



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2016-16/WFE2016-01/WFE2016-02/
GPC2016-01

AGENDA ITEM: PH-2

PREPARED BY: Barbara Lynch
Senior Planner

MEETING DATE: September 14, 2016

SUBJECT: Conditional Use Permit CUP2016-16/Wireless Facilities Exception WFE2016-01 (mono-pine/discouraged location)/Wireless Facilities Exception WFE2016-02 (exceeding maximum height)/General Plan Conformity GPC2016-01
1200 North Canyon Boulevard (Sawpit Dam)

REQUEST: Erect an 80' tall wireless telecommunications facility (mono-pine) adjacent to the parking lot that serves the Sawpit Dam located in Canyon Park. A conditional use permit with an exception is requested to allow a wireless telecommunications facility to locate in the HR (Hillside Recreation) Zone that is defined as a "Discouraged Location." Also, an exception is requested to exceed the maximum height limit of 45'. A General Plan Conformity is needed to determine that the proposal conforms to the provisions of the General Plan.

APPLICANT: Verizon Wireless/Vinculums Services, Inc.
10 Pasteur, Suite 100
Irvine, CA 92618

ENVIRONMENTAL DETERMINATION: Categorical Exemptions (Class 3 and Class 11)

BACKGROUND: In 2011 the Wireless Telecommunications Facilities Ordinance (MMC 17.46) was adopted to provide comprehensive regulations and permitting requirements regarding the installation of wireless telecommunication facilities on private property, public property and the City right-of-way. This application involves a location in Canyon Park (on City owned property) next to the Sawpit Dam parking lot. A conditional use permit with an exception is required because the Sawpit Dam is in a "Discouraged Location" for locating a wireless facility and a second exception is required to allow an 80' tall wireless facility in lieu of the maximum 45' height allowed by code. A General Plan Conformity determination is necessary to find that the project conforms with the provisions of the Monrovia General Plan.

WIRELESS TELECOMMUNICATION FACILITIES LOCATION: Canyon Park is 80 acres of natural hillside area that has a nature center, a cabin conference facility, picnic areas, a waterfall and hiking trails. It is located at the northerly terminus of Canyon Boulevard. The Sawpit Dam is located off an access road within the park in an area that is away from the park improvements and adjacent residential properties.

The Sawpit Dam location was owned by Los Angeles County Flood Control District (LACFCD) until 2003 when the property was transferred to the City. As part of this transfer ingress and egress easements were granted to LACFCD so that their facilities could be accessed. Also a condition of the land transfer requires that permission is obtained from LACFCD to construct improvements on the land. The Applicant received approval and a permit was first issued by LACFCD on February 23, 2015. However, LACFCD rescinded the permit and it was later amended and reissued on July 6, 2016. The permit was reissued after the Applicant changed the location of the cell tower from the center of the parking lot to outside of the parking lot.

PROPOSED IMPROVEMENTS: The proposed wireless telecommunication improvements will include a mono-pine cell tower that will be installed near the easterly edge of the Sawpit Dam parking lot and an equipment enclosure that will be located approximately 150' away from the cell tower on the west side of the access road leading to the parking lot. The locations have been reviewed by City Staff and LACFCD personnel to insure that the improvements will not interfere with access to the dam facilities or to the dam-keepers facility (that is currently not occupied). It was determined that the proposed location would not interfere with larger commercial trucks and/or emergency vehicles.

The 10' by 14' equipment enclosure will have 8' tall walls and will be constructed out of decorative block material. Two MCE equipment cabinets and a back-up generator will be inside the enclosure. The generator will only be used during power outages and testing will be limited to daytime hours if noise is audible to residential properties (DS1 #13). All cables between the cell tower and the equipment enclosure will be underground. There will be no overhead lines.

The 80' tall mono-pine is designed to allow collocation with one other provider. Verizon's antennas will be approximately 70' above grade mounted on the pole and there will be a location 10' below the Verizon antennas for the other providers' antennas. A new conditional use permit application will be required at the time a second wireless provider proposes to collocate on the cell tower. The Verizon pole mounted equipment includes eight antennas (8' long), eight RRU's (Remote Radio Unit's) mounted behind the antennas' and one microwave dish (4' diameter).

The location of the parking lot is higher in elevation than the park improvements and is surrounded with natural foliage and mature trees. The mono-pine will be provided with enough branches to screen the pole mounted equipment and blend with the nearby pine trees. The mature pine tree closest to the proposed mono-pine must be trimmed to provide the necessary clearances for such a cell tower. It is a very tight space between the edge of the parking lot and the toe of the slope where the mono-pine is to be installed. A certified arborist report that addresses the proposed tree trimming is required and is subject to the review and approval of the City's arborist to help ensure that the tree will survive. However, if the tree does not survive the Applicant will be required to pay the appraised replacement value that can be applied towards planting in other public areas (DS1 #12).

DISCUSSION/ANALYSIS: The Wireless Telecommunications Facilities Ordinance sets forth regulations for wireless installations and defines locations that are "preferred" and "discouraged." In general, preferred locations include all Commercial and Industrial zones (with the exception of the Historic Commercial Downtown (HCD) Zone) and discouraged locations include all Residential and Hillside zones (and the HCD Zone). The subject property is located in the Hillside Recreation (HR) Zone and is in a "discouraged" location.

Discouraged Location

When a wireless telecommunications facility is proposed to be located in a discouraged location the applicant must provide information showing there is a significant gap in coverage in the area. A significant gap is defined “the need to provide signal coverage or sufficient strength to achieve consistent, sustainable, and reliable service in an area where there is a current need.” Verizon’s radio frequency (RF) engineer has determined that there is a significant gap that covers approximately 8 to 10 square miles in this specific area. There is currently weak signal coverage causing limited capacity for wireless users. Propagation maps were submitted that show existing signal coverage and improved signal coverage with the installation of the proposed cell tower. Providing a cell tower near Sawpit Dam will provide improved coverage along North Canyon Boulevard and the Monrovia Canyon Truck Trail in Canyon Park. Other cell tower locations were evaluated in the area and due to the mountainous terrain it was determined that the other locations would require a second cell tower site to achieve the same coverage as the proposed single tower location. The proposed cell tower location will have existing paved access (via the service road) and will provide the coverage that is needed to provide reliable wireless coverage.

Conditional Use Permit/Wireless Facilities Exceptions

A conditional use permit with approval of an exception is required when a cell tower is proposed in a discouraged location. Height limits for cell towers in discouraged locations are restricted to 45’ in comparison to 60’ when a cell tower is in a preferred location. The exception request for the proposed 80’ height is necessary to provide the coverage within the significant gap area and to be able to provide this from a single tower location. The proposed cell tower will be camouflaged as a mono-pine and is designed to allow a second provider on the tower. Due to the mature landscape and terrain this mono-pine should not be visible to any of the residential properties below Canyon Park.

City Owned Property

In addition to securing the approvals for the cell tower entitlements by the Planning Commission the Applicant must also enter into a lease agreement with the City because the improvements are on City owned property. The City Attorney has prepared a lease agreement that allows the cell tower to remain for 5 years and can be extended for 4 additional five year terms. The lease will be considered by City Council on September 20th. In order to erect the cell tower at the subject site both the entitlements and the lease must be approved (DS1 #19).

General Plan Conformity

Pursuant to Section 65402 of the Government Code, the Planning Commission must make a finding that the proposed wireless facility improvements on city owned property conforms to the provisions of the City’s General Plan. Staff recommends that the Planning Commission make this finding. The goals and objectives in the Safety Element were developed to protect citizens and property from major disasters (earthquakes, floods and fires). The property owners within the significant gap area as well as hikers, park visitors and emergency responders will be provided an improved level of security and safety with better wireless coverage that is currently not available in cases of emergency.

Conclusion

The proposed wireless facility improvements are in a discouraged location where typically cell towers could have a negative impact on surrounding properties and uses. However, the subject location should have no impact as it will be hidden in the natural hillside terrain and landscape in an 80 acre park. It will not impact residential properties outside of the park, and the mono-pine design provides a camouflage that obscures it from view within the park. The cell tower will provide wireless coverage to an area that has little to no coverage and will provide a level of safety that is not currently available to people within the significant gap area.

