J.
AUG 0 4 2010

Chandler
All-America City
2010

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MEMORANDUM **Transportation & Development – PZ Memo No. 10-072a**

DATE: JULY 28, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: BILL DERMODY, SENIOR CITY PLANNER BD

SUBJECT: ZUP10-0013 LAGUNA VILLAGE WIRELESS FACILITY

Request: Use Permit approval to install a wireless communication facility

Location: Southeast corner of Ray and Kyrene Roads

Applicant: REA Land Consulting (for Clear Wire)

Owner: Boas Laguna Village LLC

Zoning: Community Commercial/Planned Area Development (C-2/PAD)

RECOMMENDATION

Staff, finding consistency with the General Plan, recommends approval subject to conditions.

BACKGROUND

The application requests a new 65' monopalm (top of antennas) wireless communications facility to be located within a shopping center at the southeast corner of Ray and Kyrene Roads. Staff recommends a condition that would limit the height to 55'. The approximately 17-acre shopping center is surrounded to the east and south by single-family residential uses. The nearest residential property is approximately 147' to the south. A monopalm is a cell tower disguised as a palm tree. The Zoning Code requires a Use Permit for wireless communication facilities in non-industrial zoning districts that do not utilize existing poles or towers. Elevations of the proposed facility are among the memo attachments.

The facility is proposed to be located behind the main retail building, adjacent to an existing dumpster. The site has mature Date Palm trees throughout, including behind the retail buildings.

There are two existing wireless communications facilities in the shopping center. Both are light pole canisters located in the rear of the center that were approved administratively in accordance with the Zoning Code. One is approximately 55'-high and is 110' from the residential property line, while the other is approximately 45'-high and is 76' from the residential property line.

Within the immediate area, there are no other suitable alternatives for co-location of the wireless communication facilities on existing poles or towers. According to information provided by the applicant as required by code, there are six (6) verticalities of a height similar to or greater than the proposed monopalm within one (1) mile. The applicant has analyzed these co-location possibilities and found them implausible because the site is too far from the intended service area, the poles are technically not co-locatable, or another municipality denied the site. Staff also asked the applicant to pursue locating behind the Fresh & Easy building on the northeast corner of the site, which would have afforded an approximately 190' setback from residential properties. However, the landlord is unwilling to allow that location due to its visibility from the parking lot. The applicant's inventory is among the memo attachments.

DISCUSSION

Staff finds the proposed location to be appropriate for a wireless facility in the form of a 55'-high monopalm. The location, tucked between building masses and almost 150' from residential properties, is compatible with surrounding land uses. The nearby mature palm trees preclude the need for additional live palm trees to be planted.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on June 7, 2010 at the Chandler Library Sunset Branch. Three citizens attended, two who favored the location and one who opposed. The citizen in opposition lives east of the shopping center. This citizen also called Staff on another occasion to express opposition due to radiation effects on children.
- Two other citizens contacted Staff in opposition. One citizen lives on Poplar Court to the south of the shopping center and expressed opposition due to aesthetic and health concerns. The other citizen lives west of Kyrene Road and is opposed due to aesthetic effects and possible effects on property values, also adding that there are enough poles on this site already.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP10-0013 LAGUNA VILLAGE WIRELESS FACILITY subject to the following conditions:

1. Development shall be in substantial conformance with approved exhibits except as modified by condition herein. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.

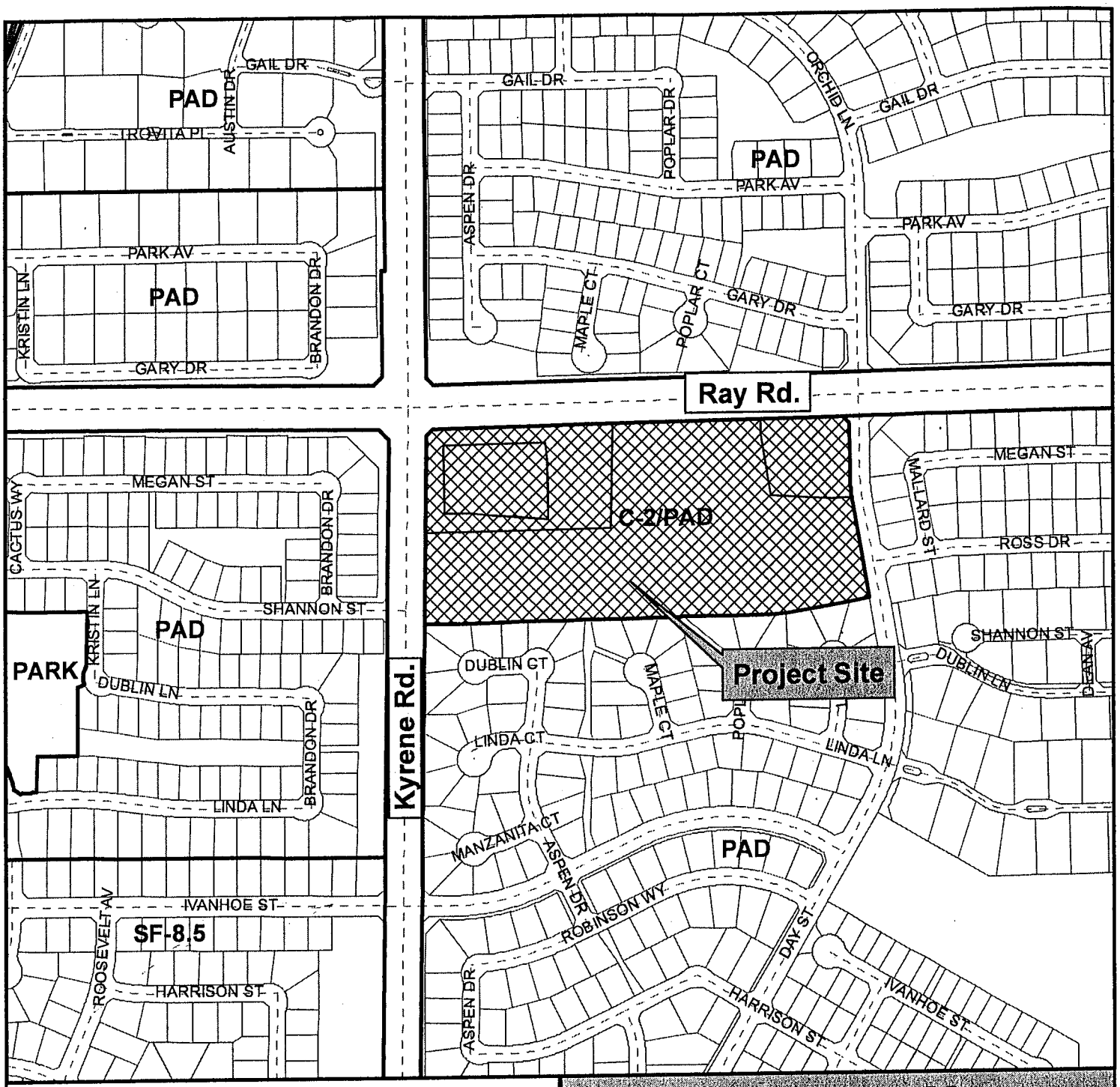
2. The monopalm height shall be 55' to top of antennas.

