



# CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

July 7, 2011

Tim Miller  
5912 Bolsa Avenue, Suite 202  
Huntington Beach, CA 92649

**RE: ZONING APPLICATION ZA-11- 07  
MINOR CONDITIONAL USE PERMIT FOR A WIRELESS COMMUNICATION  
FACILITY DESIGNED AS A EUCALYPTUS TREE (MONOECUALYPTUS)  
2299 HARBOR BOULEVARD, COSTA MESA**

Dear Mr. Miller:

Review of the minor conditional use permit for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval (attached). The decision will become final at 5 p.m. on July 14, 2011, unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Rebecca Robbins, at (714)754-5609, or via email at [rrobbins@ci.costa-mesa.ca.us](mailto:rrobbins@ci.costa-mesa.ca.us).

Sincerely,

WILLA BOUWENS-KILLEEN, AICP  
Zoning Administrator

Attachments:      Project description  
                         Findings  
                         Conditions of approval  
                         Approved conceptual plans

cc:      Engineering  
         Fire Protection Analyst  
         Building Division

Phillip Anthony Luchesi  
43 Goleta Point Dr  
Corona Del Mar, Ca 92625-1010

## **DESCRIPTION**

### ***Site Location***

- The property is zoned General Business (C2) and is surrounded by the Costa Mesa Golf Course to the north and commercial properties to the south, west, and across Harbor Boulevard the east.
- The property contains a single-tenant commercial building and two existing wireless communication facilities designed as palm trees, both with existing co-locations.

### ***Proposed Use***

- The applicant proposes to install a 65-foot tall wireless communication facility designed as a eucalyptus tree (mono eucalyptus) and associated equipment cabinets for a total of three wireless communication towers on the property.
- An equipment screen will be constructed around the equipment cabinets to screen them from view.
- For Personal Communications Services (PCS) and Cellular Radiotelephone, the proposed antennas will receive frequency ranges between 710 MHz and 716 MHz, 824 MHz and 835 MHz, 845 MHz and 846.5 MHz, and 1865 MHz and 1885 MHz. The antennas will also transmit frequency ranges between 740 MHz and 746 MHz, 869 MHz and 880 MHz, 890 MHz and 891.5 MHz, and 1945 MHz and 1965 MHz.

### ***Analysis***

- Despite efforts to create stealth tree structures for wireless telecommunication facilities, they are often visible and detract from the character of the community. Given that there are two existing towers on this property, significant improvements need to be made to the property to offset the visual intrusion. Therefore, staff has included several conditions of approval requiring site improvements to offset the visual intrusion that include, but are not limited to, repaving the parking and driveway areas, removal of outdoor storage areas, adding additional landscaping planters, and a façade remodel for the existing commercial building.
- The antennas and support pole will be camouflaged in the form of a eucalyptus tree and is near existing live eucalyptus trees; consequently, the mono-eucalyptus will blend in with surrounding vegetation.
- The applicant has submitted a letter and a study conducted by a licensed engineer stating the proposed facility is in compliance with FCC radio frequency (RF) exposure levels. The FCC has jurisdictional authority with regard to the health and safety of telecommunications facility and the City of Costa Mesa is preempted by Federal regulations on this issue.
- Conditions have been included to ensure antenna frequencies do not interfere with the frequency used for Public Safety communications.
- The proposed use is consistent with General Plan Community Design Element Goal CD-8A.8 in that the proposed antennas and support pole will be camouflaged in the form of a eucalyptus tree and is near existing live eucalyptus trees so that the mono-eucalyptus will blend in with the surrounding vegetation to minimize visual impacts.

**FINDINGS**

1. The information presented substantially complies with Section 13-29(g)(2) and Section 13-144(b) of the Costa Mesa Municipal Code in that:
  - a. The proposed use is substantially compatible with development in the same general area and would not be materially detrimental to other properties within the area in that the antennas and support pole will be camouflaged in the form of a eucalyptus tree and will be surrounded by existing live eucalyptus trees so that the monoecalyptus will blend in with the surrounding vegetation.
  - b. Granting the minor conditional use permit will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property and improvements within the immediate neighborhood because the environmental radio frequency radiation generated by the antennas will not exceed ANSI/IEEE standards. The antennas will receive frequency ranges between 710 MHz and 716 MHz, 824 MHz and 835 MHz, 845 MHz and 846.5 MHz, and 1865 MHz and 1885 MHz and will transmit frequency ranges between 740 MHz and 746 MHz, 869 MHz and 880 MHz, 890 MHz and 891.5 MHz, and 1945 MHz and 1965 MHz. Conditions have also been included to insure that the antennas do not interfere with the frequencies used by the City for public safety purposes.
  - c. Granting the minor conditional use permit will not allow a use, density, or intensity which is not in accordance with the General Plan designation for the property since the antennas and dishes will not be readily visible, minimizing visual impacts.
2. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15303, New Construction, of CEQA.
3. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**CONDITIONS OF APPROVAL**

- Plng. 1.
1. The antennas and support pole shall be camouflaged in the form of a eucalyptus tree. As part of the plan check submittal package, submit to the Planning Division sample materials to be used for the "bark" and "eucalyptus branches and leaves" of the monoecalyptus. Materials shall resemble texture and color of live eucalyptus trees.
  2. Depending on their locations, the antennas shall be painted the appropriate colors to imitate the bark and leaves of the eucalyptus tree.
  3. All equipment cabinets shall be screened from view and shall not be visible from off-site. The enclosure and access gate shall be constructed of wood or vinyl material painted to match the existing building. Chainlink fencing shall not be an acceptable material for the

