



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: TAMARA LETOURNEAU, BARRY CURTIS, AND JENNIFER LE
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR *MA*
DATE: FEBRUARY 21, 2019
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

ZA-18-51 2968 RANDOLPH AVENUE

Minor Conditional Use permit to allow an amendment to Planning Application PA-12-26, a Conditional Use Permit for an existing bar/lounge (Commissary Lounge) which is allowed to operate until 2:00 AM with live entertainment in the form of disc jockeys only (no dancing or live music permitted). The amendment is to allow live entertainment in the form of live bands, comedians, spoken word/poetry readings, and karaoke, as well as to allow four or more electronic game machines not to exceed 570 square feet of floor area within the establishment. No physical expansion or increase in floor area for the establishment is requested; days and hours of operation will also remain unchanged.

Approved, subject to conditions.

Comments received: None

The following four minor conditional use permits are for the same type of request and, therefore, are discussed within the same staff report:

ZA-18-60 NEAR 2852 PINECREEK DRIVE

ZA-18-69 NEAR 919 PRESIDIO DRIVE

ZA-18-70 NEAR 2701 FAIRVIEW ROAD

ZA-18-71 NEAR 833 CORTEZ STREET

Minor conditional use permit to install a small cell network on top of a Southern California Edison streetlight pole within 500 feet of a residential zone. The facility meets the small cell design guidelines and is not in direct view of living areas per CMMC 19-15(c)(2). It will require the removal and replacement of the existing pole and installation of an underground utility pull box for fiber and power to the new pole.

ZA-18-60 NEAR 2852 PINECREEK DRIVE

Approved, subject to conditions.

Comments received: None.

ZA-18-69 NEAR 919 PRESIDIO DRIVE

Approved, subject to conditions.

Comments received: 1 petition with 42 signatures in opposition to ZA-18-69 and ZA-18-71. 1 in opposition to ZA-18-69.

ZA-18-70 NEAR 2701 FAIRVIEW ROAD

Approved, subject to conditions.

Comments received: None.

ZA-18-71 NEAR 833 CORTEZ STREET

Approved, subject to conditions.

Comments received: 1 petition with 42 signatures in opposition to ZA-18-69 and ZA-18-71.

ZA-18-67 165 MERRILL PLACE

Minor conditional use permit to allow an incidental residential use that includes a toilet in combination with a bathtub or shower in a detached structure in the multi-family zone, in conjunction with the construction of a new two-story, single-family residence. The new single family residence proposes a total of 4 bedrooms and 4 ½ bathrooms, with an attached two-car garage.

Approved, subject to conditions.

Comments received: None.

February 19, 2019

COSTA MESA CITY COUNCIL
77 Fair Drive
Costa Mesa, CA 92626

Subject: 5G Wireless Installations in Residential Neighborhoods

Dear Mayor Foley and Council Members,

My name is Bryan Estrada. I live at 2826 Portola Drive, in the City of Costa Mesa. I am writing to you to discuss an important issue that is currently being considered by the Costa Mesa Zoning Administrator. You may have heard about the plans to install small wireless communication antennas on light posts and utility poles throughout our City. It is all part of a plan to roll out the next generation in wireless technology, known as 5G.

This rollout will bring to our community several issues important to every resident: safety, security, privacy, property values, and public health.

I speak on behalf of over 40 other residents who have signed a petition to voice our concerns about the surreptitious way this rollout is being handled. The general public has very little understanding of the so-called 5G Fast Plan, and that it could allow small-cell microwave antennas to be placed every 100 meters apart within residential neighborhoods and near school properties -- beaming high levels of electromagnetic radiation directly into homes and classrooms 24 hours a day.

The Federal Communication Commission threatens to remove our rights, and the rights of local governments, to weigh-in on the placement of this wireless infrastructure in our public right-of-way. While installing more wireless infrastructure throughout residential neighborhoods may be a goal of the telecom industry, it is by no means a necessary public service, and more and more people and cities are beginning to oppose it.

According to a recent article published by the Washington Times, more than 80 cities, including New York, Los Angeles, Chicago, Philadelphia, Dallas, and San Jose, have filed lawsuits in federal court against the FCC's new requirements for 5G installation.

The public has the right to know what is going into our front yards. The placement of powerful wireless antennas right outside our homes is a significant security and privacy issue. Many of us have smart homes and devices – raising concerns about how our activities will be monitored and marketed, and our increased susceptibility to cyber-attacks.

The addition of more overhead utilities would disrupt the character and aesthetics of our community and conflict with the City's General Plan Land Use Policy to preserve and protect our residential neighborhoods, and we are concerned that the impact of installing these microwave antennas could lead to decreased property values.

But most troubling is that decades of on-going research, supported by science and the medical community, shows that long-term exposure to electromagnetic radiation from wireless devices and antennas has serious negative health impacts. Numerous peer-reviewed, independent studies have confirmed that chronic low-level exposure to wireless radiation can cause serious health problems including cancer, brain tumors, fetal abnormalities, DNA deformity, infertility, and neurological and cognitive effects.

Critical questions remain unanswered, yet powerful lobbying by the telecommunication industry has tried to take power away from Citizens by limiting local government control over the expedited rollout of small cells in our neighborhood. We must act now.

We oppose any small cell 5G installations in our residential neighborhoods until a study with the highest scientific merit and integrity on the health effects from wireless radiation is conducted and it is proven that such sitings are not hazardous to our health or the environment.

We urge this Council to please review each of the Zoning Administrator's upcoming cases for 5G installations, including 5 permits scheduled for approval on February 21, 2019, and issue a temporary moratorium on all small wireless antennas until all potential impacts are fully disclosed and the courts have had time to rule on the legality of this issue.

I look forward to your support. Please do not hesitate to contact me with any further questions.

