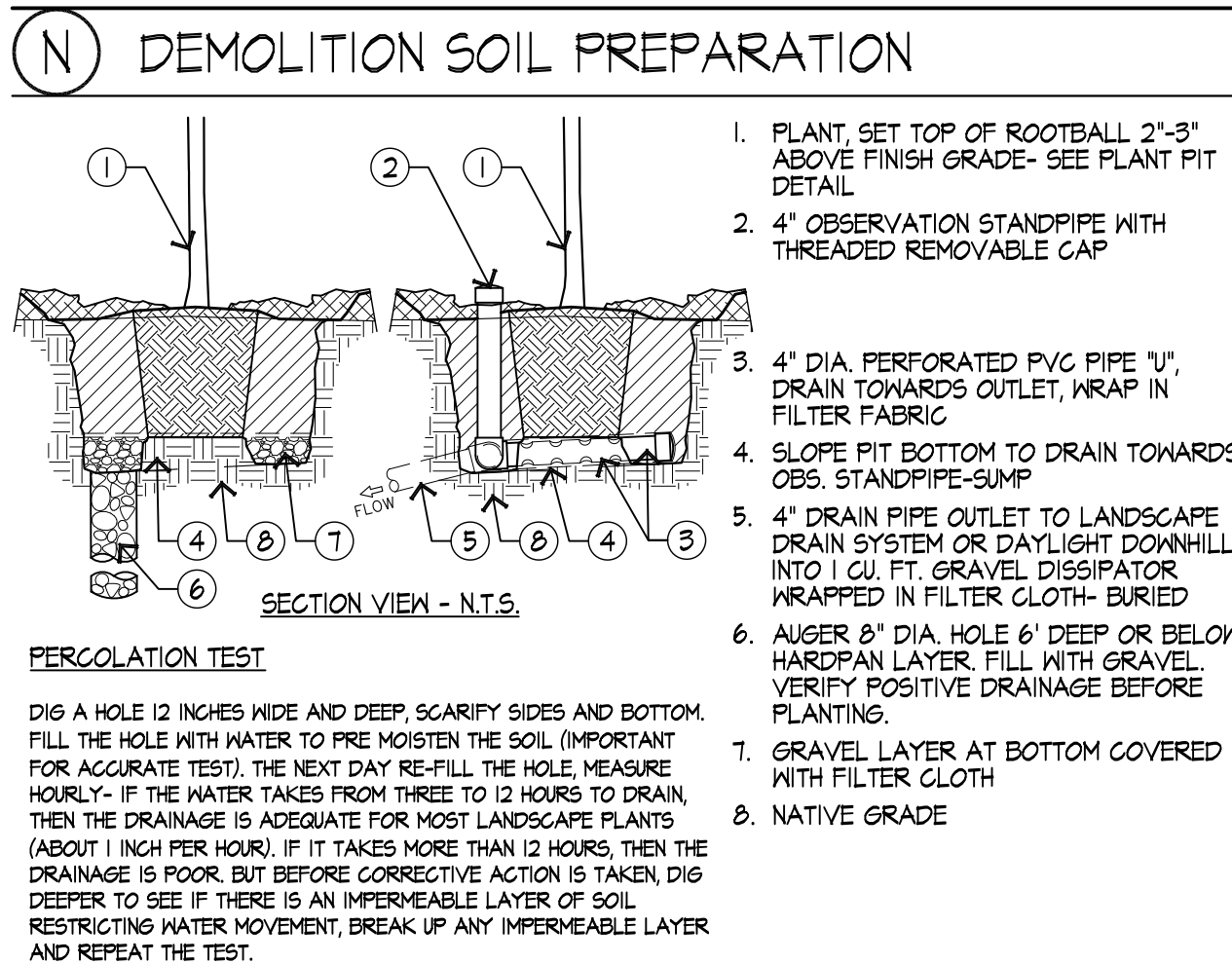
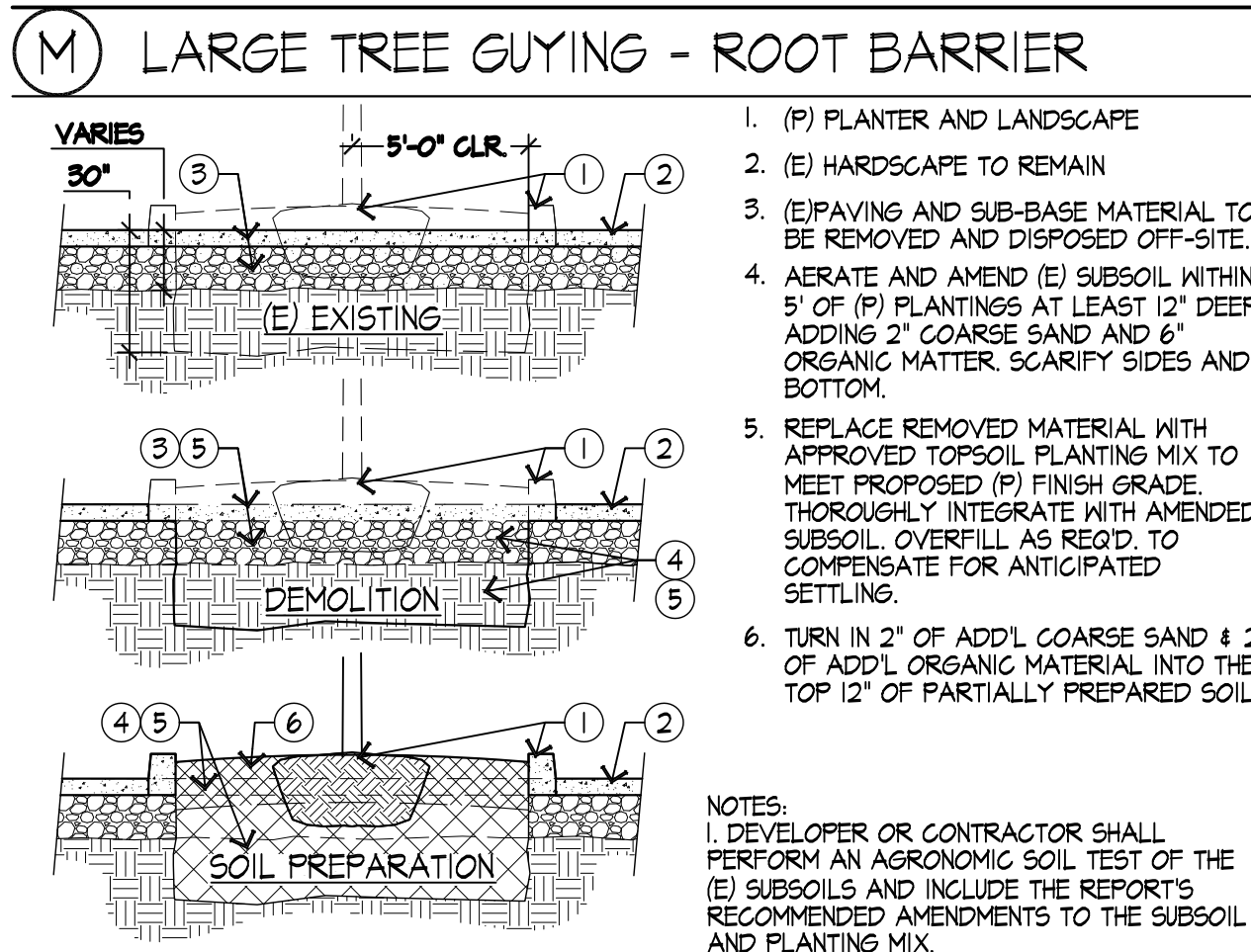
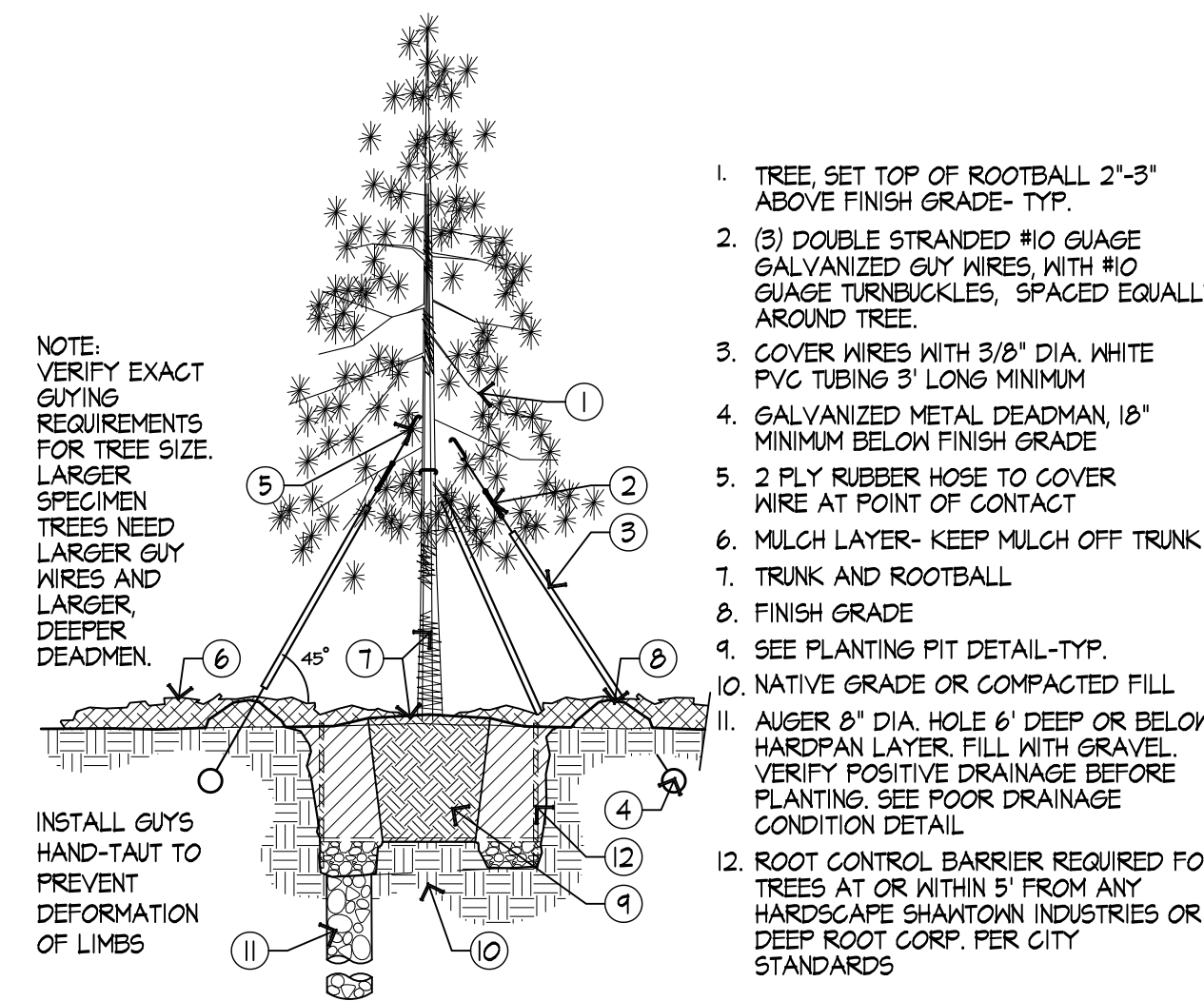
SHEET NUMBER:

A-4









APPLICANT:

The NEW at&t

1452 EDINGER AVE., 3RD FLOOR  
TUSTIN, CA 92780

ENGINEER:

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DRAWN BY: HT/AS/MAG

CHECKED BY: CV

REVISIONS:		
1	04/12/19	CITY COMMENTS
0	02/06/19	100% ZONING DRAWING
A	01/28/19	90% ZONING DRAWING
REV	DATE	DESCRIPTION

LICENSER:

**DMLA**  
Landscape Architecture  
34032 Alcazar Dr., Dana Point, Ca 92629  
david@dmlaonline.com  
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PROJECT INFORMATION:

CSL00342  
16401 LAKESHORE DR.  
LAKE ELSINORE, CA 92530

SHEET TITLE:

**PLANTING DETAILS**

SHEET NUMBER:

**L-2**



IRRIGATION SPECS.

I. GENERAL CONDITIONS

THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING WATER PRESSURE (P.S.I.) AND AVAILABLE FLOW (G.P.M.) PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL PRESSURE AND FLOW AVAILABLE WITH THOSE SHOWN IN THESE DRAWINGS. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREAS SIZE AND LAYOUT THAT WERE NOT CONSIDERED IN THE ORIGINAL DESIGN. NOTIFY THE O.A.R. OF SUCH OBSTRUCTIONS AND DIFFERENCES IMMEDIATELY. IN THE EVENT THAT THE NOTIFICATIONS REQUIRED BY THESE NOTES ARE NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REVISION NECESSARY.

II. QUALITY ASSURANCE AND REQUIREMENTS

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

III. MATERIALS/ INSTALLATION

THE MAINLINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORSEEN OBSTACLES BELOW GRADE. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCING. THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE FACTORY ASSEMBLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE O.A.R. PRIOR TO INSTALLATION. THE 120 VOLT ELECTRICAL CONNECTION FOR THE CONTROLLER SHALL BE FURNISHED BY OTHERS. THE CONTRACTOR SHALL COORDINATE THE ROUTE OF THE ELECTRICAL SERVICE TO THE APPROVED CONTROLLER LOCATION WITH THE GENERAL CONTRACTOR. THE SERVICE TO THE CONTROLLER JUNCTION BOX SHALL BE INSTALLED BY A LICENSED ELECTRICIAN. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS FROM THE PROVIDED JUNCTION BOX.

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THE CONTRACTOR SHALL RUN THREE (3) SPARE WIRES AND ONE (1) COMMON WIRE FROM THE CONTROLLER TO EACH END OF THE MAIN LINE FOR FUTURE USE. EXTEND THE WIRES AN EXTRA TEN (10) FEET, MAKE A COIL, AND PLACE IN A RECTANGULAR PULL BOX. LABEL THE LID "SW".

ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. SIZE WIRE SLEEVES SO THAT WIRES ARE NOT BOUND IN PIPE. MINIMUM COVERAGE FOR SLEEVES SHALL BE TWENTY FOUR (24) INCHES FOR SLEEVED LATERAL LINES, THIRTY (30) INCHES AND LOW VOLTAGE CONTROL WIRE THIRTEEN (12) INCHES MINIMUM OR THE SAME DEPTH AS THE MAINLINE. DO NOT INSTALL ANY PIPE OR WIRING DIRECTLY OVER ANOTHER.