- equipment screen or gate.
4. The applicant shall incorporate the following site improvements on the plans submitted for plan check: repaving of the parking and driveway areas, removal of outdoor storage areas, adding additional landscaping planters, and a façade remodel for the existing commercial building.
  5. New landscaping shall be installed at the front of the building. The new landscaping planter at the rear of the building shall be increased in size to the maximum extent possible, under the direction of the Planning staff.
  6. Excess signage on the building shall be removed to comply with the City's Sign Ordinance.
  7. The plans shall be revised to show the correct property dimensions and location of property lines.
  8. The site address shall be blueprinted on the site plan and on all floor plans in the working drawings.
  9. Any future additions or modifications to the equipment or antennas shall be done with the approval of Planning Staff and may require filing and approval of a minor conditional use permit.
  10. The working drawings shall clearly delineate any wiring, indicating if it is to be exposed or how it is to be screened. The plans shall also delineate the method of mounting the antennas and dishes to the parapet.
  11. The antennas, dishes, and all associated equipment shall be completely removed upon discontinuance of use. The applicant shall notify the Planning Division when this occurs and obtain the necessary demolition permits to remove the wireless facility and associated equipment.
  12. At all times, the applicant shall not prevent City of Costa Mesa from having adequate spectrum capacity on City's 800 MHz radio frequency.
  13. The applicant shall provide a 24-hour phone number to which interference problems may be reported.
  14. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to City's designated representative upon activation of the facility.
  15. The applicant shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit and shall be responsible for the failure of any lessee or other users under the control of applicant to comply.
  16. The conditions of approval and Code requirements of Zoning Application ZA-11-07 shall be blueprinted on the face of the site plan.
  17. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
  18. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of

approval upon transfer of business or ownership of land.

### **CODE REQUIREMENTS**

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the planning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
2. Once the use is legally established, the zoning application herein approved shall be valid until revoked. The Development Services Director or his designee may refer the zoning application to the Planning Commission for modification or revocation at any time if, in his opinion, any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable.
3. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
4. No sign or banner of any kind shall be posted or displayed on the antennas or equipment enclosure.
5. All electrical and antenna wiring shall be encased in tubing or other devices acceptable to the Planning Division and/or concealed to the maximum extent feasible to minimize visual impact.
6. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
7. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
8. Two (2) sets of landscape plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
9. Landscaping shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
10. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical

transformers, etc.). Ground-mounted equipment, including transformers, shall not be located in any landscaped street setback, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.

- Bus. Lic. 11. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.
- Bldg. 12. Comply with the requirements of the 2010 California Building Code, 2010 California Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code, and 2010 California Energy Code (or the applicable adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, and California Energy Code at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
- Eng. 13. A Construction Access Permit and deposit of \$580 will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
- Fire 14. Installation shall comply with the California Fire Code, 2010.

**SPECIAL DISTRICT REQUIREMENTS**

The requirements of the following special districts are hereby forwarded to the applicant:

- AQMD 1. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.
- CDFA 2. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA for information.

MINOR CONDITIONAL USE PERMIT/  
ADMINISTRATIVE ADJUSTMENT NO. 14-11-07  
**Approval in Concept**  
SUBJECT TO CONDITIONS  
CITY OF COSTA MESA  
PLANNING DEPT.  
BY WBK/PP DATE 7/7/11



**SITE NUMBER: OC0321A**  
**SITE NAME: PALS LOCATION**

A&E DESIGN PACKAGE REVIEW STATUS			
1 <input type="checkbox"/> ACCEPTED—NO COMMENTS, PROCEED			
2 <input type="checkbox"/> COMMENTS			
A <input type="checkbox"/> SAC INFO MISSING/INCOMPLETE	F <input type="checkbox"/> DESIGN DEVIATION FROM STANDARD		
B <input type="checkbox"/> A&E DID NOT FOLLOW DIRECTIONS PROVIDED	G <input type="checkbox"/> OMISSIONS		
C <input type="checkbox"/> SITE OWNER REQUESTED CHANGES	H <input type="checkbox"/> A&E GENERATED CHANGE IN DESIGN		
D <input type="checkbox"/> DESIGN INPUT CHANGES I.E. RF/ZONING REQ.	I <input type="checkbox"/> AWS CHANGED SITE DESIGN		
E <input type="checkbox"/> REVISED SITE DESIGN	J <input type="checkbox"/> OTHER:		
PERMISSION TO PROCEED DOES NOT CONSTITUTE ACCEPTANCE OR APPROVAL OF DESIGN DETAIL, CALCULATIONS, ANALYSIS, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY THE SUPPLIER. IT DOES NOT RELIEVE SUPPLIER FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATIONS.			
REVIEWED BY: RE/PE		DATE:	
RF ENGINEER	SA	MARKET LEAD	CONSTRUCTION

DRAWING INDEX	REV.
LA-OC0321A-T01 TITLE SHEET	2
LA-OC0321A-C01 SITE SURVEY	2
LA-OC0321A-Z01 SITE PLAN	2
LA-OC0321A-Z02 ENLARGED SITE PLAN & ANTENNA LAYOUT	2
LA-OC0321A-Z03 ELEVATIONS	2

**DIRECTIONS**  
START AT AT&T, CERRITOS, CA:

1. TAKE THE CA-91 E.
2. TAKE EXIT 24 TO MERGE ONTO I-5 S. TOWARD SANTA ANA.
3. TAKE EXIT 103 TO MERGE ONTO CA-55 S. TOWARD NEWPORT BEACH.
4. TAKE EXIT 4 TOWARD DEL MAR AVE./FAIR DR.
5. MERGE ONTO NEWPORT BLVD.
6. TURN RIGHT AT FAIR DR.
7. TURN LEFT ONTO HARBOR BLVD., ARRIVE AT SITE LOCATION ON THE RIGHT HAND SIDE.