RECOMMENDATION: Staff recommends approval of the wireless telecommunication facility at in Canyon Park next to the Sawpit Dam. If the Planning Commission concurs with this recommendation then, following the public hearing, the adoption of the following resolution is appropriate:

The Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

1. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that CUP2016-16/WFE2016-01/WFE2016-02/GPC2016-01 is categorically exempt from CEQA under Class 3 and Class 11.
2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.
3. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for CUP2016-16/WFE2016-01/WFE2016-02/GPC2016-01, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2016-16/WFE2016-01/WFE2016-02/GPC2016-01, subject to the attached Planning Conditions on Data Sheet No. 1, Public Works Conditions on Data Sheet No. 2, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Close the public hearing and approve CUP2016-16/WFE2016-01/WFE2016-02/GPC2016-01 subject to the attached Planning Conditions on Data Sheet No. 1, Public Works Conditions on Data Sheet No. 2, and recommendations in the Staff Report.



DATA SHEET 1

Planning Conditions

CUP2016-16/WFE2016-01/WFE2016-02/GPC2016-01

1200 North Canyon Boulevard/
Sawpit Dam

The installation of a Wireless Telecommunications Facility at 1200 North Canyon Boulevard (APN 8501-010-900) in the vicinity of the Sawpit Dam in Canyon Park must remain in substantial conformance at all times with the request and application forms and plans for CUP2016-16/WFE2016-01 (Cell Tower/Discouraged Location) and WFE2015-02 (Exceeding Maximum Height)/GPC2016-01 General Plan Conformity submitted by Vinculum Services, Inc. as the agent representing Los Angeles SMSA Limited Partnership, a California limited partnership, dba Verizon Wireless (the “wireless telecommunications facility owner and operator”), as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term “Applicant” shall include, without limitation, the applicant, the wireless telecommunications facility owner and operator, the property owner (with the exception of the City as property owner), and all successors in interest to this conditional use permit. The terms “wireless telecommunications facility” or “facility” shall mean the Wireless Telecommunications Facility at 1200 North Canyon Boulevard (APN 8501-010-900) in the vicinity of the Sawpit Dam in Canyon Park.

DEVELOPMENT STANDARDS

1. The Applicant shall submit as-built drawings within 90 days after installation of the facility.
2. All cables, including without limitation, electrical, transmission, communication, telephone, cable television, data, and utility cables (collectively, “Utility Cables”), shall be run within the interior of the telecommunications tower and shall be camouflaged or hidden to the fullest extent feasible. Utility Cables to and from the development premises shall be placed underground.
3. In compliance with the Monrovia Municipal Code, the wireless telecommunications facility has been designed as a mono-pine, which is the approved concealment design to blend the pole, antennas, and related equipment within the surrounding forest-like area. All antenna components and accessory wireless equipment shall be treated with exterior coatings of a color and texture to visually blend in with the mono-pine. Sample(s) of the exterior coating(s) color and texture shall be submitted to the Planning Division Manager for review and approval prior to building permit issuance. Once approved, any change to the color or texture of such exterior coatings shall not be made unless applicant receives advanced written approval by the Planning Division Manager.

4. The facility shall be properly engineered to withstand high wind loads. An evaluation of high wind load capacity shall include the impact of modification on the facility.
5. Equipment enclosure. The wireless telecommunications facility site shall be completely enclosed by an eight (8) foot high solid decorative masonry wall (with necessary gates constructed with approved screening materials). All storage of materials, equipment, equipment cabinets, and wireless telecommunications facility operation shall be completely screened from view, with the exception of those components that are expressly permitted to exceed the height of the required wall, such as the mono-pine. The wireless telecommunication facility shall not have any signs other than certification, warning or other signage required by law or expressly permitted in writing by the City. At all times, all required notices and signs shall be posted on the site as required by the Federal Communications Commission and California Public Utilities Commission, and as approved by the city. The location and dimensions of a sign bearing the emergency contact name and telephone number shall be posted pursuant to the approved plans.
6. The Applicant shall submit and maintain current at all times basic contact and site information on a form to be supplied by the Planning Division Manager. The Applicant shall notify the Planning Division Manager of any changes to the information submitted within seven days of any change, including change of the name or legal status of the owner or operator. This information shall include, but is not limited to, the following:
 - a. Identity, including the name, address and 24-hour local or toll free contact phone number of the Applicant, the owner, the operator, and the agent or person responsible for the maintenance of the facility.
 - b. The legal status of the owner of the wireless telecommunications facility, including official identification numbers and Federal Communications Commission certification.
 - c. Name, address and telephone number of the property owner if different than the Applicant.
7. Upon any transfer or assignment of the permit, the Director of Community Development may require submission of any supporting materials or documentation necessary to determine that the proposed use is in compliance with the existing permit and all of its conditions of approval including, but not limited to, statements, photographs, plans, drawings, models, and analysis by a state-licensed radio frequency engineer demonstrating compliance with all applicable regulations and standards of the Federal Telecommunications Commission and the California Public Utilities Commission. If the Director determines that the proposed operation is not consistent with the existing permit, the Director shall notify the Applicant who shall either revise the application or apply for modification of the permit pursuant to the requirements of the Monrovia Municipal Code.

8. The Applicant shall not place any facilities that will deny access to, or otherwise interfere with, any public utility, easement, or right-of-way located on the site without written permission from the applicable owner or easement holder. The Applicant shall allow the city reasonable access to, and maintenance of, all utilities and existing public improvements within or adjacent to the site, including, but not limited to, pavement, trees, public utilities, lighting and public signage. Prior to the issuance of building permits, Applicant shall obtain all permits, permissions, leases, licenses, and easement agreements required by any other governmental entity or property owner for the site, including without limitation, the County of Los Angeles Department of Public Works. A copy of such permits, permissions, leases, licenses, and easement agreements shall be delivered to the Planning Division prior to issuance of building permits.
9. At all times, the wireless telecommunications facility must comply with the most current regulatory and operational standards including, but not limited to, radio frequency emissions standards adopted by the Federal Communications Commission and antenna height standards adopted by the Federal Aviation Administration.
10. If the Director of Community Development determines there is good cause to believe that the facility may emit radio frequency emissions that are likely to exceed Federal Communications Commission standards, the Director may require the Applicant to submit a technically sufficient written report certified by a qualified radio frequency emissions engineer, certifying that the facility is in compliance with such FCC standards.
11. An arborist report that addresses the trimming and long term maintenance of the pine tree adjacent to the mono-pine shall be submitted for review and approval by the Public Works Division Manager. If at any time the pine tree requires removal while the mono-pine is at the subject location, the City's arborist shall review and make the determination that the removal is necessary. If at any time the tree is damaged while the wireless improvements are in place or being removed, the City's arborist shall review and make the determination if the tree will survive. If the City's arborist determines that the extent of damage will eventually kill the tree or if the tree has to be removed, prior to approved removal an appraised replacement value of \$10,000 shall be paid to the City's Parks Division of the Public Services Department to use for planting low water use trees and/low water use landscaping in public areas of the City. The Applicant shall also be responsible for the removal of the tree.
12. The Applicant shall pay for and provide a performance bond in the amount of \$75,000, which shall be in effect until the wireless telecommunication facility is removed and the site is reasonably returned to its original condition. The bond coverage shall include without limitation removal of the facility and maintenance obligations. Such performance bond shall be in a form satisfactory to the City Attorney and Risk Manager, naming City as obligee.
13. Noise. Applicant's wireless telecommunications facility shall be operated in such a manner so as to minimize any possible disruption caused by noise. The backup generator at the site shall only be operated during periods of power

outages, and shall not be tested on weekends or holidays, or between the hours of 7:00 PM and 7:00 AM if the noise level is audible to residential properties.