PROPOSED MOTION

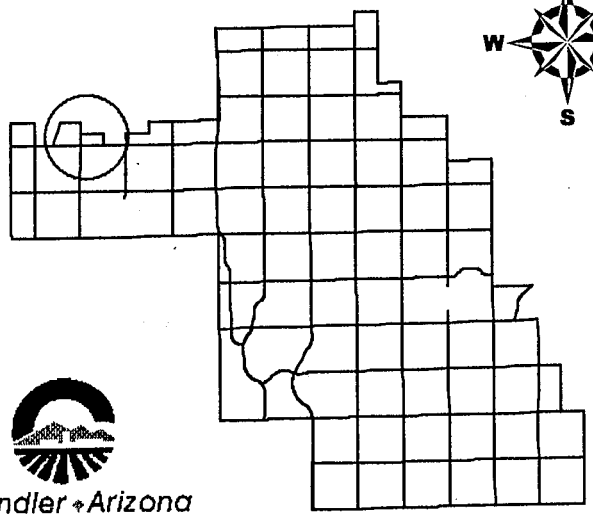
Move to recommend approval of ZUP10-0013 LAGUNA VILLAGE WIRELESS FACILITY Use Permit for a wireless communication facility, subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Site Plan and Elevation
3. Photosimulation
4. Narrative
5. Inventory of Verticalities within 1 Mile



Vicinity Map



ZUP10-0013

Laguna Village Wireless Facility

Chandler • Arizona
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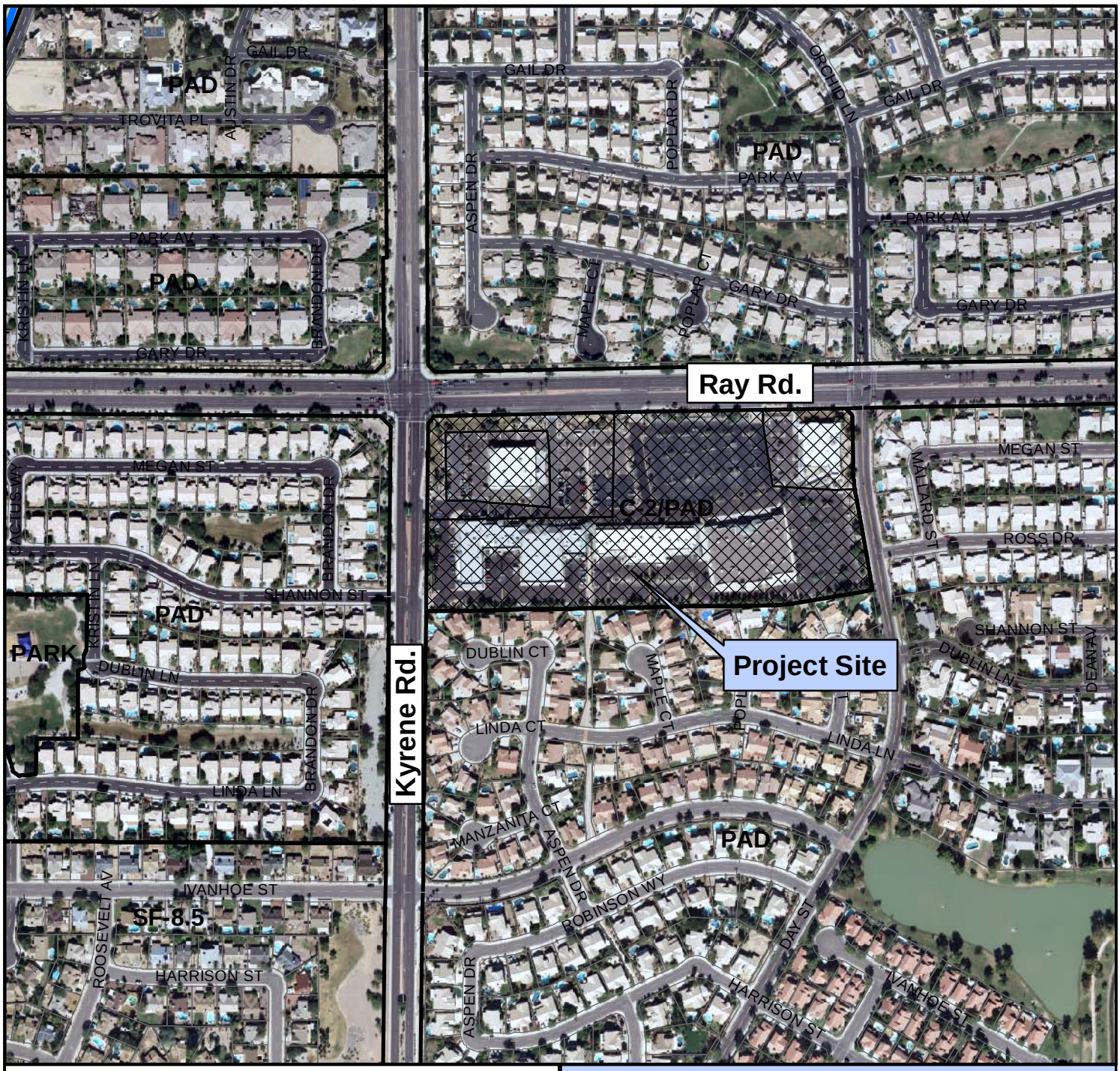
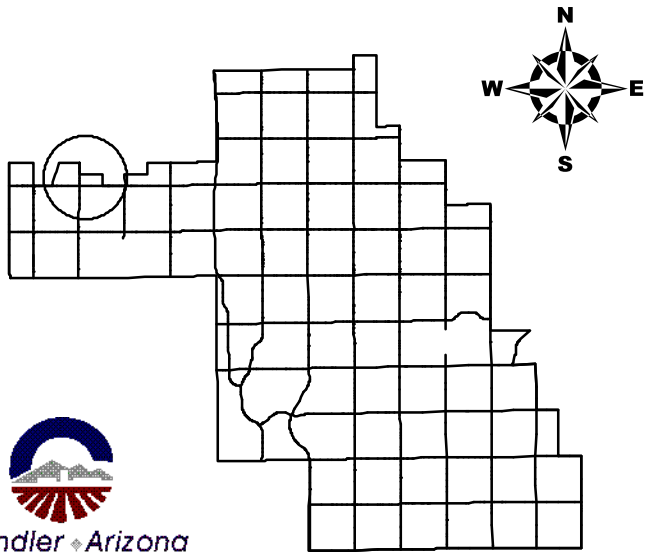
CITY OF CHANDLER 4/15/2010





Chandler Arizona
Where Values Make The Difference

Vicinity Map

ZUP10-0013

Laguna Village Wireless Facility

CITY OF CHANDLER 4/15/2010

clearwire
wireless broadband

SITE NAME: KYRENE RAY MONOPALM
SITE #: AZ-PHX0734D
CITY: CHANDLER
STATE: ARIZONA
COUNTY: MARICOPA
DESIGN TYPE: NEW MONOPALM

PROJECT INFORMATION

ADDRESS
5805 W. RAY ROAD
CHANDLER, AZ 85226

COORDINATES
LATITUDE: 33.318532°
LONGITUDE: -111.943059°

LANDLORD
BOAS LAGUNA VILLAGE LLC
14820 N. CAVE CREEK ROAD, #6
PHOENIX, AZ 85032

LAND DESCRIPTION OF SUBJECT PARCEL
ZONING: C-2 / PAD
APN: 308-03-229-A

PROJECT OWNER
CLEARWIRE
4013 E. BROADWAY ROAD, SUITE A-1
PHOENIX, AZ 85040

APPLICANT / CONTACT
REA LAND CONSULTING
3523 E. PRESIDIO CIRCLE
MESA, AZ 85213
PHONE: (602) 321-4903

PROJECT INFORMATION
CONSTRUCTION TYPE: II-B
OCCUPANCY: U

PROJECT DESCRIPTION
PROPOSED NEW CLEARWIRE EQUIPMENT CABINET MOUNTED TO NEW EQUIPMENT PLATFORM. ADDITION OF PROPOSED NEW ANTENNAS MOUNTED TO PROPOSED 65'-0" MONOPALM

CONSULTING TEAM

ARCHITECT
YOUNG DESIGN CORP.
10245 E. VIA LINDA #211
SCOTTSDALE, AZ. 85258
CONTACT: JOHN SULTZBACH
PHONE: (480) 451-9609

PROJECT MANAGER
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PHOENIX, AZ. 85040
PHONE: (480) 593-0921