**PROJECT INFORMATION**

SCOPE OF WORK: CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF (1) NEW 65' TALL MONOEUCLYPTUS WITH (12) 8' TALL PANEL ANTENNAS, (12) RRUS, (1) 2'Ø MW DISH AND (2) GPS ANTENNAS, AND THE CONSTRUCTION OF AN EQUIPMENT SHELTER AND ALL ASSOCIATED UTILITY AND COAX RUNS.

SITE ADDRESS: 2299 HARBOR BLVD.  
COSTA MESA, CA 92626

PROPERTY OWNER: PHILLIP LUCHESI & KAREN LUCHESI, PALS SEWING & VACUUM  
2299 HARBOR BLVD.  
COSTA MESA, CA 92626  
CONTACT: PHIL LUCHESI  
PHONE: (949) 645-7257

APPLICANT: AT&T WIRELESS  
12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703

NAD 1983: LATITUDE: 33.657865° N  
LONGITUDE: -117.919618° W

APPLICATION TYPE: CUP

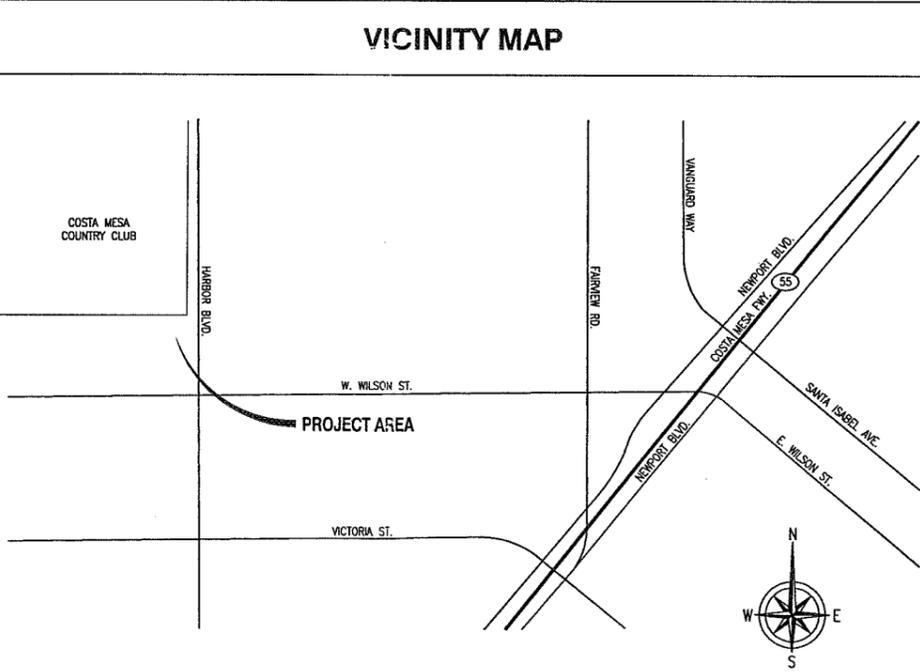
JURISDICTION: CITY OF COSTA MESA

A.P.N.: 422-163-29

CURRENT USE: UNMANNED TELECOM FACILITY

PROPOSED USE: UNMANNED TELECOM FACILITY

TOTAL LEASE AREA: 228 SQ. FT.



**CODE COMPLIANCE**

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

2010 CALIFORNIA BUILDING CODE (\*10 CBC)  
2010 CALIFORNIA PLUMBING CODE (\*10 CPC)  
2010 CALIFORNIA ELECTRICAL CODE (\*10 CEC)  
2010 CALIFORNIA FIRE CODE (\*10 CFC)

**SITE QUALIFICATION PARTICIPANTS**

	NAME	COMPANY	NUMBER
A/E	DAN CONNELL	CONNELL DESIGN GROUP, L.L.C.	(949) 753-8807
LEASING	DAMON HOLZUM	TRILLIUM CONSULTING, INC	(310) 497-8988
RF	AMITABH SHARMA	AT&T MOBILITY	(714) 350-9710
ZONING	JORDON DIBIASE	TRILLIUM CONSULTING, INC	(949) 336-1550
LANDLORD CONTACT	PHIL LUCHESI	PALS SEWING & VACUUM	(949) 645-7257
CONSTRUCTION	QUADRI OYETUNJI	BECHTEL COMMUNICATIONS, INC.	(562) 293-8535

**BECHTEL CORPORATION**  
6131 ORANGETHORPE AVE., 5TH FL.  
BUENA PARK, CA 90620

**CDG**  
**CONNELL DESIGN GROUP, LLC**  
ENGINEERING AND DESIGN  
26455 RANCHO PARKWAY SOUTH, LAKE FOREST, CA 92630  
(949) 753-8807 OFFICE - (949) 753-8833 FAX

**PALS LOCATION**  
**OC0321A**  
2299 HARBOR BLVD.  
COSTA MESA, CA 92626

**at&t**  
**AT&T MOBILITY**  
12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703

NO.	DATE	REVISIONS	BY	CHK	APP'D
2	05/27/11	CITY PLANNING COMMENTS	DC	SA	JC
1	04/19/11	ISSUED FOR ZONING APPROVAL	EN	SA	DC
0	02/17/11	ISSUED FOR ZONING APPROVAL	DC/EN	SA	DC

SCALE AS SHOWN DESIGNED DRAWN

**TITLE SHEET**

JOB NO.	DRAWING NO.	SHEET NO.	REV.
25471-610-1E	LA-OC0321A	T01	2

© 2010 AT&T WIRELESS. THIS DOCUMENT WAS CREATED FOR BECHTEL CORPORATION UNDER AN AGREEMENT WITH AT&T. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR USED IN ANY FORM EXCEPT WITH THE WRITTEN PERMISSION OF AT&T OR BECHTEL.