Bryan Estrada
2826 Portola Drive, Costa Mesa
(714) 658-9769
bc.estrada@gmail.com

ATTACHMENTS AND REFERENCES

- Attachment A: Mesa Del Mar Neighborhood Petition for Moratorium on 5G Installation
- Attachment B: City of Costa Mesa Municipal Code Section 19-15 of the Telecommunications Regulatory Ordinance.
<http://qcode.us/codes/costamesa/?view=desktop>
- Attachment C: The FCC's 5G FAST Plan. Federal Communication Commission. (Excerpt from FCC website attached)
<https://www.fcc.gov/5G>
- Attachment D: FCC Rules Change Threatens to Delay 5G Cellphone Upgrade Rollout. Washington Times. February 14, 2019.
<https://www.washingtontimes.com/news/2019/feb/14/fcc-rules-5g-cellphone-upgrade-spark-antenna-fight/>
- Attachment E: What You Need To Know About 5G Wireless and "Small" Cells. Environmental Health Trust.
<https://ehtrust.org/factsheet-need-know-5g-small-cells-science-policy-public-health/>
- Attachment F: 5G: Great risk for EU, U.S. and International Health! Compelling Evidence for Eight Distinct Types of Great Harm Caused by Electromagnetic Field (EMF) Exposures and the Mechanism that Causes Them. Written and Compiled by Martin L. Pall, PhD Professor Emeritus of Biochemistry and Basic Medical Sciences. First 17 pages attached.
<https://ehtrust.org/wp-content/uploads/5g-emf-hazards-dr-martin-l.-pall-eu-emf2018-6-11us3-1.pdf>
- Attachment G: The potential dangers of electromagnetic fields and their effect on the environment. Parliamentary Assembly for the Council of Europe.
<http://assembly.coe.int/nw/xml/XRef/Xref-XML2HTML-en.asp?fileid=17994>
- Attachment H: Cell Phone Radio Frequency Radiation. National Institute of Environmental Health Sciences. (Excerpt from NIEHS website attached)
<https://www.niehs.nih.gov/health/topics/agents/cellphones/index.cfm>

Attachment I: International Association of Fire Fighters Position on the Health Effects from Radio Frequency/Microwave (RF/MW) Radiation in Fire Department Facilities from Base Stations for Antennas and Towers for the Conduction of Cell Phone Transmissions.

<http://www.iaff.org/hs/Facts/CellTowerFinal.asp>

Attachment J: Santa Fe Alliance for Public Health and Safety, Arthur Firstenberg, and Monika Steinhoff Vs. City Of Santa Fe, New Mexico; Hector Balderas, Attorney General of New Mexico; and The United States Of America.

<https://www.emfconsultant.com/upload/Doc%201%20-%20Complaint.pdf>

Attachment K: Local Authority Over Wireless Facilities in Public Rights-of-Way. Best, Best & Krieger. April 24, 2018

<http://emfsafetynetwork.org/wp-content/uploads/2018/04/April-24-2018-Letter-to-EMF-Safety-Network-re-Wireless-c1.pdf>

Petition to Stop Neighborhood Small Cell Towers

Petition summary and background	Costa Mesa Zoning Administration - Minor conditional use permit to install a small cell network on top of a Southern California Edison streetlight pole - Near 833 Cortez Street and 919 Presidio Drive
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to put a temporary moratorium on the approval and installation of 5G "Small Cell" Antennas until all public health, safety, privacy and economic impacts are fully disclosed

	Printed Name	Signature	Address	Email	Date
1	BRYAN ESTRADA		2826 PORTOLA DR.	bc.estrada@gmail.com	2/15/19
2	ASHLEY ESTRADA		2826 PORTOLA DR.	ashleyliotta@gmail.com	2/12/19
3	KRISTEN LEFSTEIN		824 CORTAZ ST	kristen.miller@gmail.com	2/15/19
4	DAVID LEFSTEIN		827 CORTAZ ST.	DAVID.LEFSTEIN@gmail.com	2/15/19
5	CHRISTINA GANYO		2822 PORTOLA DR.	tina.ganyo@gmail.com	2/15/19
6	ZAMANTH ZAMANTIAN		2821 PORTOLA DR	zama08@yahoo.com	2/15/19
7	Jeremy Johnson		2821 Portola Dr.	JyJohnson02@gmail.com	2/15/19
8	MARION LIOTTA		2812 DRAKE Ave	marionliotta@gmail.com	2/15/19
9	Kathy Liotta		2812 Drake Ave.	Kathyliotta@gmail.com	2/15/19
10	SCOTT STECK		2809 DRAKE AVE	SCOTTSTECK@ATT.NET	2/15/19
11	Claudia Steck		2809 DRAKE AVE	CSteck@gmail	2/15/19
12	Claudia Bueche		2813 Drake Ave.	jbueckles@yahoo.com	2/15/2019
13	Vanessa Sydor		809 Sonora Rd	VVOORS@hotmail.com	2/15/19
14	Mike Segovia		2315 Loreto Ave	segovauci@gmail.com	2/15/19
15	Sarie McDonald		2831 Portola Dr.	sandsticks@gmail.com	2/16/19
16	JUSTIN PATTERSON		862 MAGELLAN ST	JP.THREESTRIPES@GMAIL.COM	2/16/19

	Printed Name	Signature	Address	Email	Date
17	Erin Patterson		862 Magellan St	etechan32@gmail.com	2/16
18	Curt Rollison		946 Junipero Dr	cwrollison@gmail.com	2/16
19	Taylor Cordello		2812 Drake Ave.	taylorcordello@gmail.com	2/17
20	Tom Martin		2858 Drake Ave	Tom@playhouse.org	2/17
21	Deborah Kistler		2809 Drake Ave	kkistlers@aol.com	2/17
22	Sherry Stoitz		2823 Francis Ln	Sherrystoitz7@gmail.com	2/17
23	MIKE LONG		3103 Warren Ln	m.long@lee-associa.com	2.17
24	Johanna Long		3103 Warren Ln	joymomallcoesbgldel.net	2/17
25	Penny Boyer		2533 Francis Ln	Pennybarnick@yahoo.com	2/17
26	Stefani Martin		2858 Drake Ave	stefani@playhouse.org	2/17
27	KIRK KISTLER		1298 BELFAST AVE	kkistlers@yahoo.com	2/17
28	Scott Roberg		828 Cortez St.	scottroberg@gmail.com	2/18
29	Danielle Cameron		821 Cortez St.	danibelair@gmail	2/18
30	RYAN CAMERON		821 Cortez Street	ry.cameron@yahoo	2/18
31	Jonathan King		2734 Portola Dr.	jkingaf@yahoo.com	2/18
32	Natalie King		2734 Portola Drive	nat1584@yahoo.com	2/18
33	Richard Stocker		2758 PORTOLA DRIVE	NONE	2/18/19
34	ROB CONTRERAS		962 JUNIPERO DR.	ROBCM13@yahoo.com	2/18/19
35	Shawn Contreras		962 Junipero Dr.	Shawnacm3@yahoo	2/18/19
36	SHARLA SMITH		2873 ALANZO LN. C.M. 52626	sharklertilly@yahoo.com	2/18/19
37	SHAYNE SMITH		2873 ALANZO LANE	" "	2/18/19
38					