14. Plans showing all exterior lighting shall be submitted to the Planning Division for review prior to building permit issuance and no exterior lighting shall be installed without the approval of the Planning Division Manager. All exterior lighting shall be designed, arranged, and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures and wilderness. No automatic lights (timer or other automated trigger) shall be allowed. Lights shall only be illuminated when workers are present and working on the premises.
15. If a nearby property owner registers a noise complaint and such complaint is verified as valid by the Police Department, Code Enforcement, or other City department, the City may hire a consultant to study, examine and evaluate the noise complaint and the Applicant shall pay the fee for the consultant. The matter shall be reviewed by the Development Review Committee (DRC). If the DRC determines sound proofing or other sound attenuation measures should be required to bring the project into compliance with the code (MMC 17.46.080 (M)), the DRC may impose that condition on the project after notice and a public hearing.
16. At the discretion of the Planning Division Manager, the Applicant may be required by the City to repaint or otherwise re-color the antennas, supporting structure and any portions of the wireless facility visible from any public place, so as to match the original color(s), and to replace or repair any stealthing material that is missing, discolored, or otherwise in poor maintenance to its original quantity and quality.
17. Notwithstanding Condition No. 15, all facility components, including, but not limited to, telecommunication towers, poles, accessory equipment, lighting, fences, walls, shields, cabinets, artificial foliage or camouflage, and the facility site shall be maintained in good condition, including ensuring the facilities are reasonably free of:
 - a. General dirt and grease;
 - b. Chipped, faded, peeling, and cracked paint;
 - c. Rust and corrosion;
 - d. Cracks, dents, and discoloration;
 - e. Missing, discolored or damaged artificial foliage or other camouflage;
 - f. Graffiti, bills, stickers, advertisements, litter and debris;
 - g. Broken and misshapen structural parts; and
 - h. Any damage from any cause.

18. The Applicant shall replace its facility, or part thereof, after obtaining all required permits, if maintenance or repair is not sufficient to return the facility to the condition it was in at the time of installation. The Applicant shall routinely inspect the facility and site to ensure compliance with the standards set forth in the Monrovia Municipal Code and these conditions of approval.
19. The City owns certain real property, and Applicant proposes to develop and install the wireless telecommunications facility pursuant to this conditional use permit on a portion the real property owned by the City (the "site"). At the time this conditional use permit was granted, the City in its proprietary capacity as property owner, and the wireless telecommunications facility owner and operator, were negotiating a ground lease and related easements for Applicant's occupation, development and use of the site (the "Ground Lease for the Installation and Use of the Wireless Telecommunications Facility at Sawpit Dam"). This conditional use permit does not substitute for such lease agreement, which must be approved by City Council and executed by both parties (Applicant and City), and a fully executed copy delivered to the Planning Division, prior to any development or occupation of the site by Applicant and prior to the issuance of any building permits.
20. In the event Applicant desires to modify the facility, Applicant shall apply for and obtain all permits or permit amendments required by the Monrovia Municipal Code, prior to making any modification to the facility. At a minimum, any application for modification to the facility shall use the concealment design approved by this permit including without limitation, blending, stealthing, screening, and camouflaging, unless a more effective concealment design is proposed by the Applicant or required by the Monrovia Municipal Code, or the pole is redesigned or replaced such that it necessitates a new concealment design that is consistent with the redesigned or replaced pole. Additionally, to the extent feasible, when the facility is modified existing equipment shall be replaced with equipment that reduces visual, noise and other impacts, including, but not limited to, undergrounding the equipment and replacing larger, more visually intrusive facilities with smaller, less visually intrusive facilities. Under the Monrovia Wireless Telecommunications Facilities Ordinance, "Modification" means a change to an existing wireless telecommunications facility that involves any of the following: collocation, expansion, alteration, enlargement, intensification, reduction, or augmentation, including, but not limited to, changes in size, shape, color, visual design, or exterior material. "Modification" does not include repair, replacement or maintenance if those actions do not involve a change to the existing facility involving any of the following: collocation, expansion, alteration, enlargement, intensification, reduction, or augmentation.
21. In the event the facility ceases to provide wireless telecommunications services for ninety (90) or more consecutive days, the facility shall be considered abandoned and shall be promptly removed as provided in these conditions of approval and the Monrovia Municipal Code. If there are two (2) or more users of a single facility, then this provision shall not become effective until all users cease using the facility.

22. Applicant shall notify the City in writing of its intent to abandon or cease use of the facility within ten (10) days of ceasing or abandoning use. Additionally, the Applicant shall provide written notice to the Director of Community Development of any discontinuation of operations of thirty (30) days or more.
23. Failure to inform the Director of Community Development of cessation or discontinuation of operations of the facility as required by these conditions of approval shall constitute a violation of the conditions of approval and be grounds for:
 - a. Prosecution;
 - b. Revocation or modification of the permit;
 - c. Calling of any bond or other assurance required by the Monrovia Municipal Code or conditions of approval of the permit;
 - d. Removal of the facility by the City in accordance with the procedures established under the Monrovia Municipal Code for abatement of a public nuisance at the Applicant's expense; and/or
 - e. Any other remedies permitted under the Monrovia Municipal Code.
24. Upon the expiration date of the permit, including any extensions, earlier termination or revocation of the permit or abandonment of the facility, the Applicant shall remove the facility and restore the site to its natural condition except for retaining the landscaping improvements and any other improvements at the discretion of the City. Removal shall be in accordance with proper health and safety requirements and all ordinances, rules, and regulations of the City. The facility shall be removed from the property, at no cost or expense to the City.
25. Failure of the Applicant to promptly remove the facility and restore the property within thirty (30) days after expiration of this permit, earlier termination or revocation of this permit, or abandonment of the facility, shall be a violation of the Monrovia Municipal Code, and shall be grounds for:
 - a. Prosecution;
 - b. Calling of any bond or other assurance required by the Monrovia Municipal Code or conditions of approval of permit;
 - c. Removal of the facility by the City in accordance with the procedures established under the Monrovia Municipal Code for abatement of a public nuisance at the Applicant's expense; and/or
 - d. Any other remedies permitted under the Monrovia Municipal Code.

CONSTRUCTION SITE REQUIREMENTS

26. Applicant shall provide temporary perimeter fencing with view obscuring material during construction. If graffiti is painted or marked in any way upon the premises

or on an adjacent area under the control of the Applicant (including without limitation, any temporary perimeter construction fencing or permanent wall), the graffiti shall be removed or painted over by Applicant within twenty-four hours, unless any law in effect at that time imposes a shorter time period for eradication.

27. One waterproof sign (36" x 48") in both English and Spanish noting construction hours and a phone number for contact shall be posted by the Applicant at the front of the site prior to grading or construction.

GENERAL REQUIREMENTS

28. The Applicant shall defend, indemnify, protect and hold harmless the City, its elected and appointed Council members, boards, commissions, officers, officials, agents, consultants, employees, and volunteers from and against any and all claims, actions, or proceeding against City, its elected and appointed Council members, boards, commissions, officers, officials, agents, consultants, employees and volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit city from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.
29. The facility shall at all time comply with any and all applicable local, state, and federal laws, regulations and guidelines. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.
30. This conditional use permit may be called for review, including modification or revocation, at any time by City Staff, the City Council, or Planning Commission if a violation of the approved conditions or the Monrovia Municipal Code (MMC) is alleged, or if it is alleged that the facility is creating a public nuisance, and such violation or public nuisance is verified as valid by the Police Department, Code Enforcement, or other City department.
31. In addition to Planning (Data Sheet No. 1) and Public Works (Data Sheet No. 2) conditions of approval, the Applicant shall also comply with all requirements of the Monrovia Municipal Code, Building Division and Fire Department that are directly applicable to the project.
32. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet Numbers 1 and 2. CUP2016-16/WFE2016-01/WFE2016-02 and GPC2016-01 shall be void and of

no force or effect unless such written consent is submitted to the City within the 30 day period.

33. The use or development associated with CUP2016-16/WFE2016-01/WFE2016-02 and GPC2016-01 shall begin within one (1) year after its approval or it will expire without further action by the City.
34. The Applicant shall maintain a current City business license at all times.
35. All of the above conditions shall be complied with prior to commencement of the operation, unless an earlier compliance period is specified as part of a condition.