BALL VALVES, GATE VALVES, REMOTE CONTROL VALVES (EXCEPT FOR ANTI-SIPHON TYPE) AND QUICK COUPLERS SHALL BE INSTALLED IN BELOW GRADE LOCKABLE 'BOXES' MANUFACTURED BY AMETEK OR CARSON. USE ROUND BOXES FOR GATE VALVE, BALL VALVES AND QUICK COUPLERS AND RECTANGULAR BOXES FOR REMOTE CONTROL VALVES. VALVE BOX LIDS SHALL BE GREEN COLOR, LABELED "BV", "GV", "GC" OR "RCV" WITH CONTROLLER STATION NUMBER.

SET VALVE BOXES ONE (1) INCH ABOVE FINISH GRADE. SET VALVES AT SUFFICIENT DEPTH TO PROVIDE APPROPRIATE CLEARANCE BETWEEN THE COVER AND THE VALVE. INSTALL IRRIGATION EQUIPMENT SO THE VALVE BOXES FIT WITHOUT CUTTING THE WALLS OF THE VALVE BOXES. CUT VALVE BOXES SHALL BE REPLACED AT NO COST TO THE OWNER. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS, UNLESS DIRECTED OTHERWISE BY THE O.A.R.

ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE.

INSTALL ALL SPRINKLERS ON RISERS TWELVE (12) INCHES AWAY FROM WALLS AND STRUCTURES.

ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE (1) INCH ABOVE FINISH GRADE.

ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT PAVING.

AFTER RECEIVING NOTIFICATION BY THE O.A.R. THE CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE QUARTER (1/4) INCH ABOVE FINISH GRADE.

INSTALL ANTI DRAIN VALVES TO ELIMINATE LOW HEAD DRAINAGE. ANTI DRAIN VALVE (ADV) UNITS MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION, CONTRACTOR SHALL VERIFY WITH ON SITE GRADES IF THERE IS AN ELEVATION DIFFERENCE OF TWO (2) FEET OR MORE BETWEEN THE HIGHEST AND LOWEST SPRINKLER HEAD ON A SYSTEM. INSTALL THE ADV WHERE NECESSARY.

ALL SOLVENT WELD PVC PRESSURE LINES AND FITTINGS MUST RECEIVE PRIMER BEFORE SOLVENT WELDING.

IV. ADJUSTING AND TESTING THE SYSTEM

AFTER PIPELINE ASSEMBLY THE CONTRACTOR SHALL THOROUGHLY FLUSH THE SYSTEM. WITH OPEN ENDS ALL CAPPED PRESSURE TEST FOR FOUR (4) HOURS AT 150 P.S.I.

AFTER COVERAGE AND PRESSURE TESTING THE CONTRACTOR SHALL INSTALL ALL TERMINAL FIXTURES AND PERFORM A COVERAGE TEST.

THE CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVERSPRAY. THIS SHALL INCLUDE THE USE OF VARIABLE ARC NOZZLES (VAN) AND PRESSURE COMPENSATING SCREENS (PCS). THE SELECTION OF THE BEST DEGREE OF ARC TO FIT THE SITE AND THROTTLING OF THE FLOW CONTROL AT EACH VALVE TO FIND THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

THE ENTIRE SYSTEM SHALL BE IN FULL AUTOMATIC OPERATION FOR ONE SEVEN (7) DAYS PRIOR TO ANY PLANTING.

V. SUBMITTALS

UPON COMPLETION THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. THESE AS-BUILTS SHALL SHOW THE LOCATIONS OF ALL POINTS OF CONNECTION VALVES, CROSSINGS, QUICK COUPLERS AND OTHER MAINLINE COMPONENTS DIMENSIONED ACCURATELY FROM TWO (2) PERMANENT SITE OBJECTS. IN ADDITION THE CONTRACTOR SHALL SUPPLY TWO (2) CONTROLLER CHARTS SHOWING EACH VALVE'S COVERAGE AREA COLOR CODED TO THE CORRESPONDING CONTROLLER STATION.

THE CONTRACTOR MUST ALSO FURNISH TWO (2) SETS EACH OF THE FOLLOWING; ANY SPECIAL VALVE OR SPRINKLER ADJUSTMENT TOOLS, KEYS FOR THE CONTROLLER ENCLOSURES, QUICK COUPLER KEYS AND ANY OPERATION MANUALS FOR THE EQUIPMENT INSTALLED.

VI. GUARANTEE

THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.

VII. MAINTENANCE

A QUALIFIED SUPERVISOR SHALL BE RESPONSIBLE FOR OPERATING THE IRRIGATIONS SYSTEMS, ADJUSTING THE CONTROLLERS AND OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM.

CHART ALL CONTROLLER PROGRAMS, RECORDING DATE, TIME, LENGTH OF WATERING FOR EACH STATION. RESET CONTROLLER AT LEAST MONTHLY TO ACCOUNT FOR SEASONAL VARIATIONS.

INSPECT AND ADJUST THE ENTIRE IRRIGATION SYSTEM WEEKLY DURING APRIL, THRU OCTOBER AND BI-WEEKLY FOR THE REST OF THE YEAR. CHECK FOR LEAKS, WET AND DRY SPOTS, USE A MOISTURE SENSING DEVICE TO EVALUATE ACTUAL SOIL MOISTURE. OBSERVE NOZZLES FOR PROPER PATTERN AND PRESSURE.

VIII. CITY REQUIRED AS-BUILT PLANS

IRRIGATION AS-BUILT PLANS ARE REQUIRED TO BE SUBMITTED FOR THE H.O.A. COMMON LANDSCAPE AREAS. SUBMITTAL OF AS-BUILT PLANS SHALL BE AS REQUIRED BY THE ENGINEERING AND PLANNING DIVISIONS. THE FINAL PLANS SHOULD BE PREPARED BY THE LANDSCAPE ARCHITECT FROM DIMENSIONS PROVIDED BY THE CONTRACTOR. FINAL AS-BUILT PLANS SHALL BE DRAFTED CLEARLY TO THE SATISFACTION OF THE CITY, AND THE FINAL PLANS SHALL BE SUBMITTED TO THE CITY FOR THEIR KEEPING.

THE FINAL AS-BUILT PLANS WILL BE REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND FINAL PLANS WILL BE REQUIRED TO BE APPROVED AND SIGNED BY THE CITY PRIOR TO RELEASE OF SECURITIES.

MAINTENANCE cont'd.

IV. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

STATE LAW REQUIRES THE LANDSCAPING AND IRRIGATION SYSTEM ON THE PROPERTY TO BE MAINTAINED AND OPERATED CONSISTENT WITH THE MAWA.

MAINTAIN THE IRRIGATION SYSTEM TO MEET OR EXCEED AN IRRIGATION EFFICIENCY NECESSARY TO MEET MAWA. REPLACE BROKEN OR MALFUNCTIONING IRRIGATION SYSTEM COMPONENTS WITH COMPONENTS OF THE SAME MATERIALS AND SPECIFICATIONS; THEIR EQUIVALENT OR BETTER.