LESSOR'S LEGAL DESCRIPTION  
NOT PROVIDED

**BENCHMARK**

PROJECT  
BM - GPS 6195 - OCS BENCHMARK - WELL MONUMENT  
CENTERLINE OF HARBOR AND WILSON STREET

BASIS OF BEARING  
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE  
PLANE NA83 COORDINATE SYSTEM CALIFORNIA STATE  
PLANE COORDINATE ZONE 6, DETERMINED BY GPS  
OBSERVATIONS

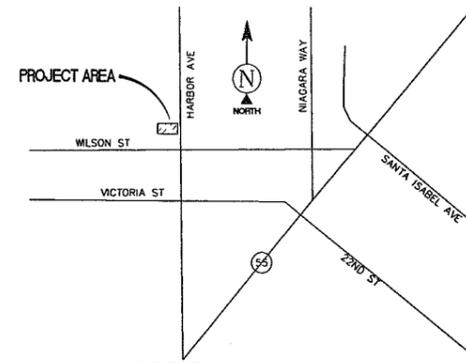
SURVEY DATE  
02/13/11

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.

UTILITY NOTES  
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.



POSITION OF GEODETIC COORDINATES  
LATITUDE 33° 39' 28.23" NORTH  
LONGITUDE 117° 55' 10.40" WEST (NAD83)  
ELEVATION 76.3' (NAVD 88)

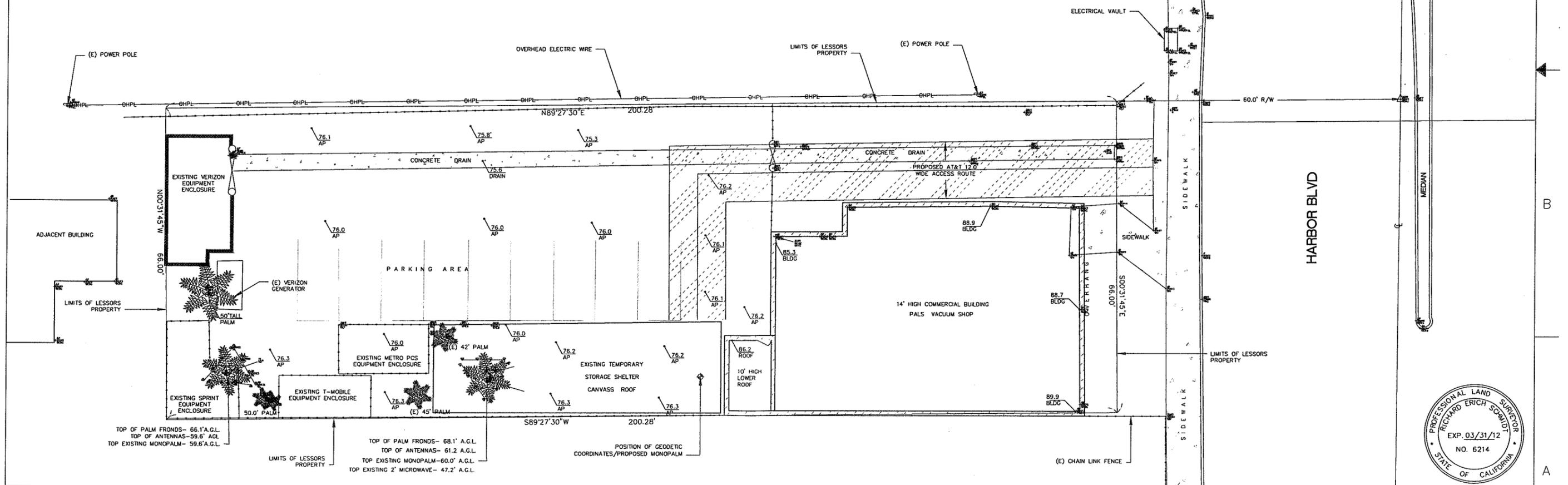
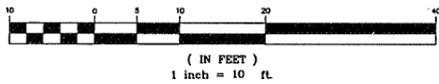


**DIRECTIONS TO SITE**

TAKE CA-91 EAST, TAKE EXIT I-5 SOUTH TOWARD SANTA  
ANA. MERGE ONTO CA-55 SOUTH TOWARD NEWPORT  
BEACH. TAKE DEL MAR/FAIR DR AVE EXIT. MERGE ONTO  
NEWPORT BLVD. TURN RIGHT AT FAIR DR. TURN LEFT  
ONTO HARBOR BLVD. SITE ON THE RIGHT.

LEGEND	
P.O.B. POINT OF BEGINNING	P.U.E. PUBLIC UTILITY EASEMENT
P.O.T. POINT OF TERMINUS	WATER CONTROL VALVE
V.C.G. VERTICAL CURB & GUTTER	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
TBM TEMPORARY BENCHMARK	AIR CONDITIONING UNIT
SW SIDEWALK	TELEPHONE PEDESTAL
TP TOP OF PARAPET	TELEPHONE VAULT
TW TOP OF WALL	TELEPHONE MANHOLE
LN LOT NUMBER	GAS VALVE
BENCHMARK OR POSITION OF GEODETIC COORDINATES	GAS METER
SPOT ELEVATION	PROPERTY LINE
DISH ANTENNA	CHAIN LINK FENCE
MICROWAVE ANTENNA	WOOD OR IRON FENCE
TELECOMMUNICATIONS MONOPOLE	WIRE OR BARBED WIRE FENCE
	RAILROAD TRACKS

**GRAPHIC SCALE**



© 2010 AT&T WIRELESS. THIS DOCUMENT WAS CREATED FOR BECHTEL CORPORATION UNDER AN AGREEMENT WITH AT&T. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR USED IN ANY FORM EXCEPT WITH THE WRITTEN PERMISSION OF AT&T OR BECHTEL.