CONSTRUCTION MANAGER
BIFF SLAVIN
4013 E. BROADWAY ROAD, SUITE A-1
PHOENIX, AZ. 85040
PHONE: (602) 451-2433

SITE ACQUISITION
OWEN GARNER
REA LAND CONSULTING
PHONE: (480) 577-3887

ZONING
RULON ANDERSON
REA LAND CONSULTING
PHONE: (602) 321-4903

RF ENGINEER
BALAJI NAGARAJAN
4013 E. BROADWAY ROAD, SUITE A-1
PHOENIX, AZ. 85040
PHONE: (303) 522-0200

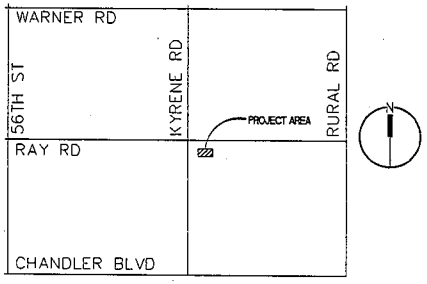
SURVEYOR
RLF CONSULTING, LLC
6197 S. RURAL ROAD, SUITE 101
TEMPE, AZ. 85283
CONTACT: RYAN L. FIDLER
PHONE: (480) 510-3668

SPECIAL INSPECTIONS
T.B.D.

BUILDING CODES
2006 IBC
2006 IMC
2005 NEC

INDEX OF DRAWINGS

NUMBER	NAME OF SHEET	REV.
T-1	TITLE PAGE	1
LS-1	SURVEY	0
C-1	SITE PLAN	1
C-2	COMPOUND DRAWING	1
C-3	ELEVATIONS	1
C-4	DETAILS	1



DIRECTIONS TO SITE
TAKE I-10 EAST TO RAY ROAD EXIT. TURN RIGHT ONTO RAY ROAD AND PROCEED EAST TO KYRENE ROAD. SITE IS LOCATED BEHIND THE BUILDING ON THE SOUTHEAST CORNER.

clearwire
wireless broadband

PLANS PREPARED BY
young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
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e mail: corp@ydcoffice.com

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EXP. 12/31/10

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1	1/29/10	SUBMITTAL

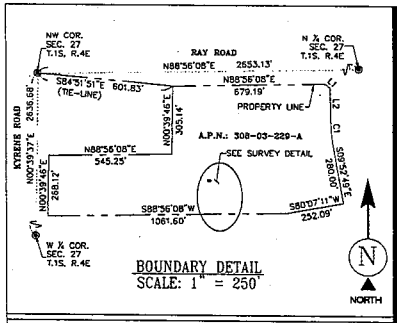
ARCHITECTS JOB NO.
1797

PROJECT INFORMATION
AZ-PHX0734D
KYRENE RAY MONOPALM
5805 W. RAY ROAD
CHANDLER, AZ 85226

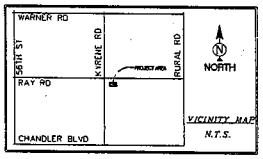
SHEET TITLE
PROJECT INFORMATION

JURISDICTION APPROVAL

SHEET NUMBER
T1



BOUNDARY DETAIL
SCALE: 1" = 250'



VICINITY MAP
N.T.S.

SURVEYOR'S NOTES
A TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. ANY EASEMENTS OR OTHER ITEMS CONTAINED WITHIN THE TITLE REPORT WHICH MAY AFFECT THE LEASE AREA HAVE NOT BEEN PLOTTED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY. SURVEYOR IS NOT RESPONSIBLE FOR DESIGNATION OR LOCATION OF ZONING SHOWN ON DRAWING.

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SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

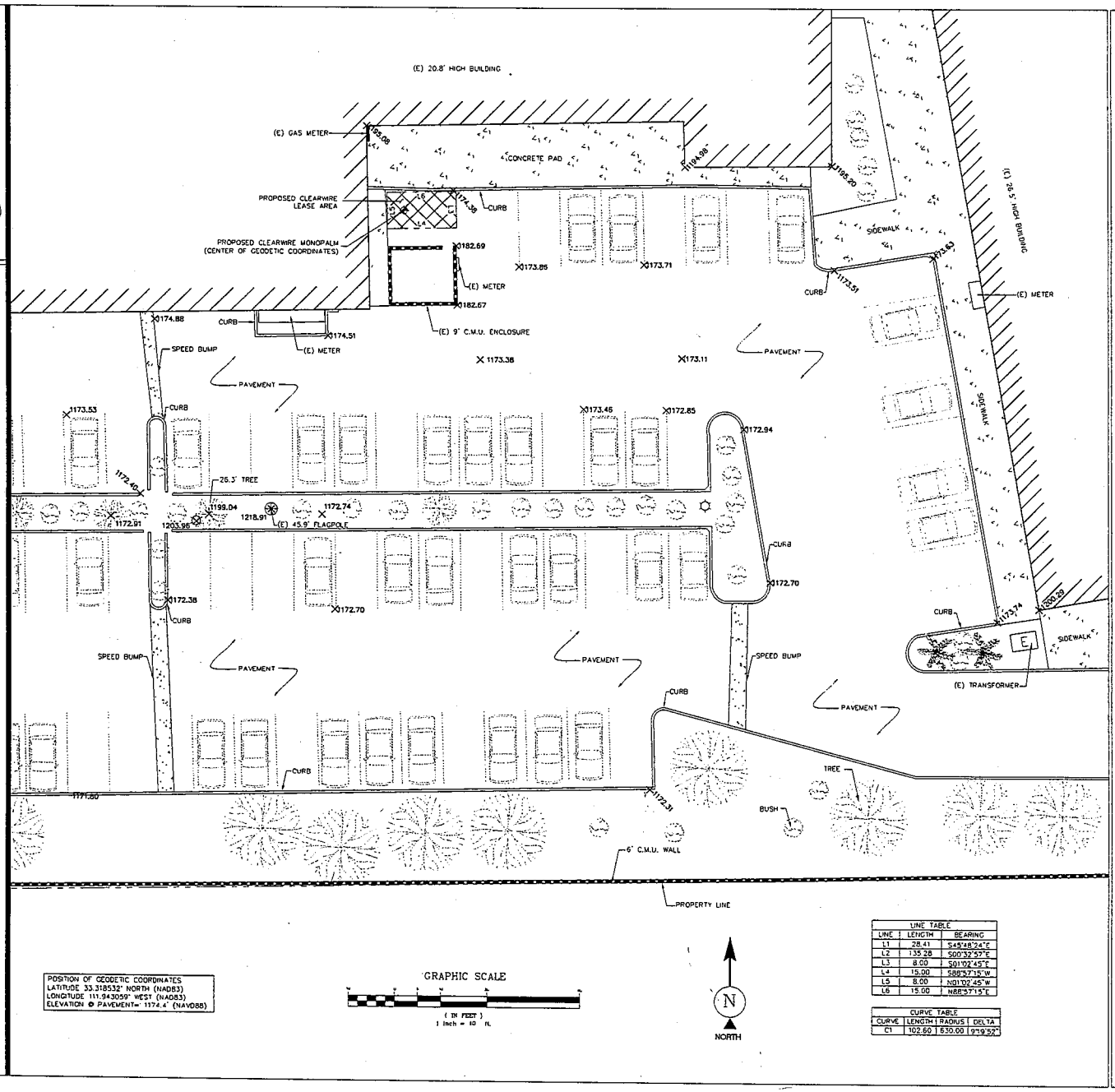
BENCHMARK
PROJECT ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 03 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION COSA
ELEVATION= 1,348' (NAVD88)

BASIS OF BEARING
BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ***ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*** DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE
01/19/10