ENSURE THAT WHEN VEGETATION IS REPLACED, REPLACEMENT PLANTINGS ARE REPRESENTATIVE OF THE HYDROZONE IN WHICH THE PLANTS WERE REMOVED AND ARE TYPICAL OF THE WATER USE REQUIREMENTS OF THE PLANTS REMOVED, SO THAT THE REPLACED VEGETATION DOES NOT RESULT IN MIXING HIGH WATER USE PLANTS WITH LOW WATER USE PLANTS IN THE SAME HYDROZONE.

PLANTING SPECS.

I. GENERAL

THESE DRAWINGS ARE DIAGRAMMATIC, SHOWING INTENDED LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS. FINAL SITE CONDITIONS, ALTERED DURING CONSTRUCTION MAY REQUIRE ADJUSTMENTS TO THE LAYOUT. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TESTED AND INSPECTED PRIOR TO PLANTING. ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR O.A.R. PRIOR TO PURCHASE AND INSTALLATION.

II. PLANT MATERIAL/QUALITY ASSURANCE

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.). THE CONTRACTOR SHALL SUBMIT A LIST OF AVAILABILITY FOR ALL BOXED TREES THIRTY (30) DAYS BEFORE SCHEDULED PLANTING FOR APPROVAL AT THE NURSERY BY THE O.A.R.

CONTRACTOR IS RESPONSIBLE FOR FURNISHING PLANT MATERIAL FREE OF PESTS OR DISEASES AND NORMAL IN FORM FOR THE SPECIES AND DESIGN CALLED FOR IN THE PLANS. ONLY AS MANY PLANTS AS CAN BE PLANTED AND WATERED THAT SAME DAY SHALL BE DISTRIBUTED IN A PLANTING AREA.

THE CONTRACTOR SHALL NOT INSTALL PLANT MATERIAL THAT IS WILTED OR HAS A DAMAGED ROOT BALL.

CONTRACTOR SHALL NOT INSTALL TREES WITHIN TEN (10) FEET OF ROTORS/ IMPACT HEADS OR WITHIN THREE (3) FEET OF STREAM/ SPRAY HEADS.

ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, SIZE AND TEXTURAL DENSITY.

SOIL AMENDMENT AND BACKFILL MIX AS DESCRIBED HEREIN ARE FOR BIDDING PURPOSES ONLY. SPECIFIC AMENDMENTS AND FERTILIZER WILL BE SELECTED AND SPECIFIED AFTER ROUGH GRADING IS COMPLETE AND SOILS SAMPLES CAN BE TESTED. AMENDMENT AND FERTILIZER AMOUNT AND TYPE SHALL BE AS RECOMMENDED IN THE AGRONOMIC SOILS REPORT.

III. WEED ABATEMENT

WEED ABATEMENT WILL BEGIN AFTER ROUGH GRADING. CONTRACTOR TO IRRIGATE PLANTING AREA FOR THREE (3) WEEKS OR UNTIL SUFFICIENT WEED SEEDS HAVE GERMINATED. AFTER WHICH A CONTACT HERBICIDE IS SPRAYED BY A LICENSED PEST CONTROL APPLICATOR. IRRIGATION IS STOPPED FOR FORTY-EIGHT (48) HOURS. THE DEAD WEEDS ARE THEN REMOVED AND AFTER SUCH TIME AS NECESSARY FOR THE HERBICIDE TO DISIPATE, PLANTING MAY BEGIN.

IV. SOIL PREPARATION

NO SOIL PREPARATION SHALL BE DONE UNTIL ROUGH GRADING HAS BEEN APPROVED BY THE O.A.R.

SOIL SAMPLES SHALL BE TAKEN FROM ENOUGH LOCATIONS ON THE SITE TO REPRESENT AN ADEQUATE CROSS SECTION OF CONDITIONS. SOIL TEST SHALL BE PERFORMED BY A SOIL TESTING LABORATORY (PRE-APPROVED BY THE CITY).

THE TEST SHALL INDICATE BUT NOT BE LIMITED TO THE FOLLOWING:

- a. ORGANIC MATTER CONTENT
  - b. NPK
  - c. pH
  - d. EC
  - e. SOIL TEXTURE (SILT, CLAY, SAND)
  - f. RECOMMENDATIONS FOR AMENDMENTS, LEACHING AND MAINTENANCE FERTILIZATIONS.
- THE RESULTS AND RECOMMENDATIONS OF THE TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY. THE APPROVED RECOMMENDATIONS FOR AMENDMENTS AND BACKFILL SHALL BE INCORPORATED INTO THE LANDSCAPE PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL BECOME PART OF THE APPROVED PLANS. GROSS RIP ALL PLANTING AREAS TO DEPTH OF TWELVE (12) INCHES AND UNIFORMLY INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP SIX (6) INCHES AS PART OF THE FINISH GRADING WORK.

PER THOUSAND (1,000) SQUARE FEET:  
TWO HUNDRED (200) POUNDS 'GRO-POWER PLUS'  
SIX (6) CUBIC YARDS NITROGEN STABILIZED ORGANIC COMPOST  
TWO HUNDRED (200) POUNDS AGRICULTURAL GYPSUM  
PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THE REQUIREMENT OF THIS SECTION.

V. FINISHED GRADING

AFTER ROUGH GRADING, WEED ABATEMENT AND SOIL PREPARATION ALL PLANTING AREAS SHALL BE SMOOTHLY GRADED. THE GRADE SHALL BE UNIFORM AND SMOOTH WITH NO ABRUPT CHANGES OF SURFACE.

GRADING SHALL PROVIDE FOR NATURAL RUNOFF WITHOUT LOW SPOTS. FLOW LINES SHALL BE ACCURATELY SET BY INSTRUMENT AT TWO (2) PERCENT MINIMUM SLOPE.

CONTRACTOR SHALL REMOVE FROM PLANTING AREAS ALL DEBRIS, WEEDS AND ROCK LARGER THAN ONE (1) INCH IN DIAMETER FROM THE TOP SIX (6) INCHES OF SOIL AND DISPOSED OF OFF-SITE.

VI. INSTALLATION

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. TREES INSTALLED AND A COVERAGE TEST COMPLETED PRIOR TO ANY CONTAINER OR GROUND COVER MATERIAL INSTALLATION.

EXCAVATION FOR PLANTING SHALL INCLUDE THE STOCKPILING OF TOPSOIL FROM WITHIN AREAS TO BE EXCAVATED FOR TRENCHES, TREE PITS AND BEDS. ALL EXCAVATED PLANTING HOLES SHALL HAVE VERTICAL SCARIFIED SIDES, TWICE (2x) THE SIZE OF THE DIAMETER AND SIX (6) INCHES MINIMUM DEEPER THAN THE ROOTBALL.

EXCESS SOIL GENERATED FROM THE EXCAVATIONS AND NOT USED AS BACKFILL OR IN ESTABLISHING FINAL GRADES SHALL BE REMOVED FROM THE SITE.

INSPECT ROOTBALL AND GENTLY LOOSEN OR UNTANGLE MATTED ROOTS; DO NOT CRACK ROOTBALL. REPLACE ANY PLANTS WITH ROOTS GIRDLING THE ROOTBALL.

THE CROWN AREA OF TREES AND SHRUBS SHALL BE 2" HIGHER AFTER SETTLING, THAN ADJACENT FINISH GRADE.