ARIOS, JUSTIN

From: laura wootton <l.wootton@sbcglobal.net>
Sent: Wednesday, February 20, 2019 11:14 AM
To: ARIOS, JUSTIN
Subject: Re: ZA-18-69 Zoning Application

I've done more research and found disturbing facts about the radiation from small cell networks. Here's an example:

Small Cells: An Extreme Health Hazard

- **Immediate direct hazards from RF/MW radiation exposures:** adverse effects on blood, brain, heart, hormone, sleep and neurological functions, including tinnitus, insomnia, difficulty concentrating, heart palpitations and suppression of melatonin. Melatonin is a critically-important hormone needed to fight cancer and maintain circadian rhythms. All of this has been established in tens of thousands of peer-reviewed scientific studies and these adverse bio-effects are seen at RF/MW radiation levels far below the scientifically discredited FCC RF/MW radiation guidelines. ([BioInitiative 2012](#), [PowerWatch Study List](#), [EMF Scientists Appeal](#))
- **Long-term hazards from RF/MW radiation exposures:** early dementia and deadly cancers of the brain, heart, breast, colon and testicles. ([IARC Monograph 102](#), [Lennart Hardell's Additional Work after 2011](#), [2016 NTP Study on Carcinogenesis of RF/MW radiation exposures](#)).

Since there are tons of light poles around with less exposure to 2-story homes, I would like to suggest a different site for the small cell network.

Thanks.

On Tuesday, February 12, 2019, 3:31:23 PM PST, ARIOS, JUSTIN <JUSTIN.ARIOS@costamesaca.gov> wrote:

Hi Laura,

Thank you for your public comment in regard to Zoning Application ZA-18-69, your comment will be included as part of the staff report for this decision.

To respond to your concerns, the definition for direct view was clarified at the City Council meeting October 2, 2018 (staff report provided in link below). The term "direct view" means any small cell facility that is within the horizontal field of vision of any residential living area or bedroom window (see diagram on page 7 of the staff report).

Taking your home into consideration based on the "direct view" definition and assuming that a typical residential floor-to-ceiling height is 8 feet (typical commercial floor-to-ceiling height is 10 feet), the ceiling height

for the 2nd story would be at 16-20 feet from grade. Therefore, the bottom of the small cell facility is approximately 23 feet. Consequently, the small cell facility would be at the same elevation as your pitched roof and would not be considered a "direct view" to living areas.

Staff report: <https://www.costamesaca.gov/Home/ShowDocument?id=34628>

If you have any questions or concerns, please feel free to contact me.

Thanks,

Justin Arios

Assistant Planner

[City of Costa Mesa](#)

714-754-5667

From: laura wootton [<mailto:l.wootton@sbcglobal.net>]

Sent: Monday, February 11, 2019 1:54 PM

To: PLANNING COMMISSION <PLANNINGCOMMISSION@ci.costamesa.ca.us>

Subject: ZA-18-69 Zoning Application

I oppose having a small cell network being installed on the pole indicated in this application.

The following is from the Zoning Application ZA-18-69.

Southern California Edison and Carrier Facilities

In the City of Costa Mesa, all streetlight poles are owned by SCE. SCE design criteria dictates the height and material of the pole (the pole must have a slightly larger diameter to allow all wires to be contained within the pole and to support the addition of the equipment) while the supporting small cell equipment varies in size and location in accordance to the carrier's technology.

Proposed Design Guidelines

Regarding location, the design guidelines state that the preferred location for a small cell facility is 500 feet from residentially-zoned property. (This is consistent with the criteria listed in the Code for determining whether an MCUP is required.) **The design guidelines also state that if the facility is within 500 feet of a residential zone, the facility should not be within direct view of a residential living area (e.g. living room or bedroom).** (This additional guidance was added subsequent to Planning Commission review.)

The Site Address: Near 919 Presidio Drive

The pole is located between 919 Presidio Drive (my house) and 915 Presidio Drive. It is exactly 25 feet from my second story bedroom.

Because it violates the design guidelines, I oppose this installation.

Thank you for considering my feedback.

Laura Wootton

919 Presidio Dr

Costa Mesa, Ca 92626



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

February 21, 2019

Commissary Lounge
c/o J. Andrew Lee
2968 Randolph Avenue
Costa Mesa, CA 92626

**RE: MINOR CONDITIONAL USE PERMIT ZA-18-51
AMENDMENT TO PLANNING APPLICATION PA-12-26 FOR COMMISSARY
LOUNGE TO ALLOW LIVE ENTERTAINMENT AND MORE THAN 4
ELECTRONIC GAME MACHINES
2968 RANDOLPH AVENUE, COSTA MESA**

Dear Mr. Lee:

City staff's review of your zoning application for the above-referenced project is complete. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on February 28, 2019, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review 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, Mel Lee, at 714.754.5611, or at mel.lee@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description
Findings
Conditions of Approval, Code Requirements, and Special District
Requirements
Approved Conceptual Plans

cc: Engineering
Fire Protection Analyst
Building Safety Division

ZA-18-51
February 21, 2019
Page 2 of 9

Jerry Palanjian
2968 Randolph Avenue
Costa Mesa, CA 92626

David Jordan Smith, AIA, CSI
788 Wesleyan Bay
Costa Mesa, CA 92626

PROJECT DESCRIPTION

Project Site/Environs

The property is zoned MG (General Industrial) and has a General Plan designation of General Industrial. The site is located on the east side of Randolph Avenue, south of Baker Street. The site consists of two parcels: 2968 Randolph Avenue (site for the existing use) which contains an existing one-story, 16,000 square foot industrial building. The property shares a common driveway with 2960 Randolph Avenue to the south, which contains a one-story, 7,500 square foot industrial building occupied by an auto wholesaler and machine shop (Grand Prix Performance) and a microbrewery with a tasting room (Gunwhale Ales). According to City records, an easement for reciprocal driveway access exists between the two properties, which are owned by the same individual. Approximately 28 on-site parking spaces are provided for the 2968 Randolph Avenue property, and 20 on-site parking spaces are provided for the 2960 Randolph property, for a total of 48 on-site parking spaces.

The property is located within the South Bristol Entertainment & Cultural Arts (SoBECA) Urban Plan; however, the proposed amendment does not require master plan approval and does not activate any of the provisions in the urban plan.