LEGEND

NG	NATURAL GRADE	CLF	CHAIN LINK FENCE
BLDG	TOP OF BUILDING		WATER CONTROL VALVE
FC	FACE OF CURB		FIRE HYDRANT
R/W	RIGHT OF WAY		GUY WIRE
AP	ASPHALT		FOUND AS NOTED
D/W	ACCESS DRIVEWAY		POWER POLE
TOP	TOP OF SLOPE		LIGHT POLE
TOE	TOE OF SLOPE		ELECTRICAL TRANSFORMER
WF	WROUGHT IRON FENCE		AIR CONDITIONING UNIT
SW	SIDEWALK		TELEPHONE PEDESTAL
TP	TOP OF PARAPET		TELEPHONE VAULT
TW	TOP OF WALL		TELEPHONE MANHOLE
	LOT NUMBER		GAS VALVE
	BENCHMARK OR POSITION OF GEODETIC COORDINATES		GAS METER
			CACTUS
	SPOT ELEVATION		PROPERTY LINE
			CHAIN LINK FENCE
	DISH ANTENNA		WOOD OR IRON FENCE
			WIRE OR BARBED WIRE FENCE
	MICROWAVE ANTENNA		RAILROAD TRACKS
	TELECOMMUNICATIONS MONOPOLE		



POSITION OF GEODETIC COORDINATES
LATITUDE 33.318532° NORTH (NAD83)
LONGITUDE 111.943059° WEST (NAD83)
ELEVATION @ PAVEMENT= 1174.4' (NAVD88)

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.41	S45°48'24"E
L2	135.28	S00°32'57"E
L3	8.00	S01°02'45"E
L4	15.00	S88°57'15"W
L5	8.00	N01°02'45"W
L6	15.00	N88°57'15"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	102.60	630.00	9°39'52"

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PLANS PREPARED BY
young design corp
architecture / project management
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SURVEY PREPARED BY:
rlf Consulting, llc
Land Survey & Mapping Solutions
6147 South Rural Road, Suite 101
Tempe, AZ 85283
p. 480.813.3448 | f. 480.897.0220
www.rlfconsulting.com

NO.	DATE	DESCRIPTION	BY
0	01/19/10	REVIEW	
1	01/25/10	PRELIM	

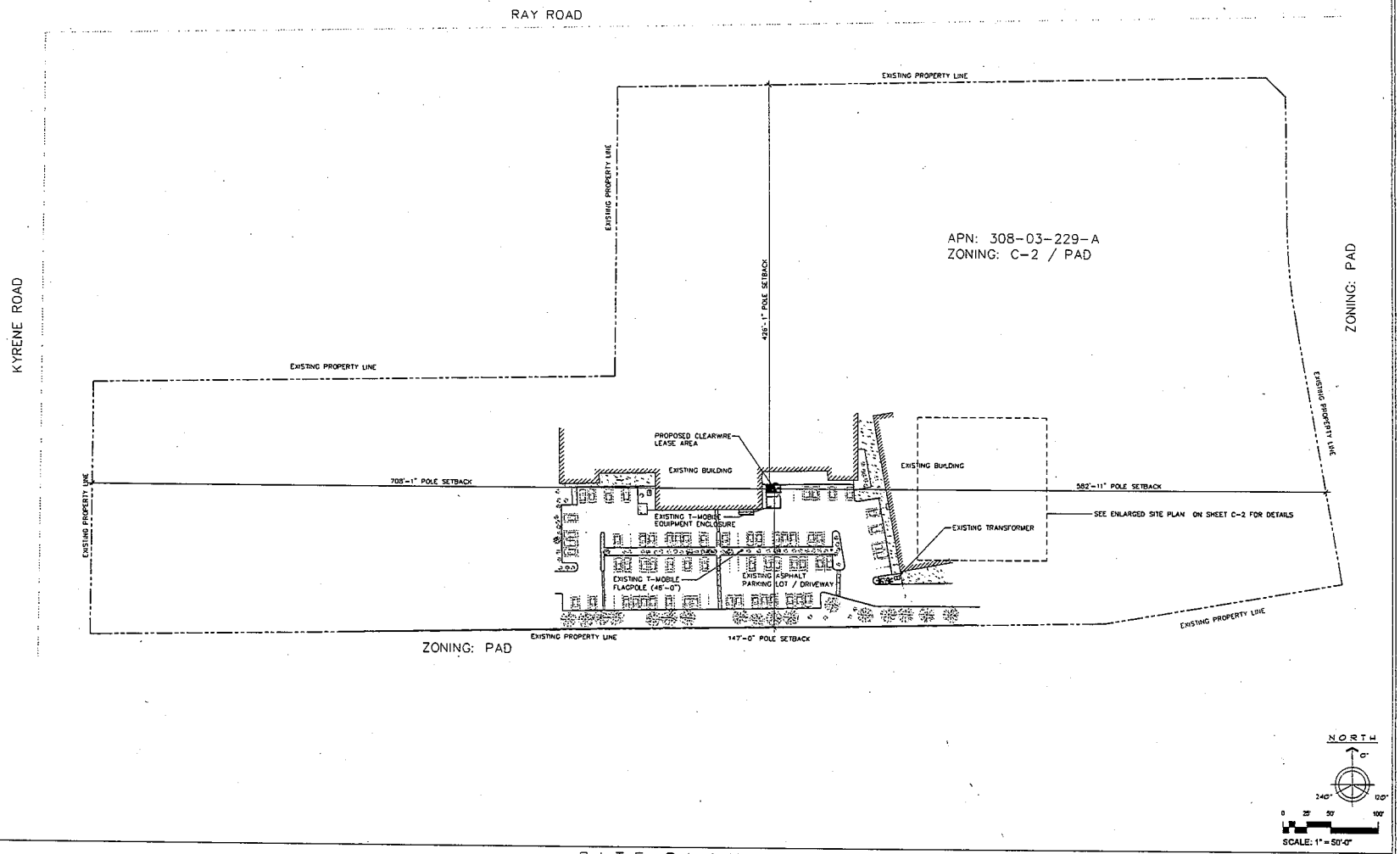
ARCHITECTS JOB NO.
YDC-1797

PROJECT INFORMATION
AZ-PHX0734D
KYRENE RAY MONOPALM
5805 W. RAY RD.
CHANDLER, AZ 85226

SHEET TITLE

JURISDICTION APPROVAL

SHEET NUMBER
LS-1



SITE PLAN

1

clearwire
wireless broadband

PLANS PREPARED BY

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ARCHITECTS JOB NO.

1797

PROJECT INFORMATION

AZ-PHX0734D

KYRENE RAY MONOPALM

5805 W. RAY ROAD
CHANDLER, AZ 85226

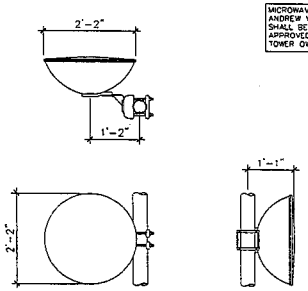
SHEET TITLE

SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

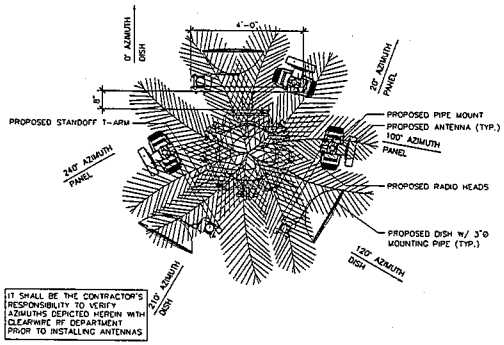
C1



MICROWAVE DISH SHALL BE ANDREW VHLP2. NO SUBSTITUTION SHALL BE ACCEPTED UNLESS APPROVED BY CLEARWIRE RF AND TOWER OWNER.