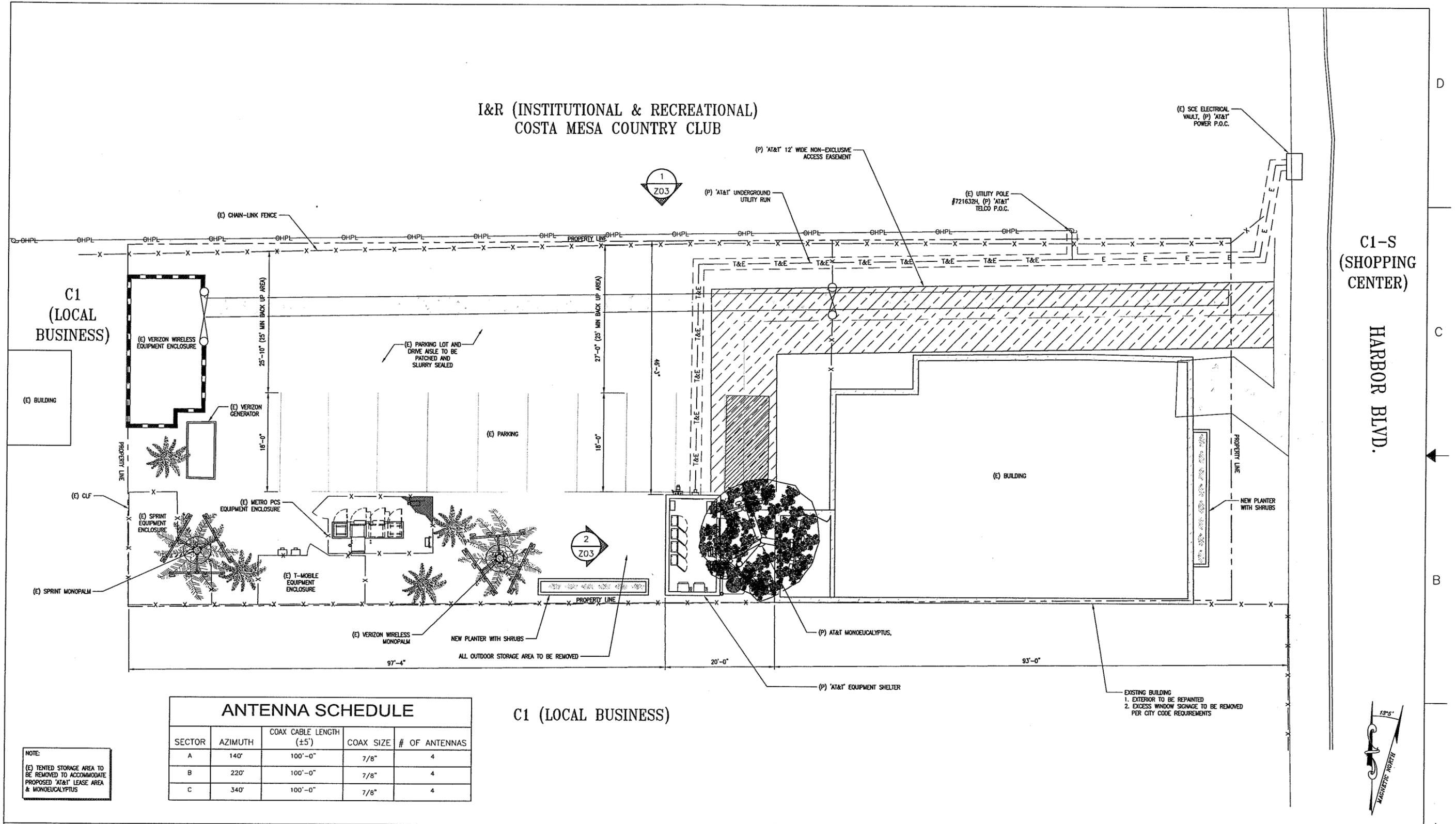
PALS LOCATION  
OC0321A  
2299 HARBOR BLVD.  
COSTA MESA, CA 92626



NO.	DATE	REVISIONS	BY	CHK	APP'D
0	02/17/11	ISSUED FOR ZONING APPROVAL	LP	ES	ES
SCALE AS SHOWN		DESIGNED	DRAWN		

TOPOGRAPHIC SURVEY		
JOB NO.	DRAWING NO.	SHEET NO. REV.
25471-610-TE	LA-OC0321A	C01 0

I&R (INSTITUTIONAL & RECREATIONAL)  
COSTA MESA COUNTRY CLUB



ANTENNA SCHEDULE

SECTOR	AZIMUTH	COAX CABLE LENGTH (±5')	COAX SIZE	# OF ANTENNAS
A	140°	100'-0"	7/8"	4
B	220°	100'-0"	7/8"	4
C	340°	100'-0"	7/8"	4

C1 (LOCAL BUSINESS)