DATA SHEET 2

Public Works Conditions

CUP2016-16/WFE2016-01/WFE2016-02/GPC2016-01

1200 North Canyon Boulevard/
Sawpit Dam

The installation of a Wireless Telecommunications Facility at 1200 North Canyon Boulevard (APN 8501-010-900) in the vicinity of the Sawpit Dam in Canyon Park shall also be subject to the public works conditions of approval listed below, and if so indicated, the condition(s) shall be satisfied prior to the issuance of a certificate of occupancy/final inspection for the project, unless an earlier or later compliance period is specified as part of a condition. The term "Applicant" shall include, without limitation, the applicant, the wireless telecommunications facility owner and operator, the property owner (with the exception of the City as property owner), and all successors in interest to this conditional use permit. The application for this project was submitted by Vinculums Services, Inc. as the agent representing Los Angeles SMSA Limited Partnership, a California limited partnership, dba Verizon Wireless (the "wireless telecommunications facility owner and operator").

Engineering Conditions

1. Prior to any development, the Applicant shall submit Plans, Details, Proof of Rights-of -Way, Easements, existing site plan, topographic map of the project site, utility extensions and connections, specifications for all Civil Engineering work to be done on-site and off-site, to the Engineering Division of the Public Services Department for review and approval prior to any encroachment permit being issued to the applicant. The plans shall indicate existing and proposed features, structure foundations, retaining walls and miscellaneous facilities if applicable and all utilities applicable to and within the project site. The plans shall be prepared on a maximum 24" x 36" sheets with City standard title block stamped and signed by a Registered Professional Civil Engineer in the State of California. The submittal of the plans shall include: required design calculations, a cost estimate, a plan check fee, and an inspection fee. The final submittal for final approval shall include a mylar of the approved plan. The applicant shall use the assigned drawing number obtained from engineering for this project. Partial or incomplete submittals will not be accepted.
2. All plans submitted by the Applicant, including but not limited to site plans, utility plans and street improvement plans, shall be coordinated for consistency and shall be approved by the City Engineer prior to the issuance of any construction permit. Applicant shall pay all fees for Engineering Division services such as plan check fee and construction inspection fee, and obtain an encroachment permit for all work within the City right-of-ways. .
3. The Applicant shall provide a current title report or right entry by council approved and recorded utility easement for the project site located in the City of Monrovia. The title report, or right of entry is required and such documents shall show all fee interest holders; all interest holders whose interest could ripen into

a fee; all trust deeds, together with the name of the trustee; and all easement holders, and any legal access documents that could conflict with this development.

4. The City requires the restoration of the existing pavement after utility installation, if the pavement is disturbed during construction. Restoration is required from the outer limits of the area covering and encompassing all the utility cuts as shown on the plans, but actual limits shall be determined out in the field by City Engineer. Restoration of asphalt pavement may be up to 2-inch pavement grind and 2-inch asphalt overlay, removal and replacement of broken AC or PCC pavement, cape seal, and slurry seal Type II, or combination of any of the method of pavement restoration as directed by the City Engineer. The scope of work shall be mutually agreed by the City Engineer and the Applicant prior to approval of any construction plans and/or issuance of any Public Works permits.
5. Prior to start of any construction activity, Applicant shall provide a Transportation Plan to the Public Works Department formalizing the approved truck route to and from the site though the City of Monrovia streets. Transportation plan will address allowable times for trucks and construction vehicles for access to the site. No construction activity will be allowed without first getting approval of all required submittals to the Engineering Division.
6. The Applicant shall repair, at its sole cost and expense, any damage including, but not limited to subsidence, cracking, erosion, collapse, weakening, or loss of lateral support to City streets, sidewalks, walks, curbs gutters, trees, parkways, street lights, traffic signals, improvements of any kind or nature, or utility lines and systems, underground utility line and systems, or sewer systems and sewer lines that result from any activities performed in connection with the installation and/or maintenance of a wireless telecommunications facility on City property. The Applicant shall restore such areas, structures and systems to the condition in which they existed prior to the installation or maintenance that necessitated the repairs. In the event the applicant fails to complete such repair, all future upgrades and additions to this system will be conditioned with these reconstructions and shall be completed prior to any additional approvals.



DATA SHEET 3

Findings

CUP2016-16/WFE2016-01/WFE2016-02/GPC2016-01

1200 North Canyon Boulevard/
Sawpit Wash

CONDITIONAL USE PERMIT (17.52.290)

As required by Section 17.52.290 of the Monrovia Municipal Code (MMC), the decision for granting CUP2016-16, WFE2016-01 and WFE2016-02 to allow a wireless telecommunications facility located in the vicinity of Sawpit Dam in Canyon Park is based on the following findings:

- A. The project site is adequate in size, shape and topography for the proposed wireless facility location. *The topography of this hillside area is mountainous and is improved with an access road and level parking lot area that is adequate in size to accommodate a cell tower and an equipment enclosure.*
- B. The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the wireless facility. *The proposed use will not generate traffic other than commercial vehicles that will periodically be used for maintenance of the site. The existing service road and access from Canyon Boulevard is adequate to support this vehicle activity and traffic loads.*
- C. The proposed wireless facility is compatible with the General Plan and will not adversely impact the objectives of the General Plan. *The wireless facility is in a discouraged location and an exception is requested to accommodate the proposed facility. The conditional use permit is being approved because the Applicant has submitted documentation that demonstrates that there is an existing significant gap in coverage in this area of the City; there is little to no wireless coverage currently available in an 8 to 10 square mile area. The proposed location is the least intrusive location to provide a wireless facility that closes the significant gap in coverage, because it is a sufficient distance from residences within the City and is designed to blend into its surroundings. Accordingly, this project is consistent with the General Plan.*
- D. The proposed wireless facility in Canyon Park will comply with the applicable provisions of the zoning ordinance except for locating in a discouraged location and exceeding the height limit. The Applicant has submitted documentation that demonstrates that these two exception requests are necessary to construct a wireless communication facility that will close a significant gap in coverage, which will improve wireless coverage and enhance public safety in this area. In addition, *the proposed location is the least intrusive location to provide a wireless facility that closes the significant gap in coverage, because it is a sufficient distance from residences within the City and is designed to blend into its surroundings.*
- E. The location of the wireless facility and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it

be materially injurious to properties or improvements in the vicinity. The facility is located in an area that is a sufficient distance from residential uses and is designed to blend in with its surroundings. *In addition, the Applicant will comply with the conditions of approval for the wireless facility to ensure that the mono-pine is maintained to provide the necessary camouflage, and the generator will be operated in a manner that will not be detrimental or injurious to the public and surrounding uses.*

CONDITIONAL USE PERMIT (17.46.110)

As required by Section 17.46.110 of the Monrovia Municipal Code (MMC), the decision for granting CUP2016-16, WFE2016-01 and WFE2016-02 to allow a wireless telecommunications facility located in the vicinity of Sawpit Dam in Canyon Park is also based on the following findings:

- A. The proposed facility has been designed and located in compliance with all applicable provisions of the City's Wireless Telecommunications Facilities ordinance. *The Applicant submitted documentation that demonstrated the existence of a significant gap in coverage, which justifies the exceptions to locate the facility in a discourage location and to exceed the height limits specified in the Municipal Code. The cell tower will be camouflaged and will be located on a site that is sufficient distance away from residential properties and uses that otherwise could be negatively impacted.*
- B. The proposed facility has been designed and located to achieve compatibility with the community to the maximum extent reasonably feasible. *The site does not require excavation for an access road as one already exists and the location is obscured from view with large mature trees and a mountainous terrain. It is located away from park facilities and residential homes.*
- C. The applicant has submitted a statement of its willingness to allow other carriers to collocate on the proposed wireless telecommunications facility wherever technically and economically feasible and where collocation would not harm community compatibility. *The wireless facility has been designed to allow one other provider to collocate on the facility, and the requirement for co-location is specified in the lease agreement between the City and the applicant.*
- D. Noise generated by equipment will not be excessive, annoying nor be detrimental to the public health, safety, and welfare and will not exceed the standards set forth in the Wireless Telecommunications Facilities ordinance. *The wireless facility is located in an 80 acre park away from residential properties. The back-up generator should not be audible to properties outside of the park; however if it is found that residential properties are adversely impacted a condition of approval restricts generator testing to daytime hours.*