MICROWAVE DISH

SCALE: NTS | 2

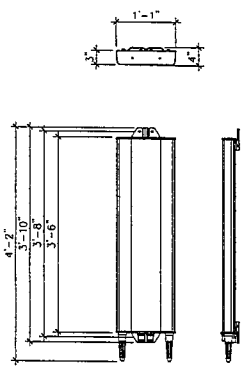


IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH CLEARWIRE RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS

ANTENNA LAYOUT & DETAIL

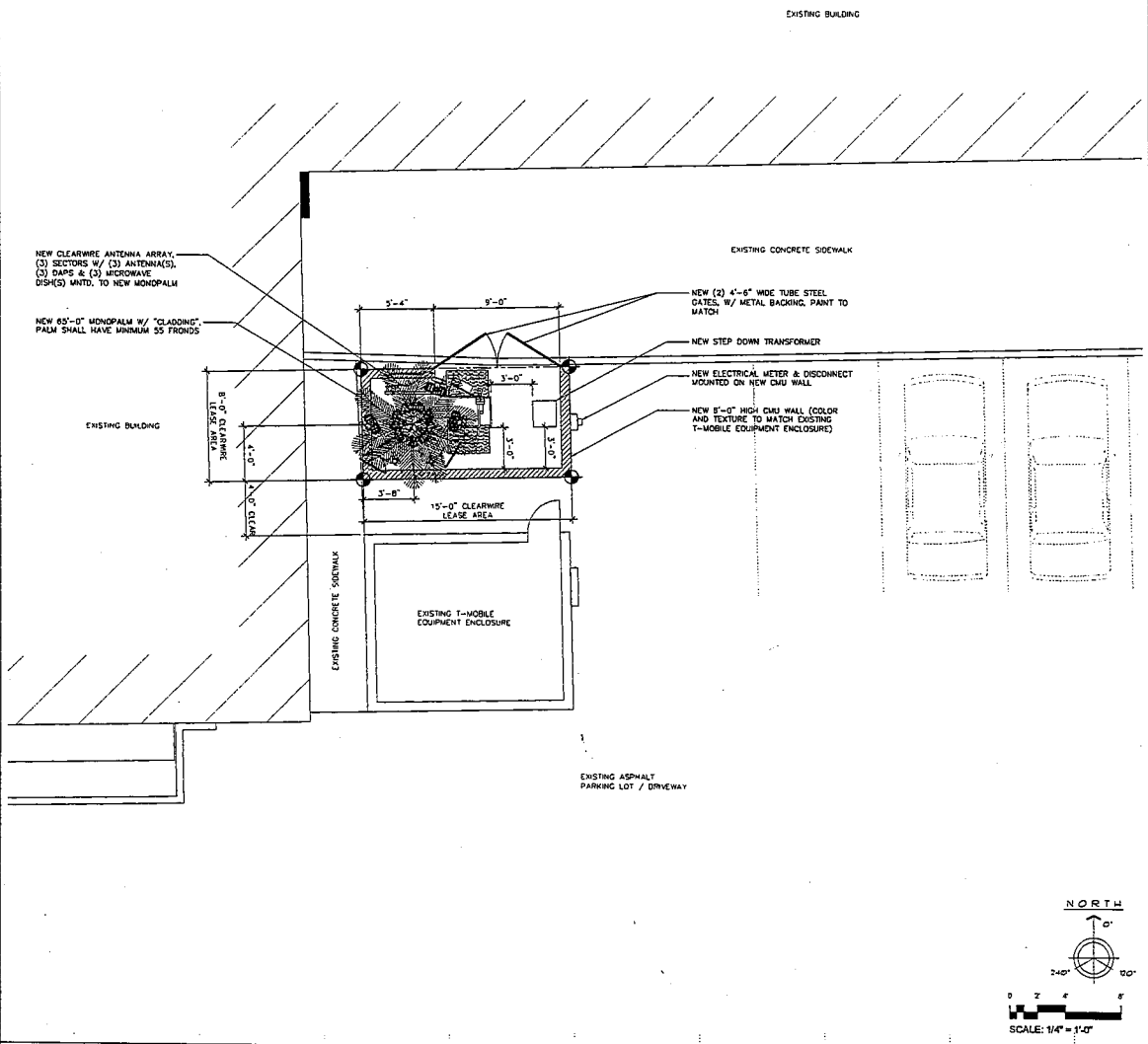
SCALE: NTS | 3

ANTENNA SHALL BE ARGUS MODEL# LLPX310R. NO SUBSTITUTION SHALL BE ACCEPTED UNLESS APPROVED BY CLEARWIRE RF AND TOWER OWNER.



ANTENNA

SCALE: NTS | 4



ENLARGED SITE PLAN

1

clearwire
wireless broadband

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architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
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REGISTERED ARCHITECT 19382 RONALD C. YOUNG 1/29/10 ARIZONA, U.S.A.
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1	1/29/10	SUBMITTAL

ARCHITECTS JOB NO.
1797

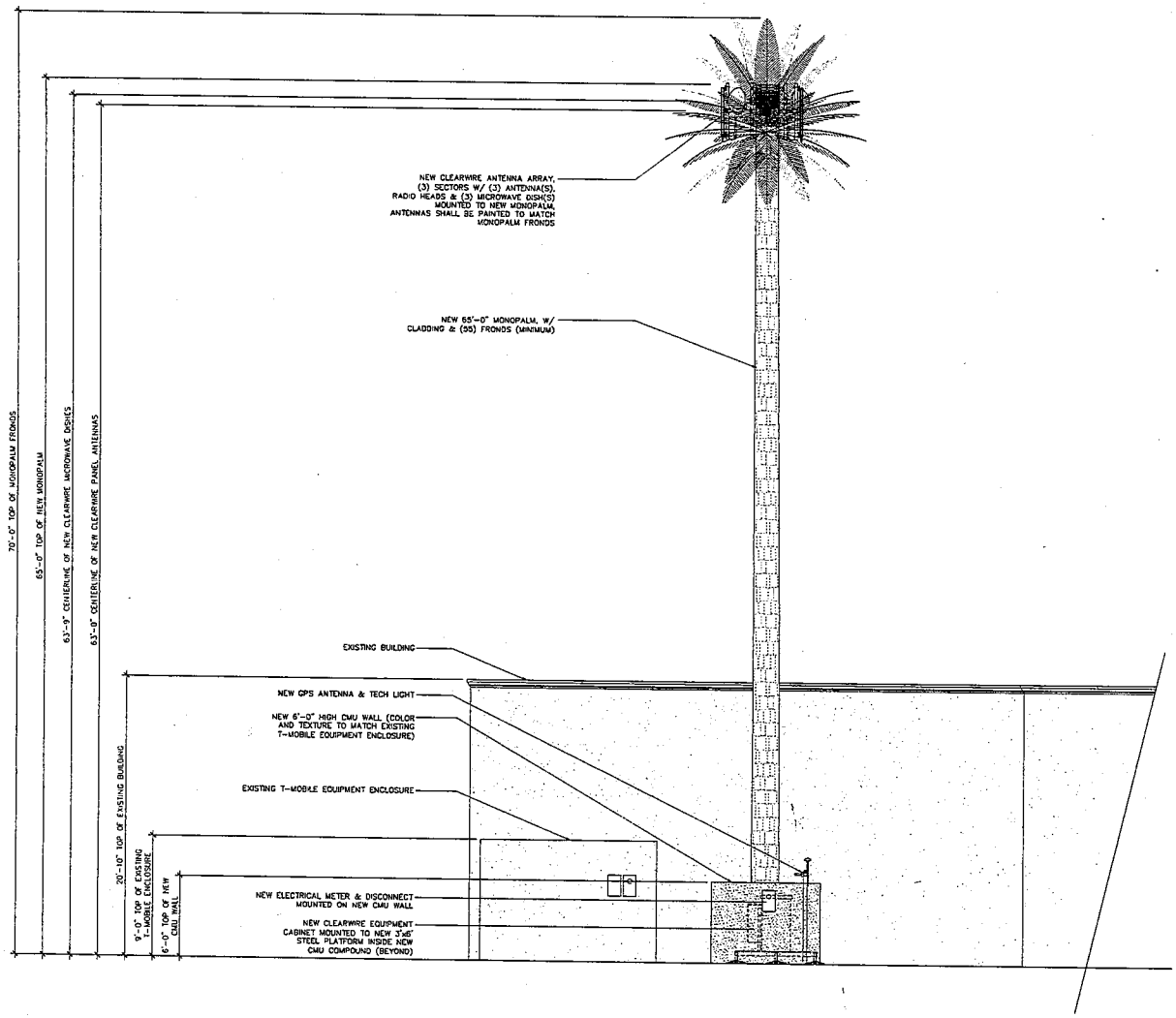
PROJECT INFORMATION

AZ-PHX0734D
KYRENE RAY MONOPALM
5805 W. RAY ROAD
CHANDLER, AZ 85226

SHEET TITLE
ENLARGED PLAN

JURISDICTION APPROVAL

SHEET NUMBER
C2



EAST ELEVATION

SCALE: 1/4" = 1'-0"