Background

On January 14, 2013, the Planning Commission, on a 5-0 vote, approved Planning Application PA-12-26, a Conditional Use Permit to allow a bar/lounge (Commissary Lounge) to operate under a State Alcoholic Beverage Control (ABC) License Type 48 (On-Sale General, Public Premise) with a finding of public convenience or necessity. Reciprocal parking between 2960 and 2968 Randolph Avenue was also approved for the proposed use. Conditions of approval limit the entertainment to a disc jockey playing pre-recorded music only (no dancing). Current hours of operation are 8:30 PM to 2:00 AM, Thursday, Friday, and Saturday.

Modification to Use

In addition to the disc jockey, the applicant is requesting to include live entertainment in the form of live bands, comedians, spoken word/poetry readings, and karaoke. The applicant is also proposing to allow four or more electronic game machines not to exceed 570 square feet of floor area within the establishment. No physical expansion or increase in floor area for the establishment is proposed; additionally, hours and days of operation will remain the same and dancing is not proposed.

ANALYSIS

The requested modifications can be supported based on the following:

- The proposed use, as conditioned, is compatible with the uses in the surrounding area. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses. The property is approximately 336 feet away from the nearest residentially-zoned properties (across Baker Street to the north). The proposed use, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for industrially-zoned properties. Specifically, the following conditions of approval (COA) will continue to apply to the use:
 - The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement (COA 8).
 - There shall be no sales of alcoholic beverages for off-site consumption (COA 9).
 - The parking lot shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot (COA 10).
 - Customer and employee parking shall occur on-site and not within surrounding streets. If parking problems arise, the operator shall institute whatever operational measures are necessary to minimize or eliminate the problem, including, but not limited to, providing free on-site valet service (COA 14).
- The Police Department does not have any objections to the proposed use. The Police Department has reviewed the proposed use and has no objections to the approval of the application. As of the date of this report, the City has not received any complaints from the public regarding the proposed use.
- There have been no Code Enforcement Complaints or Code Violations Recorded on the property. Code Enforcement has reviewed the property history for the last 6 months and found no Code Enforcement complaints or Code violations on the property.
- Noise impacts. As noted earlier, the subject property is approximately 336 feet away from the nearest residentially zoned properties (across Baker Street). COA number 22 requires that, in the event noise complaints are received, the applicant shall submit an acoustical analysis of the use, prepared under the supervision of a person experienced in the field of acoustical engineering. The acoustical analysis shall evaluate existing and projected noise levels, noise attenuation measures to be applied, and the noise insulation effectiveness for the proposed use. This is to ensure that any noise impacts to sensitive uses are adequately mitigated. The person preparing the report shall, under the direction of a person experienced in the field of acoustical engineering, perform an inspection of the site prior to the opening of the business to the public to ensure that noise attenuation measures are implemented or underway, as recommended by the acoustical expert.

GENERAL PLAN CONFORMITY

With the recommended conditions of approval, the use will be consistent with surrounding uses, as specified in Objective LU-1A of the General Plan Land Use Element.

ENVIRONMENTAL DETERMINATION

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 from CEQA under Section 15301 for Existing Facilities.

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. A compatible and harmonious relationship exists between the proposed use and existing buildings, site development, and uses on surrounding properties.
 2. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation.
 3. The proposed use will comply with the performance standards as prescribed in the Zoning Code.
 4. The proposed use is consistent with the General Plan.
 5. The planning application is for a project-specific case and does not establish a precedent for future development.
 6. The cumulative effect of all the planning applications have been considered.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) with regard to the minor conditional use permit because:
- a. The proposed use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.
 - 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 or improvements within the immediate neighborhood.
 - 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 and any applicable specific plan for the property.

Specifically, the proposed use, as conditioned, is compatible with the uses in the surrounding area. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses. The proposed

use, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for industrially-zoned properties. The property is approximately 336 feet away from the nearest residentially-zoned properties (across Baker Street). The Police Department has reviewed the proposed use and has no objections to the approval of the application. No adverse parking impacts are anticipated. The proposed use will operate in the evening hours when Grand Prix Performance is closed. Customer and employee parking is required to occur on-site and not within surrounding streets. If parking problems arise, the operator is required to institute whatever operational measures are necessary to minimize or eliminate the problem, including, but not limited to, providing free on-site valet service. Outdoor seating areas and dancing are expressly prohibited.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
- D. 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. The use shall be limited to the type of operation as described in the applicant's letter of description and staff report, i.e., live entertainment in the form of live bands, comedians, spoken word/poetry readings, and karaoke and four or more electronic game machines not to exceed 570 square feet of floor area within the establishment; no dancing shall be permitted. Any change in the operational characteristics including, but not limited to, the days and hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
 2. The conditions of approval and code requirements included herein shall supersede and replace the conditions of approval and code requirements for PA-12-26.
 3. Street address shall be displayed on the fascia or store front adjacent to the main entrance of the building, in a manner visible to the public street. Numerals shall be a minimum 12" in height with not less than 3/4" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.

4. The licensee shall not employ or use the services of any full- or part-time active or reserve peace officer currently employed by the City of Costa Mesa or any contiguous agency for security purposes.
5. Live entertainment shall be as described in the applicant's letter attached to this report. Live entertainment may only be permitted subject to City issuance of a "public entertainment permit." Contact Code Enforcement (754-5623) for application information.
6. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
7. There shall be no room or designated area reserved for the exclusive use of designated persons or "private club members."
8. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
9. There shall be no sales of alcoholic beverages for off-site consumption.
10. The parking lot shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot.
11. All lots where parking is provided shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons on or about the parking lot.
12. The licensee shall not employ or use the services of any full-or part-time active or reserve peace officer for security purposes.
13. An adequate number of security personnel shall be provided to ensure that all parking lots are monitored during the days and hours the business is in operation. Security personnel shall provide parking management, noise control as well as general security of all on- and off-site parking lots.
14. Customer and employee parking shall occur on-site and not within surrounding streets. If parking problems arise, the operator shall institute whatever operational measures are necessary to minimize or eliminate the problem, including, but not limited to, providing free on-site valet service.
15. A reciprocal parking and access agreement shall be maintained on both properties to reflect the proposed sharing of the parking lots at 2960 and 2968 Randolph Avenue. The combined total of 48 parking spaces shall be exclusively available to the proposed Commissary Lounge at least 30 minutes prior to the opening of the lounge for business on the approved business days.
16. All sales and service staff (within 90 days of hire) shall complete Responsible Beverage Service (RBS) training with a provider approved by the California Department of Alcoholic Beverage Control. A copy of the training certificates shall be kept on premises and presented to any authorized City official upon request.