THE APPROVED BACKFILL FOR PLANT PITS SHALL CONSIST OF THE FOLLOWING MIX. PLANT PITS SHALL BE FILLED TO REQUIRED GRADE AND THOROUGHLY SETTLED BY WATER APPLICATION AND TAMPING.

PER CUBIC YARD OF MIX, UNIFORMLY BLENDED:  
SIX (6) PARTS BY VOLUME ON-SITE SOIL, OR NON SODIC, LOW BORON CONTENT SANDY TEXTURED TOP SOIL  
FOUR (4) PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT  
TWENTY (20) POUNDS 'GRO-POWER PLUS'  
TWENTY (20) POUNDS AGRICULTURAL GYPSUM  
BACKFILL PIT HALFWAY THEN PLACE 'GRO-POWER' SEVEN (7) GRAM OR 'AGRICFORM' TWENTY ONE (21) GRAM SLOW RELEASE PLANTING TABLETS SPREAD EVENLY AROUND ROOTBALL. THE NUMBER OF TABLETS PER PLANT SHALL BE PER THE MANUFACTURER.

PROVIDE A DEPRESSED WATER BASIN AS WIDE AS THE ROOT BALL FOR EACH PLANT. WATER AGAIN THOROUGHLY. UNTIE VINES AND REMOVE ALL STAKES AND TRELLISES THEN SECURELY FASTEN AND TRAIN AGAINST WHATEVER STRUCTURE NEXT TO WHICH THEY ARE PLANTED. TREES MUST BE STAKED AND/OR GUYED AT THE TIME OF PLANTING.

LAY SOD WITHIN TWO (2) DAYS OF DELIVERY AND DO NOT STORE IN HOT SUN. SET IN A STAGGERED PATTERN ON PRE-IRRIGATED MOIST GROUND AND SET FIRMLY AGAINST OTHER SOD PIECES. WATER THOROUGHLY AFTER PLANTING.

UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PLANT GROUND COVERS IN STRAIGHT ROWS, EVENLY SPACED IN A TRIANGULAR PATTERN AT THE INTERVALS LISTED IN THE DRAWINGS.

THE APPLICATION OF ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER MATERIALS SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS UNLESS RECYCLED OR POST-CONSUMER MATERIALS ARE NOT LOCALLY AVAILABLE.

AFTER ALL PLANTING IS COMPLETED, TOP DRESS ALL NON-TURF LANDSCAPED AREAS WITH SLOPES LESS STEEP THAN 3:1, WITH A 3" LAYER OF SINGLE GRIND SHREDDED BARK MULCH, TO COVER THE PLANTING AREA COMPLETELY. THIS LAYER IS IN ADDITION TO SOIL AMENDMENT MATERIALS.

UNLESS DIRECTED OTHERWISE BY THE O.A.R., PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES AND SUCKER GROWTH.

VII. GUARANTEE

CONTRACTOR SHALL PROVIDE A NINETY (90) DAY GUARANTEE FOR ALL PLANTS EXCLUDING TREES WHICH SHALL BE GUARANTEED FOR ONE (1) FULL YEAR. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL REPLACE IN A TIMELY MANNER ANY PLANTS THAT ARE UNHEALTHY, MISSING OR DEAD. THIS GUARANTEE SHALL NOT INCLUDE DAMAGE TO GROUND COVER FROM EXCESSIVE RAIN RUN-OFF AND EXTREME WINDS. SUCH "NATURAL" DAMAGE SHALL BE REPAIRED FOR TIME AND MATERIALS.

VIII. MAINTENANCE

CONTRACTOR SHALL INCLUDE IN THEIR BID FOR A 90 DAY MAINTENANCE PERIOD AFTER FINAL LANDSCAPE ACCEPTANCE BY THE OWNER. THIS MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, KEEPING ALL AREAS WEED FREE, WATERED, PEST AND DISEASE FREE AND ANY OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS PLANT GROWTH AND APPEARANCE.

GENERAL NOTES

- A. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.
- B. THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.
- C. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
- D. THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.

- E. THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LIEN.
- F. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
- G. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.

- H. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES AND PAVING, ETC.
- I. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS.

- J. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS DAMAGED WHILE BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) AT NO EXPENSE TO THE OWNER.
- K. THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING MATERIALS AND EQUIPMENT TO AND WITHIN THE SITE.
- L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.
- M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.

- N. ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.
- O. CLEAN-UP SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, ALL WALKS AND PAVING SHALL BE BROOMED AND ANY DAMAGE OCCURRING TO THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITION.
- P. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
- Q. THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.

- R. UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO IRRIGATION AND PLANTING OPERATIONS.
- S. IN THE CASE WHERE EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE CONTRACTOR SHALL FIRST RECEIVE THE OWNER'S EXPRESSED WRITTEN APPROVAL FOR SUCH ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.

MAINTENANCE

I. GENERAL

THE OWNER OR LESSEE WILL ENGAGE A MAINTENANCE CONTRACTOR FOR THE MAINTENANCE OF THE SITE LANDSCAPE FOR THE LIFE OF THE LEASE.

MAINTENANCE CONTRACTOR SHALL FURNISH ALL SUPERVISION, LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETE MAINTENANCE OF ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS SHALL BE WATERED AS NECESSARY FOR THE PROPER DEVELOPMENT AND MAINTENANCE OF VEGETATION.

PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS CONDITION. IRRIGATION AND DRAINAGE SYSTEMS KEPT IN GOOD WORKING ORDER, AND THE GENERAL SITE KEPT CLEAN AND WEED FREE.

MAINTENANCE CONTRACTOR SHALL ROUTINELY CHECK FOR BLOCKED DRAIN INLETS, AND KEEP SWALES FREE OF LEAVES AND OTHER DEBRIS. ALWAYS CHECK AND CLEAN BETWEEN STORMS.

ALL LITTER AND TRASH INCLUDING NEEDS, LEAVES, BOTTLES AND OTHER DEBRIS SHALL BE REMOVED FROM ALL AREAS OF THE SITE AND DISPOSED OF OFF-SITE.

MAINTENANCE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL.

II. IRRIGATION

A QUALIFIED PERSON SHALL BE COMPLETELY RESPONSIBLE FOR OPERATING THE IRRIGATION SYSTEMS, WITH THE DUTIES OF ADJUSTING CONTROLLERS, OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM, AND MAKING MINOR ADJUSTMENTS TO THE SYSTEM.

THE IRRIGATION SYSTEM SHALL BE MAINTAINED FOR OPTIMUM PERFORMANCE. THIS INCLUDES CLEANING AND ADJUSTING ALL SPRINKLER HEADS AND VALVES FOR PROPER COVERAGE.

A CHART SHALL BE MAINTAINED TO RECORD CURRENT IRRIGATION PROGRAMS, INCLUDING DAY, TIME, AND LENGTH OF WATERING FOR EACH STATION AND PROGRAM FOR EACH CONTROLLER.

INSPECTIONS OF THE IRRIGATION SYSTEM, IN OPERATION, SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH, TO DETECT ANY MALFUNCTIONING OF THE SYSTEM. CHECK FOR LEAKS OR WET SPOTS.

TURN ON EACH SYSTEM WITH THE CONTROLLER AND CHECK IT TO ENSURE THAT IT OPERATES CORRECTLY --OPENING AND CLOSING.