SITE ELEVATION

clearwire
wireless broadband

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REGISTERED PROFESSIONAL ENGINEER
19382
RONALD C. YOUNG
1/29/10
ARIZONA U.S.A.
EXP. 12/31/10

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ARCHITECTS JOB NO.

1797

PROJECT INFORMATION

AZ-PHX0734D

KYRENE RAY MONOPALM

5805 W. RAY ROAD
CHANDLER, AZ 85226

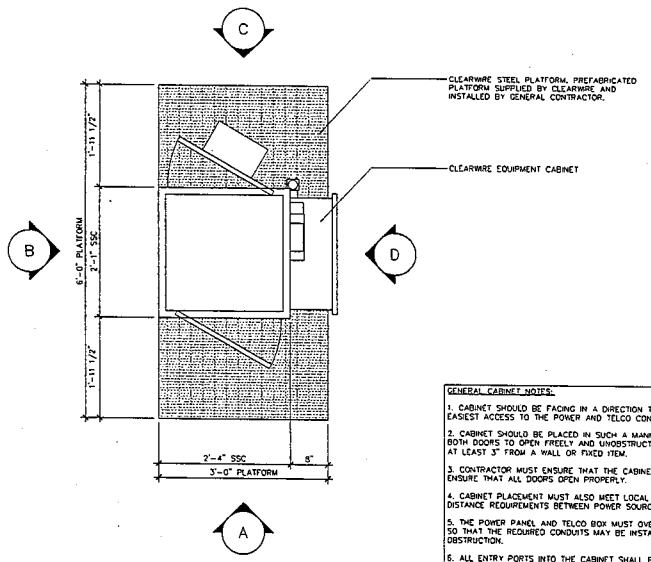
SHEET TITLE

SITE ELEVATION

JURISDICTION APPROVAL

SHEET NUMBER

C3



GENERAL CABINET NOTES:

1. CABINET SHOULD BE FACING IN A DIRECTION THAT ALLOWS FOR THE EASIEST ACCESS TO THE POWER AND TELCO CONNECTIONS.

2. CABINET SHOULD BE PLACED IN SUCH A MANNER THAT ALLOWS FOR BOTH DOORS TO OPEN FREELY AND UNOBSTRUCTED. THE HVAC MUST BE AT LEAST 3" FROM A WALL OR FIXED ITEM.

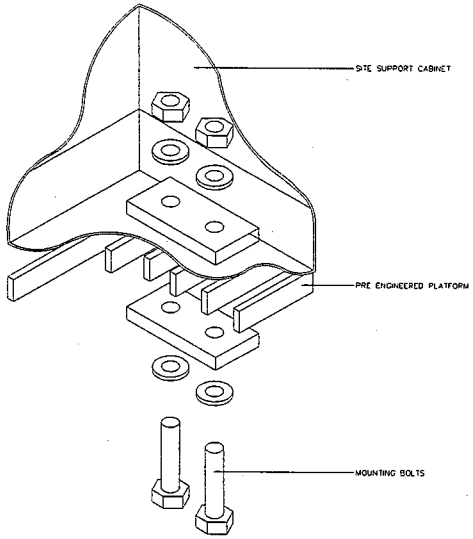
3. CONTRACTOR MUST ENSURE THAT THE CABINET IS PLACED LEVEL AND ENSURE THAT ALL DOORS OPEN PROPERLY.

4. CABINET PLACEMENT MUST ALSO MEET LOCAL CODE REQUIREMENTS FOR DISTANCE REQUIREMENTS BETWEEN POWER SOURCES.

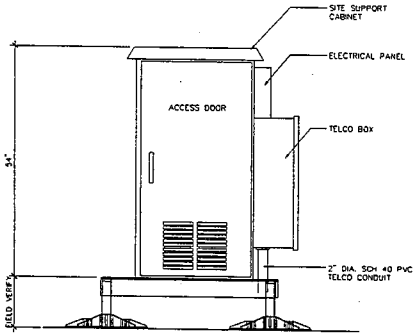
5. THE POWER PANEL AND TELCO BOX MUST OVERHANG THE PLATFORM SO THAT THE REQUIRED CONDUITS MAY BE INSTALLED WITHOUT OBSTRUCTION.

6. ALL ENTRY PORTS INTO THE CABINET SHALL BE PROPERLY WEATHER SEALED.

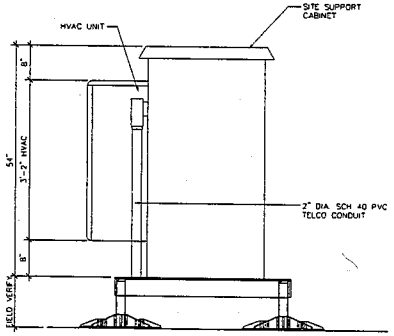
EQUIPMENT PLAN — SCALE: 1" = 1'-0" — 1



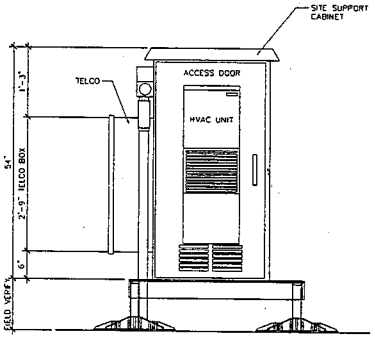
CABINET MOUNTING DETAIL ON GRATING — SCALE: N.T.S. — 2



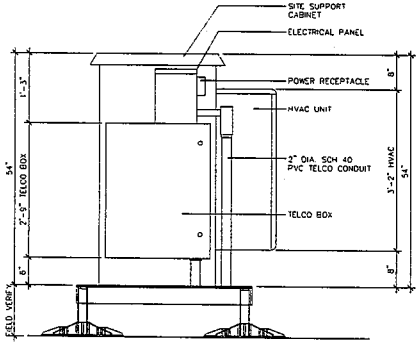
CABINET ELEVATION (FRONT) — SCALE: 1" = 1'-0" — A



CABINET ELEVATION (LEFT) — SCALE: 1" = 1'-0" — B



CABINET ELEVATION (BACK) — SCALE: 1" = 1'-0" — C



CABINET ELEVATION (RIGHT) — SCALE: 1" = 1'-0" — D

clearwire
wireless broadband

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
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SEAL

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REGISTERED ARCHITECT 19382 DONALD C. YOUNG JR. ARIZONA U.S.A. 1/29/10

EXP. 12/31/10

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
0	1/27/10	REVIEW
1	1/29/10	SUBMITTAL

ARCHITECTS JOB NO.