17. Music or other entertainment shall not be audible beyond the area under the control of the licensee.
18. No outdoor seating or patio area shall be permitted.
19. The applicant shall maintain free of litter all areas of the premises under which applicant has control.
20. 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.
21. Hours of operation shall be limited to the hours of 8:30 PM to 2:00 AM, Thursday, Friday, and Saturday. Any change in the hours or days of operation may require the assessment of additional traffic impact fees.
22. In the event noise complaints are received, the applicant shall submit an acoustical analysis of the use, prepared under the supervision of a person experienced in the field of acoustical engineering. The acoustical analysis shall evaluate existing and projected noise levels, noise attenuation measures to be applied, and the noise insulation effectiveness for the proposed use. This is to ensure that any noise impacts to sensitive uses are adequately mitigated. The person preparing the report shall, under the direction of a person experienced in the field of acoustical engineering, perform an inspection of the site prior to the opening of the business to the public to ensure that noise attenuation measures are implemented or underway, as recommended by the acoustical expert.

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 zoning application is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining a business license and legally establishes the business. If the applicant is unable to establish the use 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 zoning application.
 2. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 3. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
 4. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure shall conform with City standards.

- Standard drawings are available from the Planning Division.
- Bldg. 5. Comply with the requirements of the following adopted codes: 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code.
- Fire 6. Comply with the requirements of the 2016 California Fire Code, including the 2016 Intervening Update and referenced standards as amended by the City of Costa Mesa.

Commissary Lounge
Entertainment Permit description
Arcade machines permission

I am applying for the permit to have Live entertainment and to also add Arcade style Video Games at Commissary Lounge.

Currently in my CUP, I am allowed to have live entertainment in the form of DJ's. I would also like to include Bands, Comedians, Spoken word/ Poetry guests and Karaoke.

If allowed, I will be using the current sound system which has been approved with the sound study in my CUP; NO other sound system/PA will be added. I haven't had any noise issues or complaints thus far and would like to keep it that way as I am very sensitive to my neighbors at the Baker street residences, so my Noise Control plan will remain the same.

Musicians will bring their own instruments and amplifiers, but I will run those through our sound system, allowing me to control all volume levels, which will not increase from what they are now. Musicians & Guest speakers will be allowed to set up and perform on an existing riser platform currently used by my DJ's.

My Security plan will also remain the same: two Staff members outside, one Door person checking ID's and 6-8 staff members inside.

Everything will remain the same according to my current CUP, the difference being instead of DJ's bringing records, Musicians will be bringing their instruments.

In addition to adding live music/performers, I would also like to include Arcade style Video Games. I currently have space being used for reserved seating that I would like to replace with Arcade style Video Games. This will add a fun element to Commissary Lounge, and will change up the energy of the space, something I think the place needs. I found a local company that works with bars and other businesses, they supply arcade games and have classic titles everyone would love.

With the rapid change in the neighborhood, I believe I also need to change what I am doing. I think I can create a MUCH needed Venue for our neighborhood that is a unique and fun place, while working with live local acts, supporting local musicians and artists. I believe these changes would be tremendously beneficial for both Commissary Lounge as well as the growing neighborhood.

Andrew Lee
Commissary Lounge
2968 Randolph Ave.
Costa Mesa, Ca 92626
714 454 4708
commissary@me.com