NOTE:  
(E) TENTED STORAGE AREA TO BE REMOVED TO ACCOMMODATE PROPOSED 'AT&T' LEASE AREA & MONOEUCALYPTUS

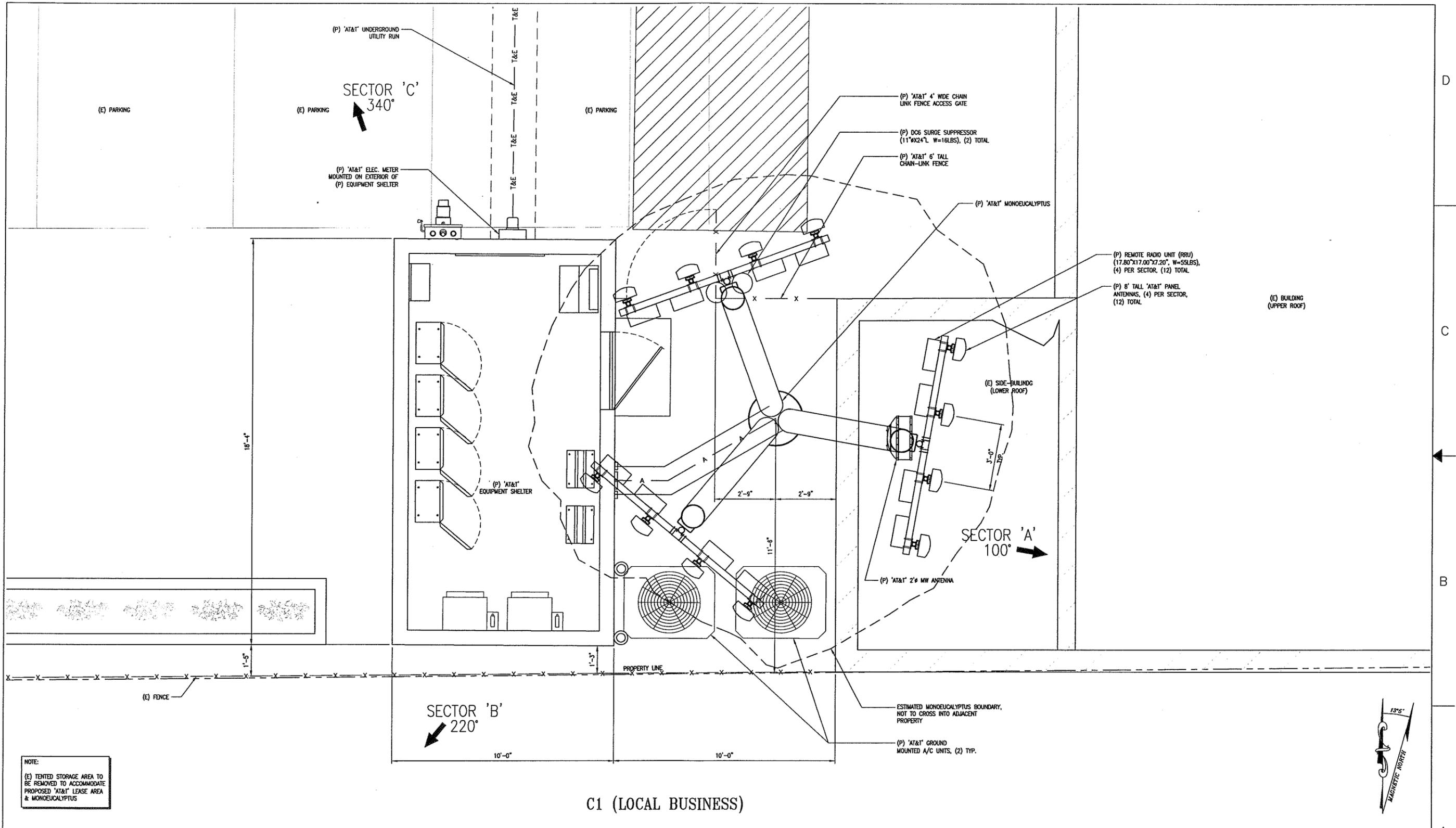
EXISTING BUILDING  
1. EXTERIOR TO BE REPAINTED  
2. EXCESS WINDOW SIGNAGE TO BE REMOVED PER CITY CODE REQUIREMENTS

**SITE PLAN**

SCALE: 1/8"=1'-0"

<p><b>BECHTEL CORPORATION</b> 6131 ORANGETHORPE AVE., 5TH FL. BUENA PARK, CA 90620</p>	<p><b>CONNELL DESIGN GROUP, LLC</b> ENGINEERING AND DESIGN 26455 RANCHO PARKWAY SOUTH, LAKE FOREST, CA 92630 (949) 753-8807 OFFICE - (949) 753-8833 FAX</p>	<p><b>PALS LOCATION</b> OC0321A</p> <p>2299 HARBOR BLVD. COSTA MESA, CA 92626</p>	<p><b>AT&amp;T MOBILITY</b> 12900 PARK PLAZA DRIVE CERRITOS, CA 90703</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK</th> <th>APP'D</th> </tr> <tr> <td>2</td> <td>05/27/11</td> <td>CITY PLANNING COMMENTS</td> <td>DC</td> <td>SA</td> <td>JC</td> </tr> <tr> <td>1</td> <td>04/19/11</td> <td>ISSUED FOR ZONING APPROVAL</td> <td>EN</td> <td>SA</td> <td>DC</td> </tr> <tr> <td>0</td> <td>02/17/11</td> <td>ISSUED FOR ZONING APPROVAL</td> <td>DC/EN</td> <td>SA</td> <td>DC</td> </tr> </table>	NO.	DATE	REVISIONS	BY	CHK	APP'D	2	05/27/11	CITY PLANNING COMMENTS	DC	SA	JC	1	04/19/11	ISSUED FOR ZONING APPROVAL	EN	SA	DC	0	02/17/11	ISSUED FOR ZONING APPROVAL	DC/EN	SA	DC	<p><b>SITE PLAN</b></p> <table border="1"> <tr> <th>JOB NO.</th> <th>DRAWING NO.</th> <th>SHEET NO.</th> <th>REV.</th> </tr> <tr> <td>25471-610-TE</td> <td>LA-OC0321A</td> <td>Z01</td> <td>2</td> </tr> </table> <p>CDG NO. 11-3-000321 22 x 34" D SIZE</p>	JOB NO.	DRAWING NO.	SHEET NO.	REV.	25471-610-TE	LA-OC0321A	Z01	2
NO.	DATE	REVISIONS	BY	CHK	APP'D																																
2	05/27/11	CITY PLANNING COMMENTS	DC	SA	JC																																
1	04/19/11	ISSUED FOR ZONING APPROVAL	EN	SA	DC																																
0	02/17/11	ISSUED FOR ZONING APPROVAL	DC/EN	SA	DC																																
JOB NO.	DRAWING NO.	SHEET NO.	REV.																																		
25471-610-TE	LA-OC0321A	Z01	2																																		

© 2010 AT&T WIRELESS. THIS DOCUMENT WAS CREATED FOR BECHTEL CORPORATION UNDER AN AGREEMENT WITH AT&T. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR USED IN ANY FORM EXCEPT WITH THE WRITTEN PERMISSION OF AT&T OR BECHTEL.