1797

PROJECT INFORMATION

AZ-PHX0734D

KYRENE RAY MONOPALM

5805 W. RAY ROAD
CHANDLER, AZ 85226

SHEET TITLE

TYPICAL EQUIPMENT DETAILS

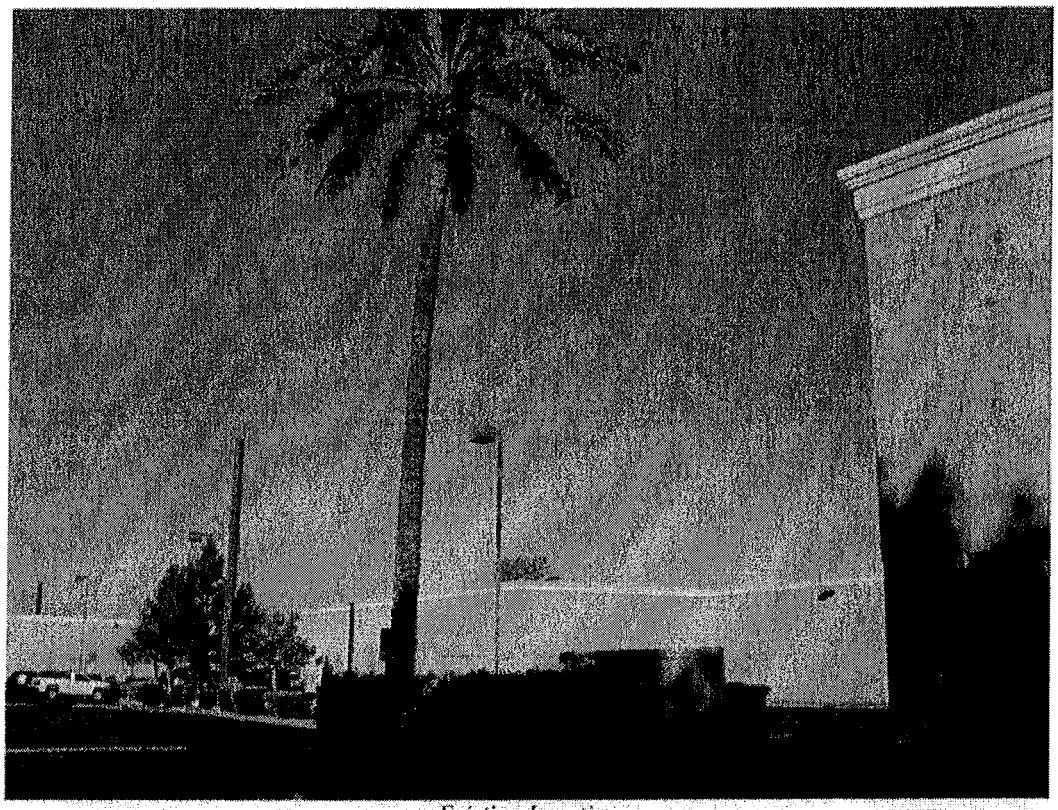
JURISDICTION APPROVAL

SHEET NUMBER

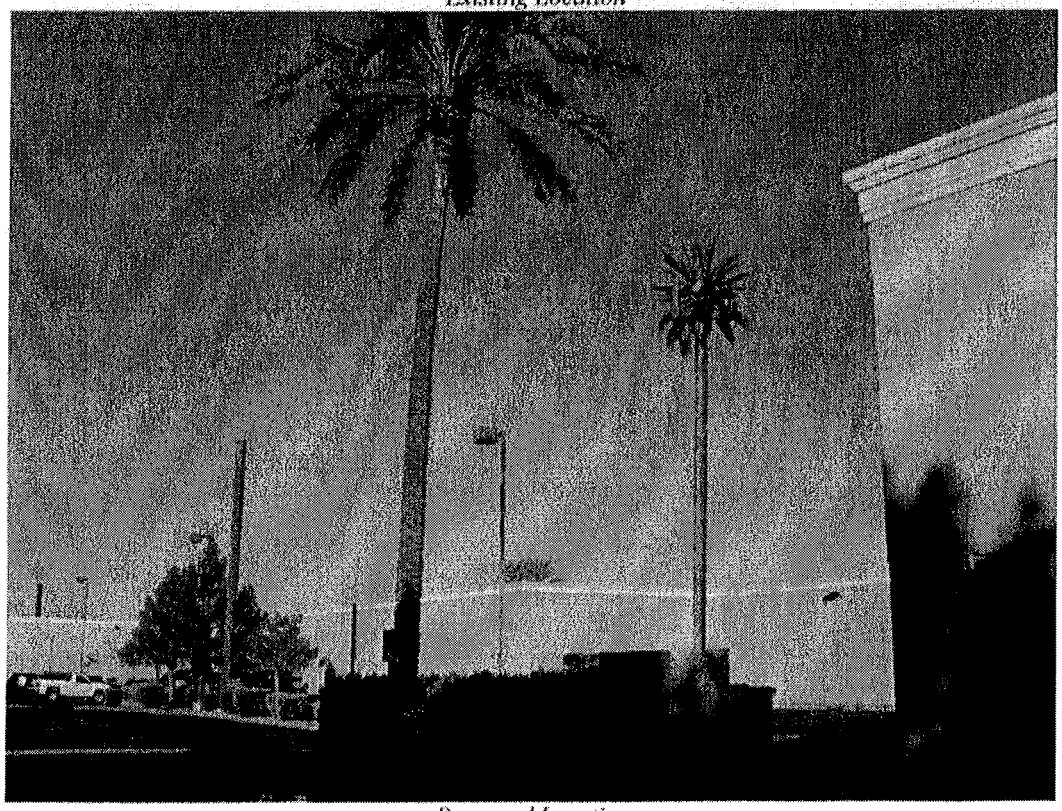
C4

clearwire

PHX0734 –Kyrene Ray Monopalm



Existing Location



Proposed Location

Project Submittal Narrative

For Use Permit Application

Kyrene Ray Monopalm
5805 W. Ray Road
Chandler, AZ 85226

Wireless Communication Facility
New Equipment on New Monopalm Pole
AZ-PHX0734D

Submitted To:
City Of Chandler
Current Planning Division
215 E. Buffalo Street
Chandler, AZ 85225

Submitted By:
Rulon Anderson
Clear Wire

5 February 2010

Project Information:

Kyrene Ray Monopalm
5805 W. Ray Road
Chandler, AZ 85226
APN: 308-03-229-A

Proposed Use:
This application is for installing an array consisting of 3 antennas and 3 microwave dishes for wireless communication on a new 65' monopalm pole. The related ground equipment and monopalm base will be located inside a new 6' high 8'x15' block wall compound.

Current zoning:	**C2/PAD**
Zoning to North:	PAD, 560' across Ray Rd.
Zoning to East:	PAD, 634' across Day St.
Zoning to South:	PAD, 145'
Zoning to West:	PAD, 818 across Kyrene Rd.

Narrative:
The proposed site is necessary to distribute wireless internet service to the homes and businesses in the area.

The compound will be finished to match the existing building, and will not be readily visible due to being between an existing WCF compound and the building. There are many mature palms nearby and on the premises as well as on neighboring properties which will help the monopalm blend into the environment.

The site will require one technician on a once per month visit after construction for maintenance. The proposed project will not utilize connection to any water system, refuse collection, or sewer system.

This development will not affect any vehicular or pedestrian patterns. The communication site does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare. The RF emissions from this site are well within FCC guidelines for a wireless communication site.

Respectfully submitted,

Rulon Anderson
Clear Wire
AZ-PHX07134D

5/12/10

Clearwire-"Inventory List" ZUP10-0013-Laguna Village Wireless Facility

Site name/number- Kyrene-Ray Monopalm/AZ-PHX0734d

1) **SRP 69KVpoles at 75' in height-running N/S on E side of Kyrene Rd.**
-SRP poles in this area are not co-locatable. See attached SRP Feasibility study: Not Constructible or Maintainable.