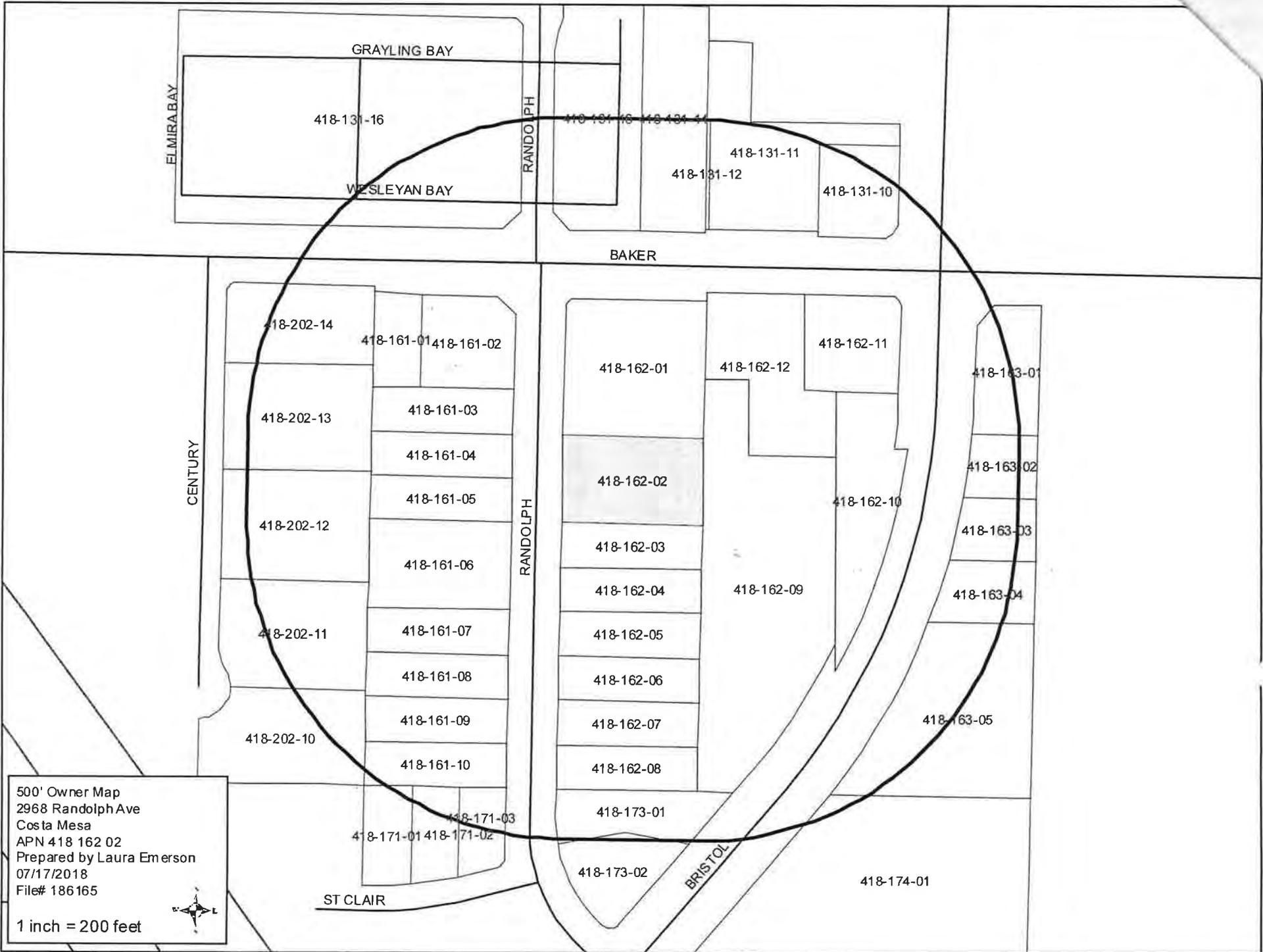
COMMISSARY LOUNGE



**3 ROOMS/ARE FOR
ARCADE GAMES**



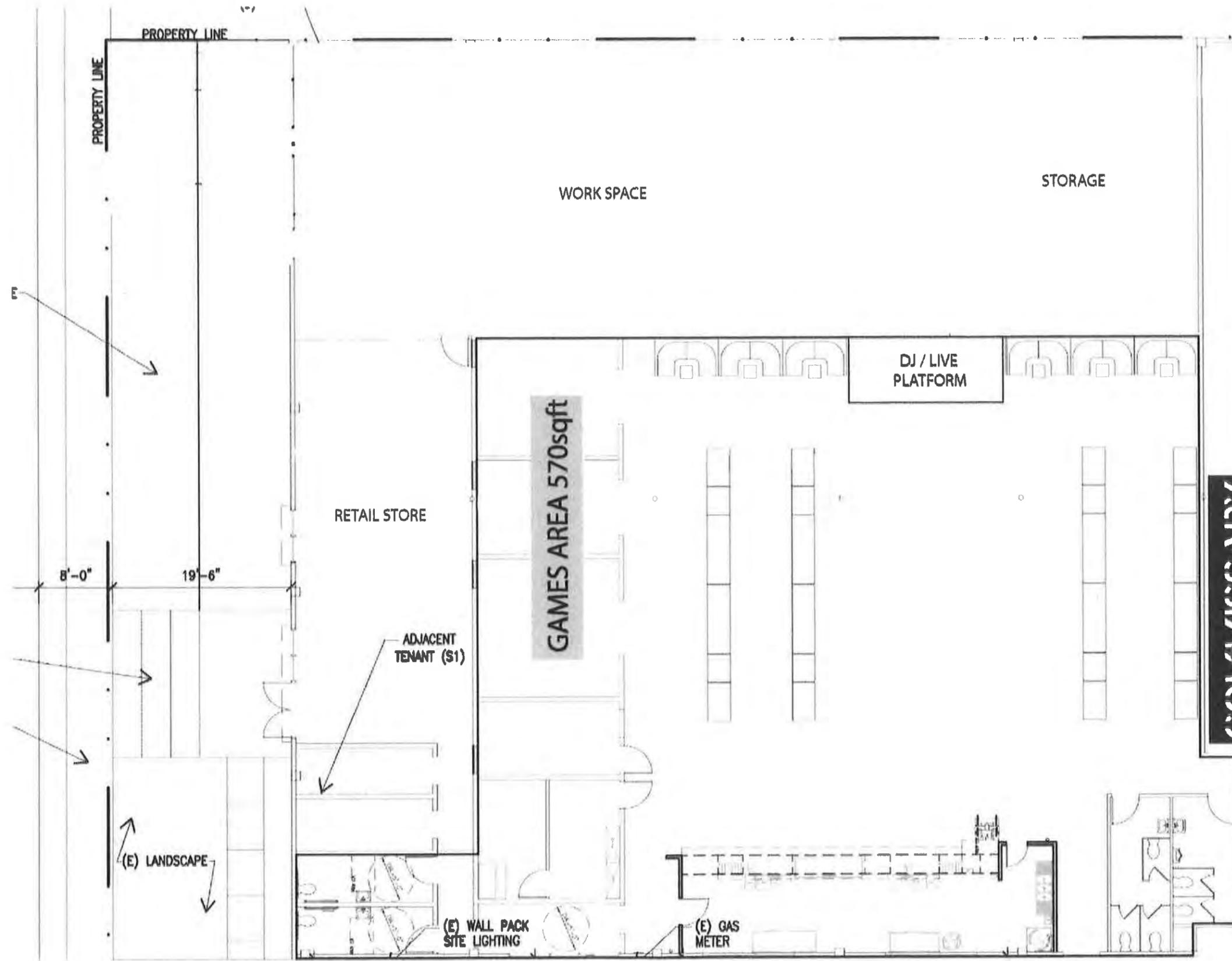
BANDS AREA/RISER



500' Owner Map
 2968 Randolph Ave
 Costa Mesa
 APN 418 162 02
 Prepared by Laura Emerson
 07/17/2018
 File# 186165



1 inch = 200 feet



COLOSSAL
Lounge

2888 RANDOLPH AVE. COSTA MESA, CA 92626

SMS

ARCHITECTS

17848 Sky Park Circle, Suite B
Irvine, California 92614
Phone - 949-757-3240
www.sms-arch.com

COMMISSARY
 lounge

2968 RANDOLPH AVE., COSTA MESA, CA 92626



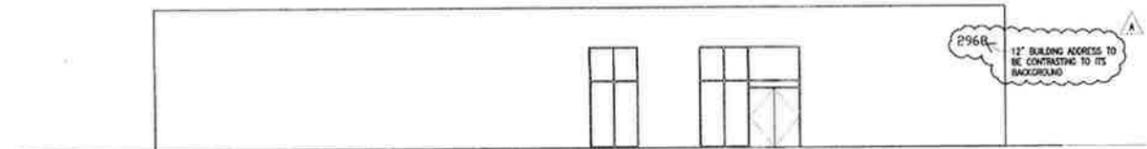
NO.	DATE	ISSUE
04-10-13		CITY SUBMITAL
07-11-13		PLAN CHECK COMMENTS
07-23-13		PLAN CHECK COMMENTS #2

PROJECT NO. 12056
DATE: July 23, 2013

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NO.