VISUALLY OBSERVE EACH SPRINKLER HEAD 1 NOZZLE FOR PROPER OPERATION, SPRAY PATTERN, PRESSURE AND WATER DISTRIBUTION.

A SOIL SAMPLING PROBE AND/OR A TENSIONMETER SHALL BE USED REGULARLY TO EVALUATE ACTUAL SOIL MOISTURE LEVELS AND IRRIGATION SCHEDULE.

CHECK AT LEAST WEEKLY TO MAKE SURE AREAS ARE NOT BEING OVER OR UNDER WATERED. ADJUST THE SCHEDULE AS NEEDED TO CORRECT FOR EITHER OF THESE SITUATIONS. RESET THE SCHEDULE ON OUR CONTROLLER AT LEAST MONTHLY. AT THIS TIME, CHECK THE TIME ON THE CONTROLLER TO MAKE SURE THAT IT IS CORRECT.

CHARGE THE WATER BILL FOR EXCESSIVE CONSUMPTION. COMPARE MONTH TO MONTH AND YEAR TO YEAR, PAY SPECIAL ATTENTION TO LARGE FEE SHININGS.

LOOK AT THE GENERAL HEALTH AND 'LOOK' OF THE PLANT MATERIAL. MAKE DESIGN ADJUSTMENTS (ADDING/ DELETING OR MOVING OF HEADS, CHANGING NOZZLE TYPES, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED. (SEE NOTES IV FOR MAWA CONSIDERATIONS)

ALL MALFUNCTIONING EQUIPMENT MUST BE REPAIRED PRIOR TO THE NEXT SCHEDULED IRRIGATION. ALL REPLACEMENT HEADS SHALL BE OF THE SAME MANUFACTURER, TYPE, AND APPLICATION RATES.

III. PLANTINGS

INSPECTIONS OF THE LANDSCAPE PLANTINGS SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH. COORDINATE WITH THE IRRIGATION INSPECTION.

ALL AREAS MUST BE KEPT WEED FREE. BY THE USE OF ORGANIC MULCHES, HAND REMOVAL CHEMICAL CONTROLS- IN THAT ORDER.

MULCHED AREAS MUST BE REPLENISHED AS MULCH DECOMPOSES- CHECK APRIL AND OCTOBER, REPLENISH AS NEEDED.

FERTILIZER SHALL BE APPLIED AS NEEDED USING SLOW RELEASE, ORGANIC BASED MATERIALS IN APRIL AND OCTOBER. USE AS INDICATED BY SOILS TEST ANALYSIS.

GROUND COVERS BORDERING WALKS AND CURBS SHALL BE EDGED AS NECESSARY TO PROVIDE A CLEAN CRISP LINE. VINES SHALL BE KEPT 'PINNED' TO ADJACENT WALLS AS NECESSARY AND TRIMMED TO CONTROL EXCESSIVE GROWTH, NOT ALLOWING VINE TO GROW OVER WINDOWS, DOORS, GATES OR OTHER ARCHITECTURAL ELEMENTS AND EQUIPMENT.

TREE PRUNING SHALL BE PERFORMED AS NEEDED TO ELIMINATE HAZARDS, MAINTAIN A NATURAL APPEARANCE. SHRUB PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE. SHRUBS ARE INTENDED TO FILL THE PLANTING SPACE AS MUCH AS POSSIBLE. DO NOT PRUNE PRUNE SHRUBS INTO ODD TOPIARY SHAPES.

TREES AND SHRUBS SHALL BE PRUNED TO CORRECT HAZARDS AND ANY STRUCTURAL DEFECTS. REMOVE SUCKERS, CRISS-CROSSING BRANCHES, DEAD AND DISEASED LIMBS AND FOLIAGE AND THINNING OF THE CROWN TO REDUCE WIND DAMAGE. ALWAYS CHECK/PRUNE IMMEDIATELY AFTER BIG WINDS-STORMS.

SPARSE GROUND COVER AREAS SHALL BE CHECKED FOR, AS THEY MAY INDICATE A FAILURE OF IRRIGATION SYSTEM OR THE NEED FOR FERTILIZER AND SOIL AMENDMENT. BARE AREAS SHALL BE RE-PLANTED TO MATCH ORIGINAL DESIGN.

AS PLANTS GROW, LOOK OUT FOR DESIGN ADJUSTMENTS THAT CAN BE MADE (ADDING/ REMOVING, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED. (SEE NOTES IV FOR MAWA CONSIDERATIONS)

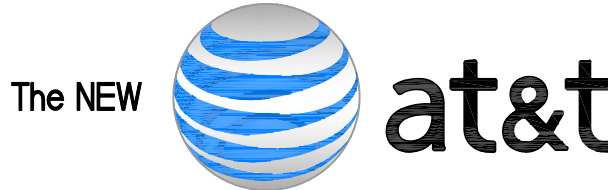
NOTES AND SPECIFICATIONS

SCALE

NONE

1

APPLICANT:



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TUSTIN, CA 92780

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CV

REVISIONS:

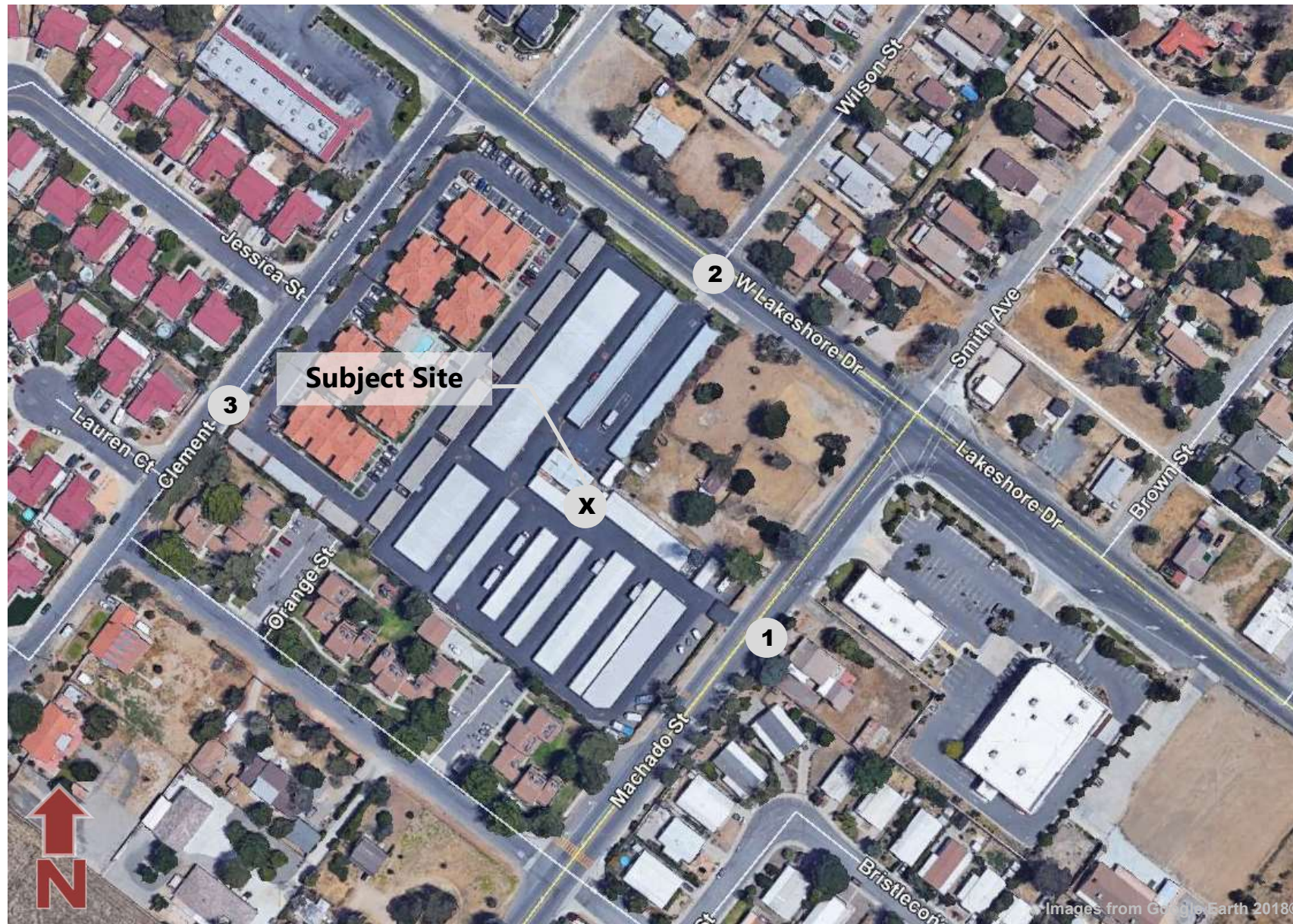
REV	DATE	DESCRIPTION
1	04/12/19	CITY COMMENTS
0	02/06/19	100% ZONING DRAWING
A	01/28/19	90% ZONING DRAWING