**ENLARGED SITE PLAN & ANTENNA LAYOUT**

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

**BECHTEL CORPORATION**  
 6131 ORANGETHORPE AVE., 5TH FL.  
 BUENA PARK, CA 90620

**CDG**  
**CONNELL DESIGN GROUP, LLC**  
 ENGINEERING AND DESIGN  
 26455 RANCHO PARKWAY SOUTH, LAKE FOREST, CA 92630  
 (949) 753-8807 OFFICE (949) 753-8833 FAX

**PALS LOCATION**  
**OC0321A**  
 2299 HARBOR BLVD.  
 COSTA MESA, CA 92626

**at&t**  
**AT&T MOBILITY**  
 12900 PARK PLAZA DRIVE  
 CERRITOS, CA 90703

NO.	DATE	REVISIONS	BY	CHK	APP'D
2	05/27/11	CITY PLANNING COMMENTS	DC	SA	JC
1	04/19/11	ISSUED FOR ZONING APPROVAL	EN	SA	DC
0	02/17/11	ISSUED FOR ZONING APPROVAL	DC/EN	SA	DC

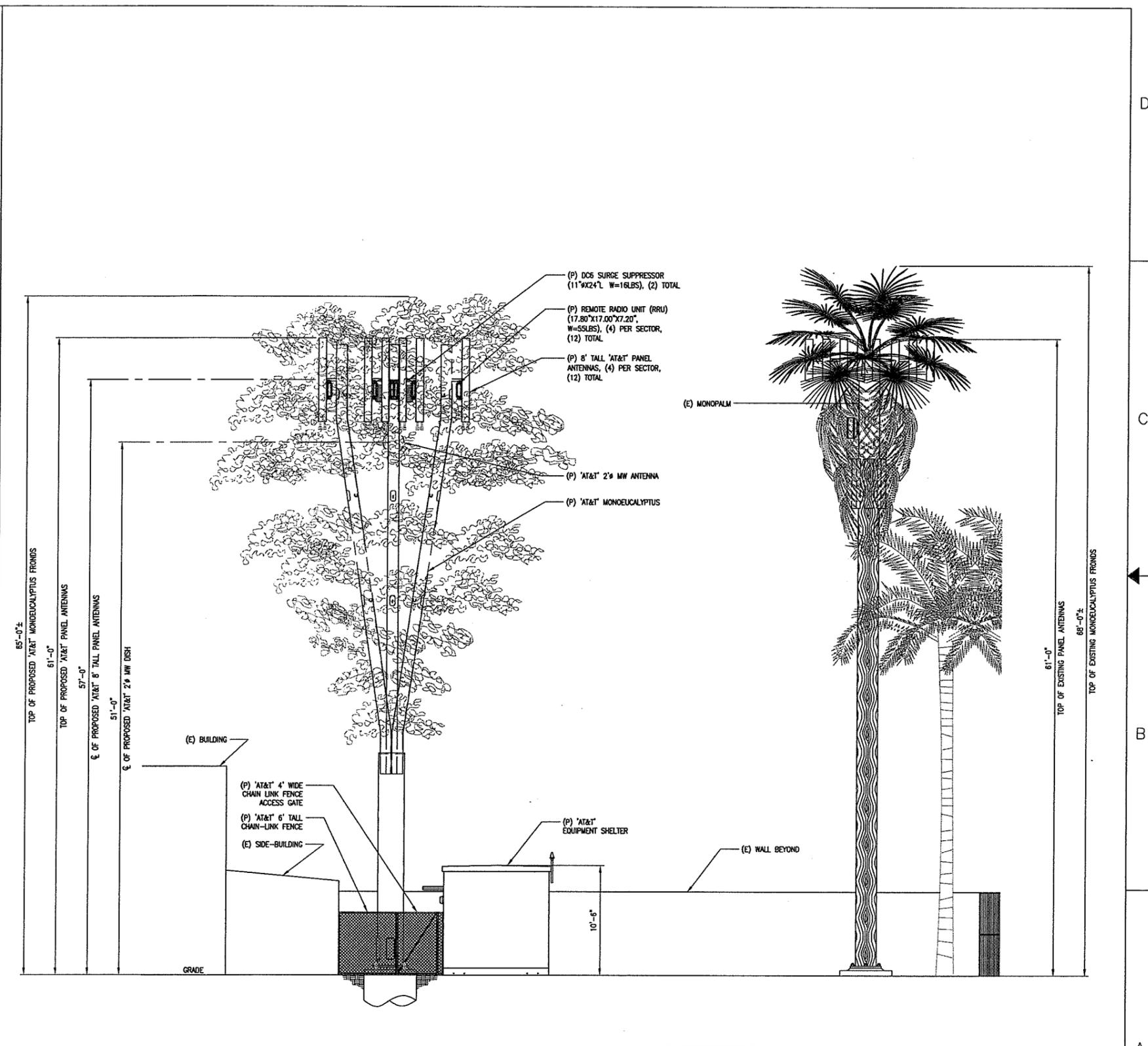
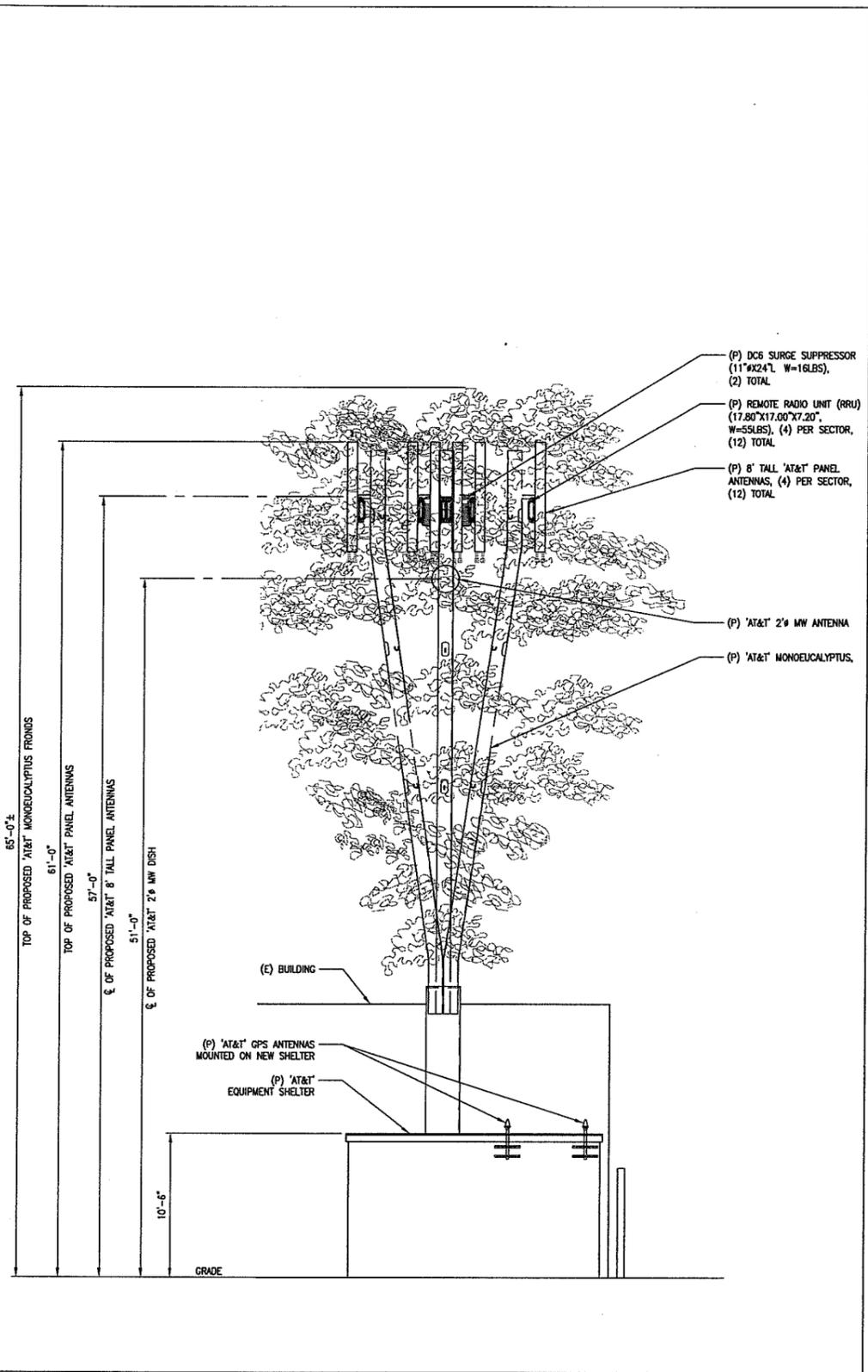
SCALE AS SHOWN DESIGNED DRAWN