EXCEPTIONS (17.46.220)

As required by Section 17.46.220 of the Monrovia Municipal Code (MMC), the decision for granting CUP2016-16, WFE2016-01 and WFE2016-02 an exception to allow a wireless telecommunications facility located in the vicinity of Sawpit Dam in Canyon Park is based on the following findings:

- A. Denial of the facility as proposed would violate state and/or federal law. *The exceptions requested for locating a wireless facility in a discouraged location and exceeding the height limit is necessary to close a significant gap in coverage. The applicant has provided propagation maps and a report from an RF engineer that documents and confirms that there currently is a significant gap in coverage that needs to be addressed, as required by state and federal law.*

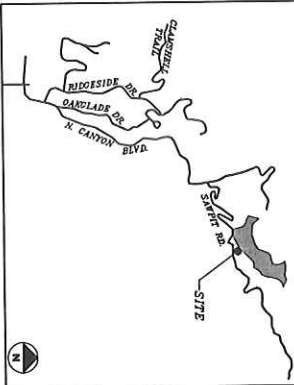
- B. The provisions of the Wireless Telecommunications Facilities ordinance, as applied to applicant, would deprive applicant of its rights under state and/or federal law. *The applicant has provided propagation maps and a report from an RF engineer that documents and confirms that there currently is a significant gap in coverage in an 8 to 10 square mile area where service currently is weak and/or not available. The proposed improvements are designed to camouflage the wireless facility and are environmentally sensitive to the natural hillside area.*

Verizon

SAWPIT
 (MACRO CELL EVOLUTION)
 SAWPIT DAM PARKING LOT
 MONROVIA, CA 91016

OVERALL HEIGHT: 80'-0"

VICINITY MAP



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE JURISDICTION. THE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON.
 PROJECT CONSISTS OF:
 • (1) STEALTH MONOPOLE
 • (6) PANEL ANTENNAS
 • (8) RRU'S W/ A2 MODULES
 • (2) RAYCAPS
 • (1) 4'-0" MICROWAVE DISH
 • (2) OUTDOOR EQUIPMENT CABINETS (WCE DESIGN)
 • (1) STAND-BY DIESEL GENERATOR
 • (1) STAND-BY DIESEL FUEL TANK
 • CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

PROJECT TEAM

ARCHITECT

FUSLANG ARCHITECTURE, INC.
 3471 VA LIDO SUITE 202
 NEWPORT BEACH, CA 92663
 CONTACT: ERIC FUSLANG
 PHONE: (949) 838-4139

SURVEYOR

BERT HAZE & ASSOCIATES
 3188 ARWAY AVE #41
 COSTA MESA, CA 92626
 CONTACT: BERT HAZE
 PHONE: (714) 557-1587

PROJECT REPRESENTATIVE

VERIZON SERVICES, INC.
 10 PASTER, SUITE 100
 IRVINE, CA 92618
 CONTACT: MATTHEW VICIL (SITE ACQUISITION & ZONING)
 PHONE: (562) 889-7925

PROJECT INFORMATION

APPLICANT/LESSEE

VERIZON
 15505 SAND CANYON AVE.
 BUILDING D, 154 FLOOR
 24 HR EMERGENCY CONTACT
 PHONE: (949) 286-7000

PROPERTY OWNER

CITY OF MONROVIA
 PROPERTY OWNER: MARK ALVARADO
 CONTACT PERSON: (626) 932-5510
 CONTACT NUMBER: 415 S. IVY AVE.
 PROPERTY OWNER ADDRESS: MONROVIA, CA 91016

PROPERTY INFORMATION

A.P.N.: 8501-010-900
 JURISDICTION: CITY OF MONROVIA
 CURRENT ZONING: HILLSIDE WILDERNESS
 RESERVE
 OVERALL HEIGHT: 80'-0"
 OCCUPANCY TYPE: 8/1U
 TYPE OF CONSTRUCTION: V-B
 ADA REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED PER EXEMPTION IN 2013 CEC. CHAPTER 11B SECTION 11B.1.1. ACCESS SPACES.

SHEET INDEX

SHEET	TITLE SHEET	DESCRIPTION
T-1	TOPOGRAPHIC SURVEY	
L3-1	TOPOGRAPHIC SURVEY	
L3-2	TOPOGRAPHIC SURVEY	
L3-3	TOPOGRAPHIC SURVEY	
A-1	OVERALL SITE PLAN	
A-2.0	EQUIPMENT CLUSE AREA & ANTENNA PLANS	
A-2.1	EMERGENCY RESPONSE PLAN	
A-3	ELEVATIONS	

DRIVING DIRECTIONS

1. DEPART FROM VERZON IRVINE OFFICE
2. DEPART SAND CANYON AVE TOWARD BARRANCA PKWY
3. TURN RIGHT ONTO BARRANCA PKWY
4. TURN RIGHT ONTO JEFFREY RD
5. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-5 NORTH
6. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-605 NORTH
7. TAKE RAMP LEFT FOR I-210 WEST TOWARD PASADENA FOR MOUNTAIN AVE
8. AT EXIT 35A, TAKE RAMP RIGHT AND FOLLOW SIGNS
9. TURN LEFT ONTO E FOOTHILL BLVD
10. TURN LEFT ONTO N CANYON BLVD
11. TURN RIGHT TO STAY ON N CANYON BLVD
12. TURN RIGHT ONTO MONROVIA CANYON TRAIL / SAWPIT RD
13. ARRIVE AT SAWPIT DAM, CA ON THE LEFT

GENERAL CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS. CONTRACTOR SHALL DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

APPROVAL

LANDLORD: _____
 PROJECT MANAGER: _____
 CONSTRUCTION MANAGER: _____
 RF ENGINEER: _____
 SITE ACQUISITION: _____
 ZONING MANAGER: _____
 UTILITY COORDINATOR: _____
 NETWORK OPERATIONS: _____

CABLE/ANTENNA SCHEDULE

ANTENNA SECTOR	ADJUTH CTR. HT.	ANT. MAKE/MODEL	ANTENNA LENGTH	COAX CABLE SIZE
ALPHA	80'	70'-0"	TBD	250' 1-5/8"
BETA	280'	60'-0"	TBD	240' 1-5/8"
MW	215'	53'-0"	TBD	233' 1-5/8"

NOTE: CONSTRUCTION MANAGERS TO READ VERIFY CABLE LENGTHS PRIOR TO ORDERING. FABRICATOR OR INSTALLATION OF CABLES GIVEN IN THIS SHEET.

15505 SAND CANYON AVE.
 BUILDING D, 154 FLOOR
 NEWPORT BEACH, CA 92663
 PHONE: (949) 838-4139

FUSLANG
 ARCHITECTURE
 3471 VA LIDO, SUITE 202
 NEWPORT BEACH, CA 92663
 PHONE: (949) 838-4139

SEAL

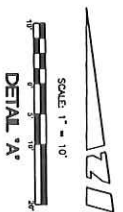
ISSUED FOR: ZONING REVIEW
 ISSUE DATE: 04/13/2016
 PROJECT NO. FA131214
 DRAWN BY: MP CHECKED BY: EF