A3.0.1



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

EAST ELEVATION | 3



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

SOUTH ELEVATION | 4



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

February 21, 2019

Franklin Orozco
1387 Calle Avanzado
San Clemente, CA 92673

**RE: ZONING APPLICATIONS ZA-18-60, ZA-18-69, ZA-18-70, ZA-18-71
MINOR CONDITIONAL USE PERMITS TO INSTALL A SMALL CELL
FACILITY ON TOP OF A STREETLIGHT POLE AT
2852 PINECREEK DRIVE; 919 PRESIDIO DRIVE; 2701 FAIRVIEW ROAD;
AND 833 CORTEZ STREET, COSTA MESA**

Dear Mr. Orozco:

City staff's review of your zoning applications for the above-referenced projects has been completed. The applications, as described in the attached project description, have been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on February 28, 2019, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review 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, Justin Arios, at either justin.arios@costamesaca.gov or 714.754.5667.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments (per application): Intent Letter, SCE consent letter, SCE Letter of Authorization, Disconnect Letter, SCE Streetlight Authorization Form, FCC, CPUC, Rendering, Plans

cc: Engineering
Transportation

PROJECT DESCRIPTION

The telecommunication industry is in constant growth and expansion. This includes an introduction of “Small Cell” facilities placed on light poles, traffic signals, or on new poles within the public right-of-way to support increased demand and capacity. “Small Cell” facilities (also referred to as “nodes”) are a lower-power facility that will complement and supplement broader macro cell facilities, filling gaps in coverage from the macro facilities. To that end, the applicant requests approval of four minor conditional use permits (MCUP) to install a small cell facility on top of four Southern California Edison (SCE) streetlight poles within the public right-of-way and adjacent to the following locations:

Application Number	Address
ZA-18-60	2852 Pinecreek Drive
ZA-18-69	919 Presidio Drive
ZA-18-70	2701 Fairview Road
ZA-18-71	833 Cortez Street

Pursuant to Municipal Code Title 19, Section 19-15(c)(2), a minor conditional use permit is required to establish and operate a wireless communication facility within the public right-of-way if: (a) the antenna or any supporting equipment is not integrated with and screened by the proposed structure as illustrated in the design guidelines, (b) the facility requires an above ground cabinet / equipment, or (c) the facility is located within a five hundred (500) foot radius of a residential zone. A Minor Conditional Use Permit is required because all four locations are within a 500-foot radius of a residential zone; each of the four locations will satisfy all other development standards.

ANALYSIS

The existing and replacement streetlight poles are owned by SCE. The SCE design criteria dictates the height and material of the replacement poles while the supporting small cell equipment varies in size and location in accordance to the carrier’s technology (see Table 1; the table applies to all 4 applications). The applicant has provided an SCE letter of authorization regarding the approved Carrier’s preliminary plans. Per U.S.C. 332(c)(7)(B)(i)(II), the city may not regulate the placement, construction or modification of wireless service facilities in a manner that prohibits the provision of personal wireless services; however, the law does not prohibit local government from asking the applicant to provide a design that allows for a compatible and harmonious relationship between the proposed facility and the surrounding area.

Comparison				
	Existing Poles	27001 Fairview Rd. Pole	Other Proposed Poles	City Requirement
Diameter (Shroud)	N/A	14.0"	14.0"	Design Guidelines
Diameter (Pole)	Varies	11.8"	11.8"	
Height (Shroud)	N/A	65"	65"	N/A
Height (Overall)	30'-0"	34'-9"	28'-2"	35'-0"
Top of Pole	28'-9"	29'-3"	22'-9"	N/A
Top of Light	30'-0"	30'	23'-6"	N/A
Color	Gray, lightly exposed aggregate	Gray, lightly exposed aggregate	Gray, lightly exposed aggregate	Design Guidelines

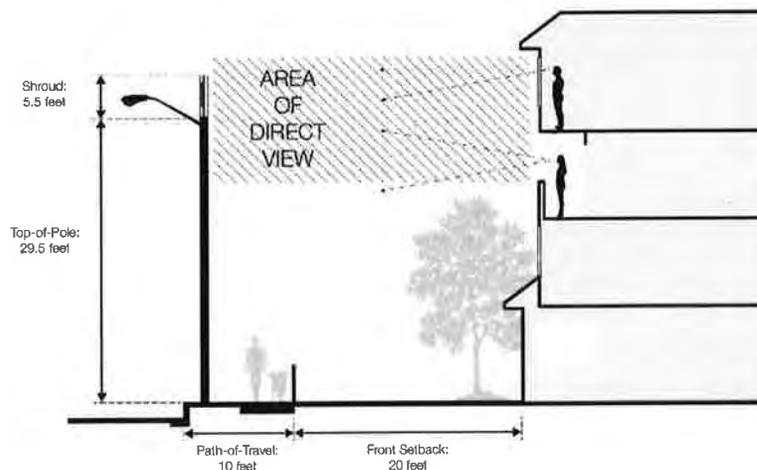
Antenna and RRUs

The proposed facilities incorporate both the antenna and RRUs together within a shroud (65" by 14" diameter) that is closely similar to the diameter of the replacement pole (11.8" diameter) which provides a narrow, streamlined shape and conceals the antenna and RRUs from public view. In order to minimize visual contrast between the facilities and the poles, the gray and lightly exposed aggregate material of the new poles and equipment will match the existing light poles. Therefore, the proposal meets the design guidelines particularly the material and color of the facilities and support equipment with and the shrouds and equipment enclosures lending a narrow vertical alignment.

Location

All four of the selected locations maximize the coverage of the small cell facilities and minimizes the overlap with other facilities of the system, which results in a lower overall number of proposed facilities within the public right-of-way. Although the proposed facilities are within 500-foot of residentially-zoned properties, none of the four proposed facilities are in direct view of residential living areas. (The term direct view, per the adopted design guidelines, means any small cell facility that is within the horizontal field of vision of any residential living area or bedroom window [see Diagram 1]). To avoid any street light outage during the replacement process and to keep compatible spacing between the existing streetlight poles, the proposed poles will be installed three feet from the existing poles; the existing poles will be removed as soon as the new poles are activated.

DIRECT VIEW:



Design Guidelines

The design and construction of the standard SCE aggregate pole has a hollow interior with a structural shell that allows the placement of the wires and cables inside the pole. As conditioned, applicant shall utilize the smallest and lowest visibility notification sign required by public agencies and utility companies to decrease visual distraction. On the

ground level, where pedestrian activity occurs, all four of the utility boxes, such as the electrical meters, will be located underground to reduce right-of-way impediments and visual distractions. The overall height of all four poles, including the mounted equipment, is similar to the surrounding poles and will not exceed 35 feet in height.

All four of the proposed small cell facilities meet the design guidelines; therefore, the facilities are the least intrusive means of supporting coverage, balance visual impact and coverage with adequate spacing of the facilities to effectively relay signal with minimum number of node locations, and utilize existing vertical elements to minimize the net number of vertical intrusions in the public rights-of-ways.