**ENLARGED SITE PLAN & ANTENNA LAYOUT**

JOB NO.	DRAWING NO.	SHEET NO.	REV.
25471-610-TE	LA-OC0321A	Z02	2

© 2010 AT&T WIRELESS. THIS DOCUMENT WAS CREATED FOR BECHTEL CORPORATION UNDER AN AGREEMENT WITH AT&T. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR USED IN ANY FORM EXCEPT WITH THE WRITTEN PERMISSION OF AT&T OR BECHTEL.

© 2010 AT&T WIRELESS. THIS DOCUMENT WAS CREATED FOR BECTEL CORPORATION UNDER AN AGREEMENT WITH AT&T. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR USED IN ANY FORM EXCEPT WITH THE WRITTEN PERMISSION OF AT&T OR BECTEL.



EAST ELEVATION

2 NORTH ELEVATION

1

**BECTEL CORPORATION**  
 6131 ORANGETHORPE AVE., 5TH FL.  
 BUENA PARK, CA 90620

**CDG**  
**CONNELL DESIGN GROUP, LLC**  
 ENGINEERING AND DESIGN  
 26455 RANCHO PARKWAY SOUTH, LAKE FOREST, CA 92630  
 (949) 753-8807 OFFICE - (949) 753-8833 FAX

**PALS LOCATION**  
**OC0321A**  
 2299 HARBOR BLVD.  
 COSTA MESA, CA 92626

**at&t**  
 AT&T MOBILITY  
 12900 PARK PLAZA DRIVE  
 CERRITOS, CA 90703

NO.	DATE	REVISIONS	BY	CHK	APP'D
2	05/27/11	CITY PLANNING COMMENTS	DC	SA	JC
1	04/19/11	ISSUED FOR ZONING APPROVAL	EN	SA	DC
0	02/17/11	ISSUED FOR ZONING APPROVAL	DC/EN	SA	DC

**ELEVATIONS**

JOB NO.	DRAWING NO.	SHEET NO.	REV.
25471-610-TE	LA-OC0321A	Z03	2

CDG NO. 11-3-00321 22 x 34 "D" SIZE

6 5 4 3 2

D  
C  
B  
A