DATE DESCRIPTION BY

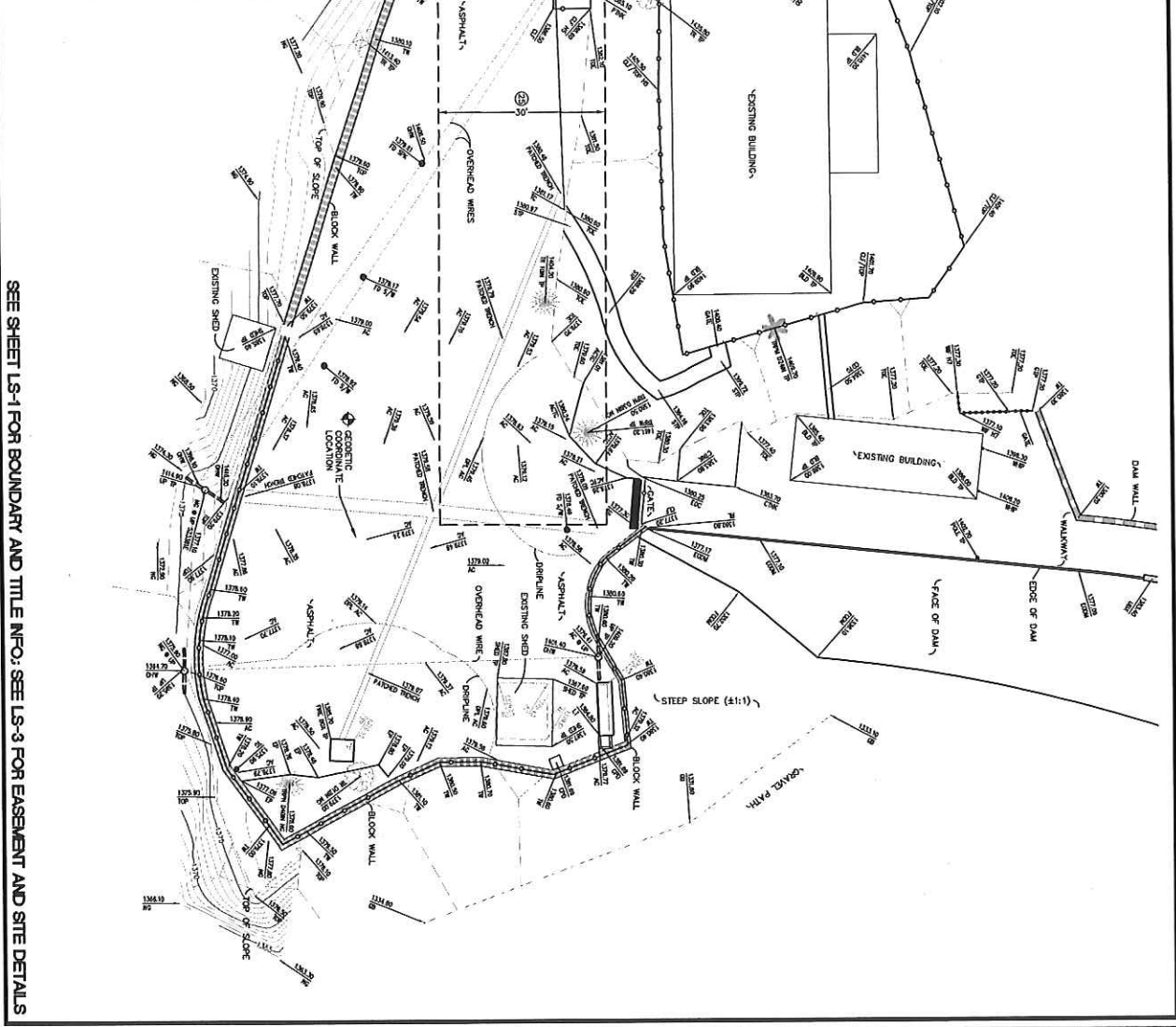
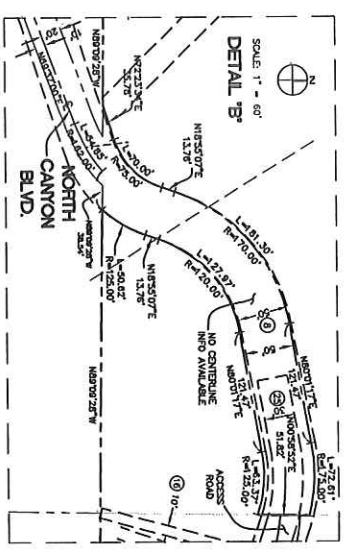
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1	07/23/14	SURVEY UPDATE	MP
2	08/26/14	CLIENT COMMENTS	RR
3	12/04/14	CLIENT COMMENTS	RR
4	02/08/16	DAM DETAILS ADDED	NW
5	04/11/16	RE-DESIGN	NW
6	04/12/16	CLIENT COMMENTS	NW
7	04/13/16	RF UPDATE	NW

SAWPIT
 SAWPIT DAM PARKING LOT
 MONROVIA, CA 91016

SHEET TITLE
 TITLE SHEET
 SHEET NUMBER
T-1



- LEGEND:**
- AC ASPHALT CONCRETE
 - AD TOP OF ASPHALT CURB
 - ADG ASPHALT DRIVE
 - ADP ASPHALT DRIVE
 - ADT ASPHALT DRIVE
 - ADU ASPHALT DRIVE
 - ADV ASPHALT DRIVE
 - ADW ASPHALT DRIVE
 - ADY ASPHALT DRIVE
 - ADZ ASPHALT DRIVE
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 - AD99 ASPHALT DRIVE
 - AD00 ASPHALT DRIVE



SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO; SEE LS-3 FOR EASEMENT AND SITE DETAILS

verizon
 15505 SAND CANYON AVE
 BUILDING 10, 13th FLOOR
 IRVINE, CA 92618

ULSANG
 ARCHITECTURE
 3071 1/2ND AVE, SUITE 202
 IRVINE, CA 92618
 PHONE (949) 858-4138
 SEAL



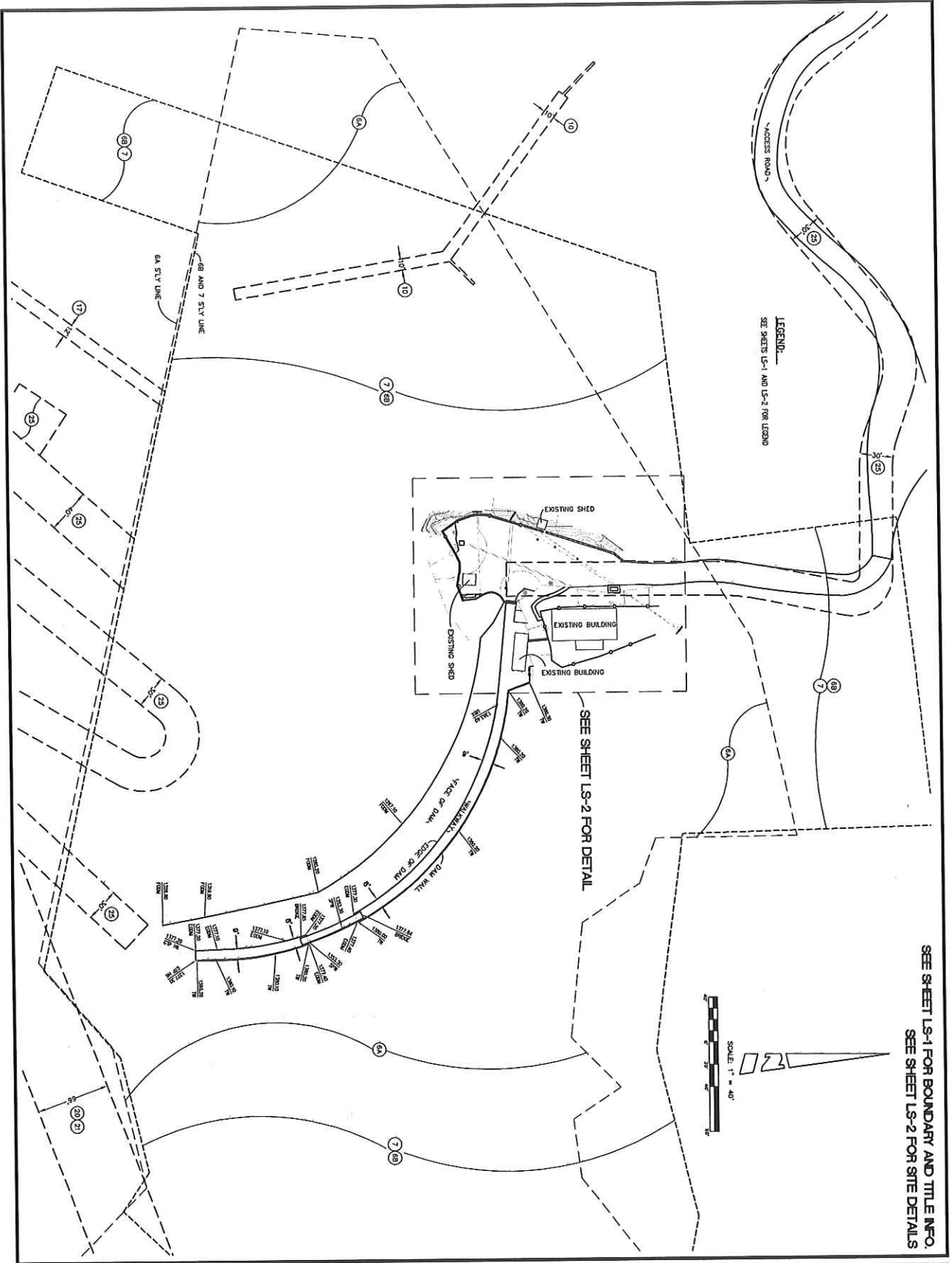
PREPARED BY:
BERNARD
 AND ASSOCIATES, INC.
 LAND SURVEYING & MAPPING
 3108 ARROYO AVENUE, SUITE 101
 COSTA MESA, CA 92626
 (714) 552-1992 OFFICE
 (714) 552-1988 FAX FAX NO. 801-555