2) **T-Mobile 60' Flagpole-SEC of Kyrene & Ray Rds.**
-Clearwire is unable to co-locate on a flagpole.

3) **Cingular/AT&T 60' Flagpole- SEC of Kyrene & Ray Rds.**
-Clearwire is unable to co-locate on a flagpole.

4) **Fresh and Easy Neighborhood Market- SEC of Kyrene & Ray Rds.**
- Clearwire contacted the Landlord who owns this parcel to see about the possibility of placing the site on this parcel, the Landlord said no because it would be to visible in the front parking lot and it would be in front of main buildings that the Landlord is attempting to lease... please see attached letter.

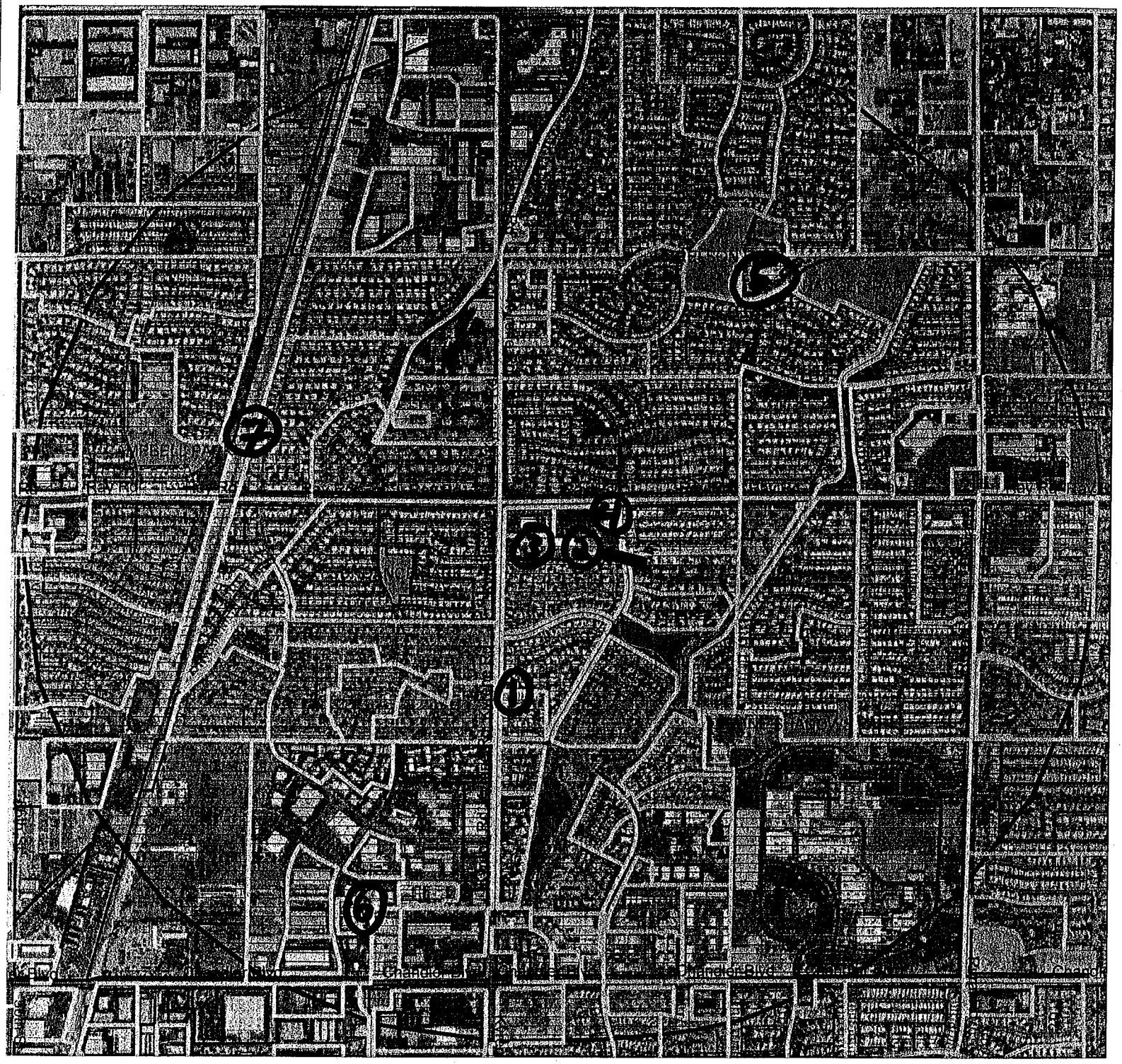
5) **Kyrene School District: Mariposa Elementary School-Parcel # 301-61-011-G**
- Clearwire attempted to install a new 70' ball field light pole at this school. It was denied in zoning by the City of Tempe due to neighborhood/public opposition.

6) **Verizon 80' Monopole-**
-Monopole already has 4 carriers co-located up it, the monopole is full.
Additionally, it is right next to another proposed Clearwire site # AZ-PHX5058.

7) **SRP 69KVpoles at 75' in height-running N/S along railroad tracks**
-SRP poles in this area are not co-locatable. See attached SRP Feasibility study: Not Constructible or Maintainable.

AC-8HX0754d

County Parcels



INITIAL
SITE FEASIBILITY
ANALYSIS

SRP COMMUNICATION ENGINEERING
WIRELESS DESIGN & CONSTRUCTION

DATE:	11-Sep-2009
SRP SITE NAME AND NUMBER:	RAY & KYRENE _ CLEARWIRE
CARRIER SITE NUMBER AND/OR NAME:	PHX0734
LOCATION AND/OR PARCEL #:	

☐ CANDIDATE(S) IN THIS SEARCH RING MAY BE CONSTRUCTIBLE PENDING:

- FINAL DETERMINATION OF LAND RIGHTS (To be provided by Telecom)
- MINIMUM EASEMENT WIDTH REQUIREMENT MET (Comm. Eng. To identify or Survey/locate pole in easement etc..... Or request procurement by Telecom)
- FINAL LOCATION OF UNDERGROUND FACILITIES (To be located by Comm. Eng.)
- DETERMINATION OF CIRCUIT CRITICALITY (To be determined by Comm. Eng.)
- FINAL DESIGN REVIEW BY INTERNAL SRP DEPARTMENTS

NOTE:

1) See comments for specific structure numbers or descriptions, **all other structures in this search ring are not considered candidates.**
2) The **pending items** (for Candidates that may be constructible) shall become **action items** after the customer directs SRP Telecom to proceed with further investigations on any one or more particular sites.

COMMENTS: STRUCTURE #, RAD CENTER, ETC.

☑ NO SRP CANDIDATES WERE FOUND IN THIS SEARCH RING

SEARCH RING ISSUES:

- ☐ CRITICAL CIRCUITS
- ☐ EASEMENT REQUIRED
- ☑ NOT CONSTRUCTIBLE OR MAINTAINABLE
- ☐ UNDERGROUND OBSTRUCTIONS

COMMENTS:

This is an initial cell site feasibility only. It is based on criteria and concerns evident at the time the feasibility was performed, but does not necessarily take into account future development, construction, maintenance or planned usage of SRP facilities. The assumptions are subject to change after a more comprehensive review to be performed after the customer site walk. Pending items shall become action items after the Customer informs Telecom to proceed with investigations on any one or more particular sites.

Use Permit Response
ZUP10-0013

Mr. Dermody,

I discussed the suggestion of moving to the triangle of land south of Fresh & Easy with Mr. Robert Prather, the property manager for Laguna Village. He definitely does not want the site next to Fresh & Easy because it is visible from the entire front parking lot, and is in front of the main buildings he is trying to lease. The current site is not visible from front or side parking areas or streets except where it is above the buildings. As there are many tall palm trees all around the building and site, the monopalm should blend well.

There are already 2 WCF's on site closer to residential than the proposed site.

Owen Garner
REA Land Consulting, for
Clear Wireless LLC