LICENSER:



**DMLA**  
Landscape Architecture





Date: 7/30/2019

Site Name: AT&T CSL00342

Address: 16401 Lakeshore Dr.  
Lake Elsinore, CA 92530

Applicant: AT&T  
1452 Edinger Ave.  
Tustin, CA 92780

Contact: Paul Kim  
EukonGroup  
630 S. Grand Ave., Suite 101  
Santa Ana, CA 92705  
paul.kim@eukongroup.com





**View 1**  
Looking northwest from Machado St. toward subject site.





**View 1**  
Looking northwest from Machado St. toward subject site.



**View 2**  
Looking southwest from Lakeshore Dr. toward subject site.







**View 2**  
Looking north from Highway 33 toward subject site.

Proposed AT&T panel antennas mounted new 75' monopine and 2 new live pine tress





**View 3**  
Looking southeast from Clement St.  
toward subject site.







Proposed AT&T panel antennas mounted new 75' monopine

**View 3**  
Looking southeast from Clement St. toward subject site.





# LTE Justification Plots

**Market Name: Los Angeles**

**Site Name: RAWLAND**

**Site ID: CSL00342**

**Site Address: 16401 LAKESHORE DR. LAKE ELSINORE, CA 92530**

**ATOLL Plots Completion Date: February 20, 2019**

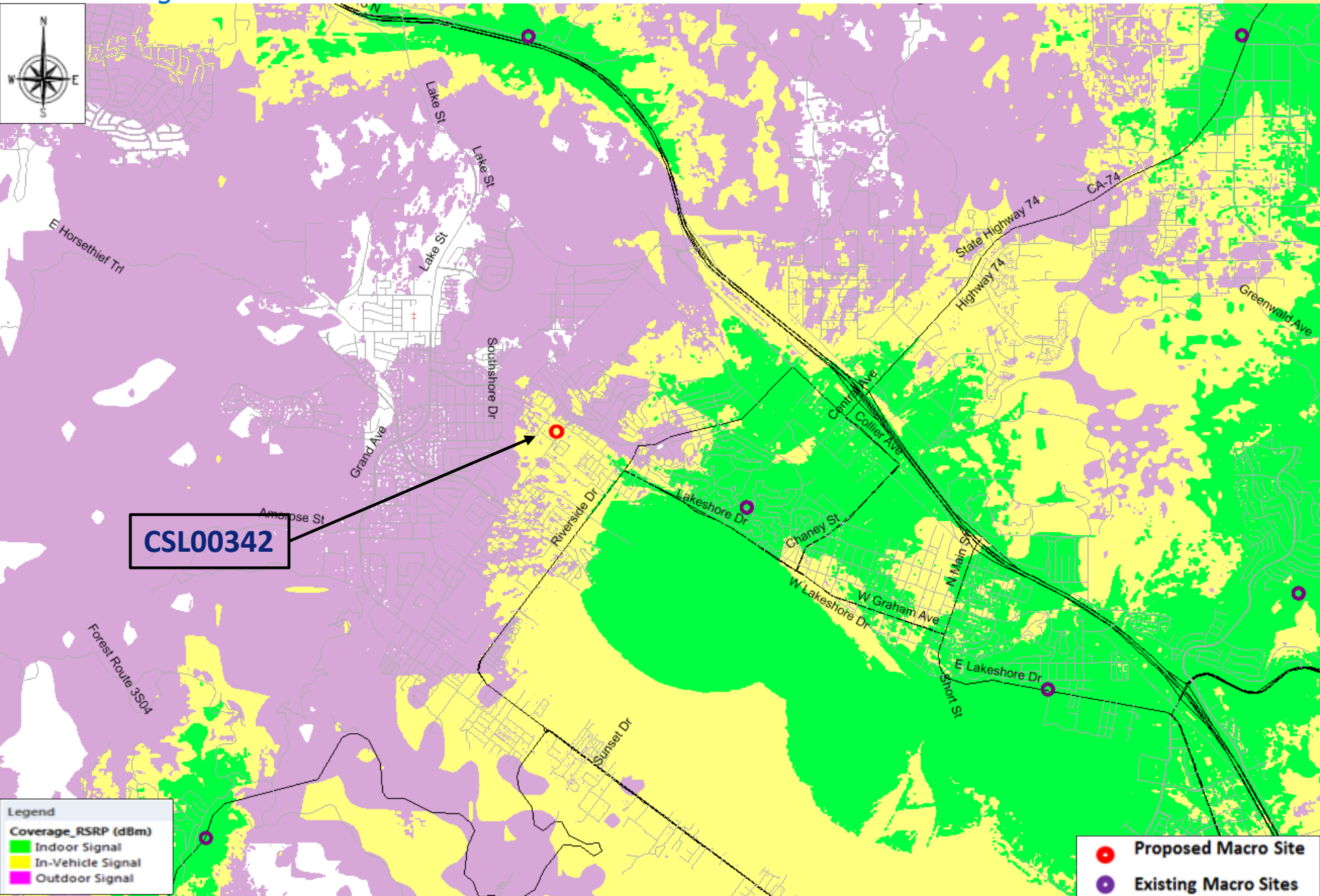


## Assumptions

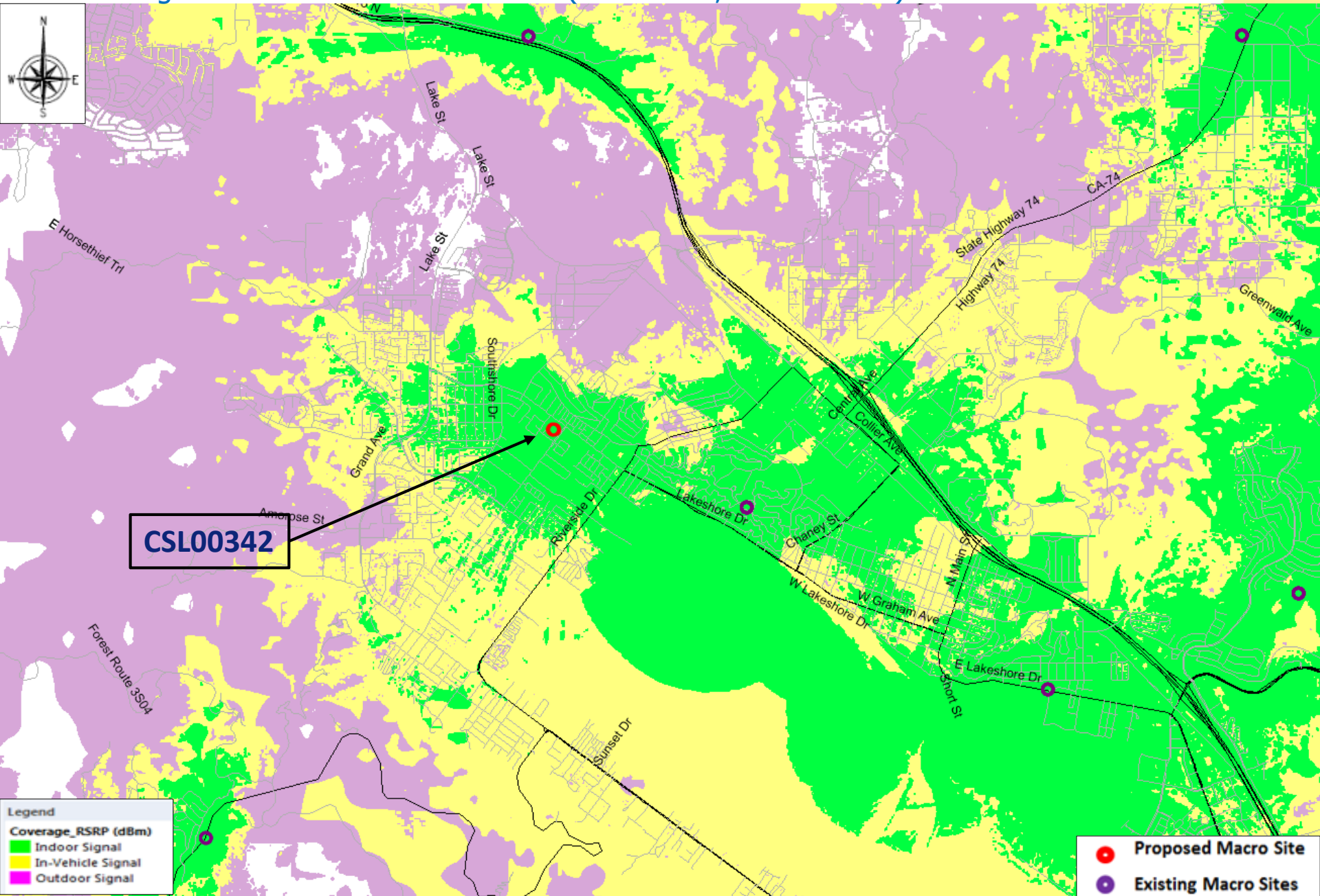
- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and 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 CSL00342

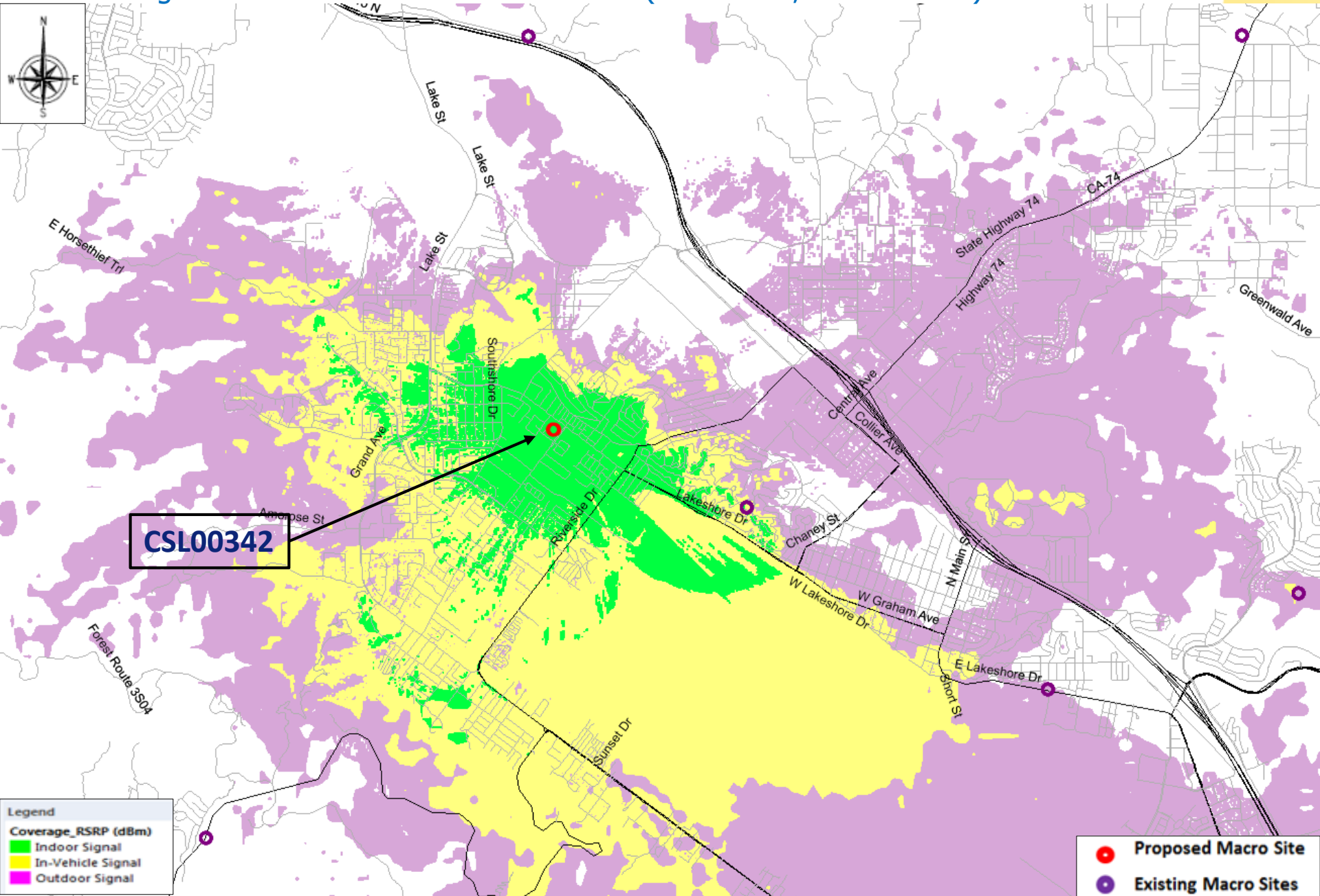


LTE Coverage After site CSL00342 at **66ft** (33.688661, -117.375055)





LTE Coverage standalone site CSL00342 at **66ft** (33.688661, -117.375055)





# Coverage Legend

Rethink Possible®



**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.