REV.	DATE	DESCRIPTION	BY
1	10/20/14	ISSUED FOR REVIEW	RF
2	03/24/14	ADDED TITLE INFO.	JA
3	07/21/14	REV. PER ARCH/REV.	CWW
4	08/27/14	REV. PER ARCH/REV.	CWW
5	09/02/14	REV. ESMT. NOTES	CWW
6	10/04/16	ADDITIONAL TOPG	CWW

SAVPIIT
 SAVPIIT DAM PARKING LOT
 MONROVIA, CA 91706

SHEET TITLE
 TOPOGRAPHIC SURVEY

SHEET NUMBER
 LS-2



verizon
15505 SAND CANYON AVE
BUILDING 02, 15505 B
IRVINE, CA 92618

FULSANG
ARCHITECTURE
3471 VAN LINDA, SUITE 302
IRVINE, CA 92618
PHONE (949) 229-4129
SEAL



PREPARED BY:
BERRY HAZZ
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
2259A WALKER CALIFORNIA 92705
714-557-1577 OFFICE
714-557-1568 FAX A# 601355

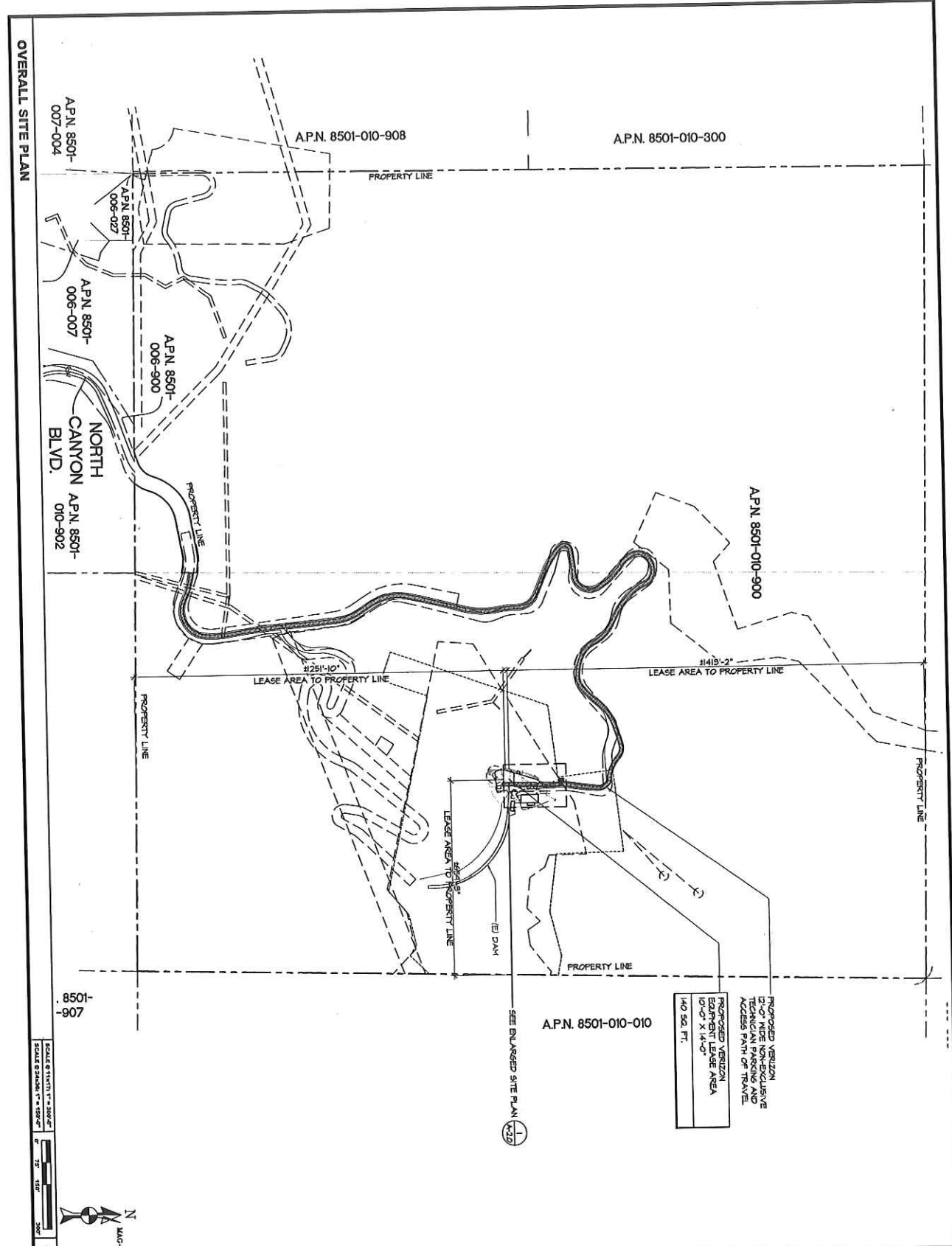
SUBMITTALS

REV	DATE	DESCRIPTION	BY
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2	03/24/14	ADDED TITLE INFO.	JA
3	07/21/14	REVISED TITLE INFO. JA	
4	08/27/14	REV. PER ARCH/REV. CWM	
5	09/02/14	REV. ESM. NOTES CWM	
6	02/04/16	ADDITIONAL TOPO	CWM

SAWPIIT
SAWPIIT DUMP PARKING LOT
MONROVIA, CA 91016

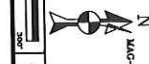
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-3

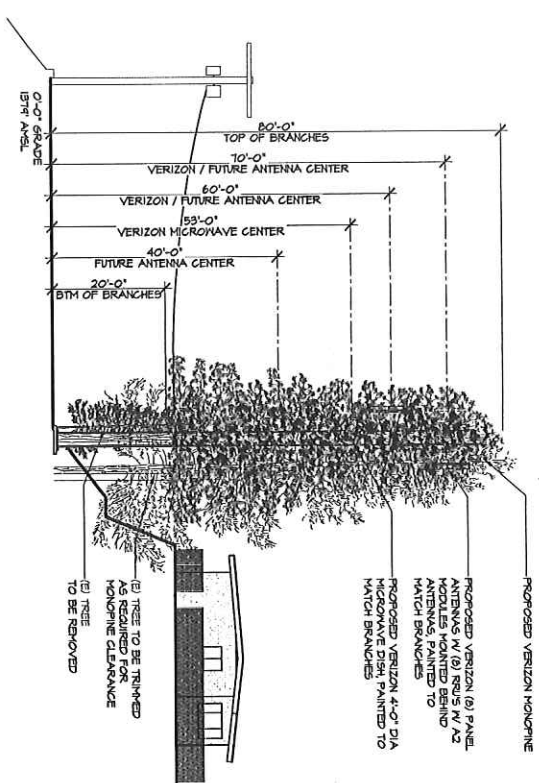


OVERALL SITE PLAN

SCALE & TYPING: 1" = 200'
 SCALE & TYPING: 1" = 400'



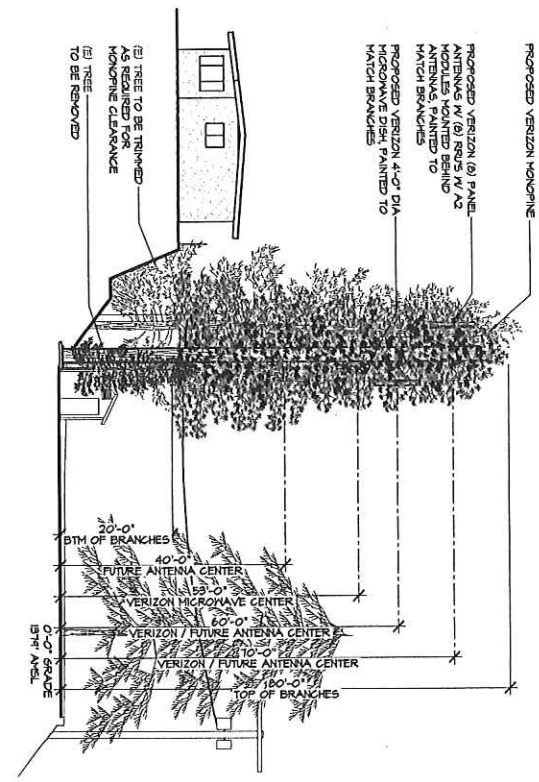
<p>15505 SAWN CANYON AVE SUITE 100 IRVINE, CA 92618</p>		<p>U L S L A N G ARCHITECTURE</p> <p>3471 VAN LINDO SUITE 202 IRVINE, CA 92614 PHONE: (949) 438-4138</p>																																					
<p>SAWPTT SAWPTT DAM PARKING LOT MONROVIA, CA 91016</p>		<p>ISSUED FOR: ZONING REVIEW ISSUE DATE: 04/13/2016 PROJECT No. FA131214 DRAWN BY: MP CHECKED BY: EF</p>																																					
<p>SHEET TITLE OVERALL SITE PLAN</p>		<p>SCALE</p>																																					
<p>SHEET NUMBER A-1</p>		<p>SUBMITTALS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>03/14/14</td> <td>ZONING REVIEW</td> <td>MP</td> </tr> <tr> <td>1</td> <td>07/23/14</td> <td>SUPPLY UPDATE</td> <td>MP</td> </tr> <tr> <td>2</td> <td>08/26/14</td> <td>CLIENT COMMENTS</td> <td>FN</td> </tr> <tr> <td>3</td> <td>12/04/14</td> <td>CLIENT COMMENTS</td> <td>DR</td> </tr> <tr> <td>4</td> <td>02/08/16</td> <td>DAM DETAILS ADDED</td> <td>NW</td> </tr> <tr> <td>5</td> <td>04/11/16</td> <td>RE-DESIGN</td> <td>NW</td> </tr> <tr> <td>6</td> <td>04/12/16</td> <td>CLIENT COMMENTS</td> <td>NW</td> </tr> <tr> <td>7</td> <td>04/13/16</td> <td>RF UPDATE</td> <td>NW</td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION	BY	0	03/14/14	ZONING REVIEW	MP	1	07/23/14	SUPPLY UPDATE	MP	2	08/26/14	CLIENT COMMENTS	FN	3	12/04/14	CLIENT COMMENTS	DR	4	02/08/16	DAM DETAILS ADDED	NW	5	04/11/16	RE-DESIGN	NW	6	04/12/16	CLIENT COMMENTS	NW	7	04/13/16	RF UPDATE	NW
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7	04/13/16	RF UPDATE	NW																																				



SOUTH ELEVATION

SCALE @ 1/8"=1'-0"
SCALE @ 3/32"=1'-0"

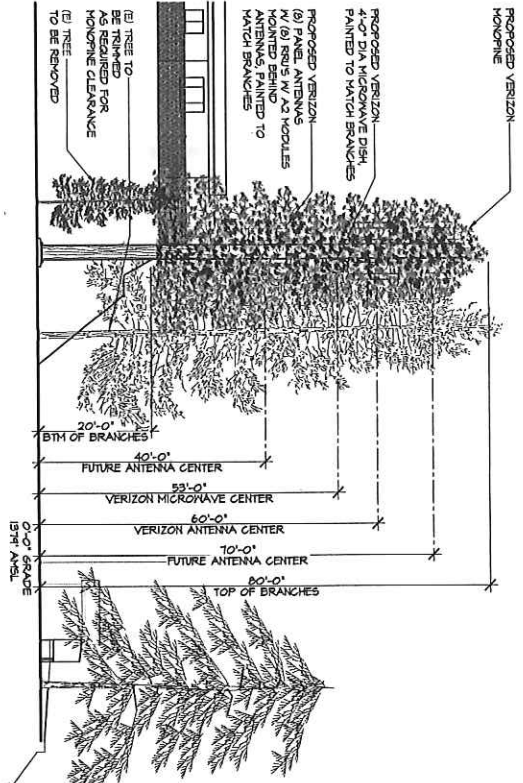
3



NORTH ELEVATION

SCALE @ 1/8"=1'-0"
SCALE @ 3/32"=1'-0"

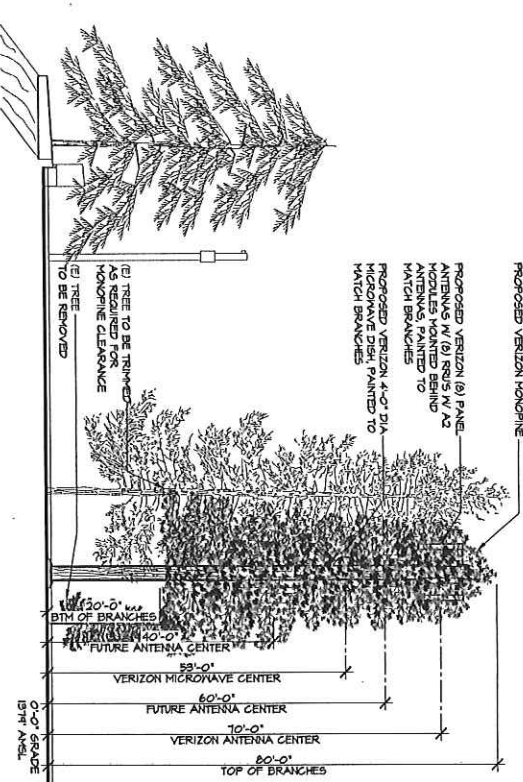
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WEST ELEVATION

SCALE @ 1/8"=1'-0"
SCALE @ 3/32"=1'-0"

4



EAST ELEVATION

SCALE @ 1/8"=1'-0"
SCALE @ 3/32"=1'-0"

2

verizon
15505 SAND CANYON AVE
BUILDING "D", 1st FLOOR
IRVINE, CA 92618

ULSANG
ARCHITECTURE
3401 VAN BUREN, SUITE 202
IRVINE, CA 92614
PHONE: (949) 858-4139

ISSUED FOR: ZONING REVIEW
ISSUE DATE: 04/13/2016
PROJECT NO. FA131214
DRAWN BY: MP CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	03/14/14	ZONING REVIEW	MP
1	07/23/14	SURVEY UPDATE	MP
2	08/28/14	CLIENT COMMENTS	PN
3	12/04/14	CLIENT COMMENTS	DR
4	02/09/16	PAW DETAILS ADDED	NW
5	04/11/16	RE-DESIGN	NW
6	04/12/16	CLIENT COMMENTS	NW
7	04/13/16	RF UPDATE	NW

SHEET NUMBER
A-3

SHEET TITLE
ELEVATIONS

SAWPT
SAWPT DAM PARKING LOT
MONROVIA, CA 91016