Health and Safety

Pursuant to Mobile Services U.S.C 332(c)(7)(B)(iv), no state or local government may regulate the site of wireless telecommunication facilities on the basis of the perceived health effects of radio frequency (RF) emissions to the extent that the proposed facility complies with FCC regulations concerning such emissions. The applicant submitted a detailed report regarding the RF emission for each property. Based on FCC Rules and Regulations, the applicant will be compliant provided recommendations(s) are implemented; conditions of approval requiring proof of compliance for all four facilities is included (condition of approval number 11).

General Plan Consistency

The City's 2015-2035 General Plan ensures that development decisions and improvements to public and private infrastructures are consistent with the goals, objectives, and policies of the City.

- Policy CD-1.5: *Encourage electric and communication lines to be placed underground and electrical substations and telephone facilities to be screened to minimize visual impacts from sidewalks, streets, and adjacent properties. Support utility undergrounding through conditions of project approval, preparation of undergrounding plans, and the formation of assessment districts.*
- Policy C-1.2: *Allow for flexible use of public rights-of-way to accommodate all users of the street system while maintaining safety standards.*

Approval of the facilities will meet the growing demand of the City's telecommunication needs while ensuring that the facilities will not hinder the City's aesthetic and circulation of the public rights-of-ways. The proposals are in keeping with the intent of the City ordinance in that:

- All four facilities and support equipment are designed, textured, and painted to match existing streetlight poles;
- All four facilities use the latest technology to reduce the bulk of the equipment;
- The design screens any supporting electrical and communication lines; and
- Placing all utilities underground allows flexible use of the sidewalks while maintaining safety standards.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. As proposed and conditioned, the small cell facilities are compatible and harmonious to the surrounding existing facilities by locating the replacement poles as close as possible to the existing poles and using approved SCE poles that are closely similar to the existing SCE poles.
 2. The proposed streetlight poles are engineered to withstand the weight of the equipment, the small cell facilities will be compliant with FCC's radio frequency emissions, and the location of the replacement poles are close to the existing locations which will not impede the pedestrian and automobile's paths of travel. Therefore, granting the minor conditional use permits will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhoods.
 3. The proposed small cell facilities all comply with the maximum height of a telecommunication facility allowed within the public rights-of-ways.
 4. The proposed small cell facilities meet Policy CD-1.5 and Policy C-1.2 of the City's General Plan.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed small cell facilities are compatible and harmonious to the surrounding facilities that exist on the four sites and will not be materially detrimental to other facilities within the individual areas. The facilities and support equipment will be designed, textured, and painted to match the existing streetlight poles.
 2. Granting the minor conditional use permits will not be materially detrimental to the health, safety and general welfare of the public within the immediate neighborhoods of all four facilities because they will be compliant with FCC's radio frequency emissions and meet SCE's design and structural standards.
 3. Granting the minor conditional use permits will not allow a use, density, or intensity which is not in accordance with the General Plan designation for the properties since the facilities are within the public right-of-way and meets the design guidelines.
- C. The projects have been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and all four have been found to be exempt under Section 15303(d), New Construction or Conversion of Small Structures, of the CEQA Guidelines.

CONDITIONS OF APPROVAL

- PInG
1. The small cell facilities mounted on SCE's streetlight poles shall be mounted as shown on the attached conceptual plan with appropriate treatments to minimize visual impacts to surrounding properties and uses. Any support cabinet(s) shall be installed underground.
 2. Any wireless device colocating on any of the individual facilities shall fit within the proposed shrouds; the shrouds shall remain the same size as approved.
 3. All electrical and antenna wiring shall be encased within the street light poles themselves.
 4. The applicant shall install the smallest and lowest visibility notification signs required by government or electrical utility regulations and place them as close to the individual antennas as possible.
 5. Any substantial modifications to the physical dimension of the equipment or antennas of any of the four facilities shall be done with the prior approval of Planning Staff and may require filing and approval of a minor conditional use permit on an application-by-application/location-by-location basis to ensure compliance with applicable City codes.
 6. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's projects and/or challenging any related City actions supporting the approvals. City shall have the right to select the attorney defending it, if it elects to do so.
 7. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
 8. The replacement poles shall be placed as close as possible to the existing poles. The existing poles shall be immediately removed upon the activation of the new poles.
 9. The replacement poles shall be of the same materials and as close as possible to the same diameter as the existing street light poles in the vicinity.
 10. The Small Cell shall comply with Title 47 - FCC's rules and regulations, including those related to FCC Radio Frequency Safety Guidelines.
 11. Within 30 days of the installation of the telecommunications facilities, the applicant shall submit to the City Development Services Department a Radio Frequency (RF) report from an RF Engineer for each individual small cell facility which report details the amount and location of emissions from the telecommunications facility. The RF Engineer shall certify that the facilities, as installed, comply with all applicable RF related FCC regulations.
 12. The applicant shall contact the Planning Division and Public Services to arrange an inspection of the sites to confirm that the conditions of approval and code requirements have been satisfied.

13. Prior to the issuance of an encroachment and/or electrical permit, the applicant shall pay the publication and notification fees for the four application, in the sum of \$1,351.88.

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. The approval of the zoning applications shall be valid for a ten-year period from the date of approval (February 21, 2028), unless otherwise indicated in a condition imposed at the time of granting the applications or unless otherwise exempted under federal or state law. Prior to the expiration of the permit(s), the applicant may apply for a ten-year extension of time. If notice was required for the original applications, and a public hearing on the extension is allowed under federal and state law, notice of the public hearing for a time extension shall be given according to the procedures set forth in this section. |
| | 2. The antennas and all support equipment shall comply with all requirements of CMMC 19-15. |
| Bldg. | 3. Comply with the requirements of the following adopted codes: 2016 California Building Code, 2016 California Electrical code, 2016 California Mechanical code, 2016 California Plumbing code and 2016 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 or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code. |
| Bus.
Lic. | 4. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained. |
| Eng. | 5. Obtain an Encroachment Permit for each of the four locations from the Engineering Division for work in the City public right-of-way. Pay required permit fee and cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer. |
| Fire | 6. Comply with the requirements of the 2016 California Fire Code, including the 2016 Intervening Update and referenced standards as amended by the City of Costa Mesa. |

**AT&T Mobility
Costa Mesa Small Cell
CRAN_RLOS_NBCST_003**

ZA-18-60 ATTACHMENTS

Background

New Cingular Wireless PCS, LLC dba AT&T Mobility's (AT&T) mission is to connect people with their world everywhere they live, work and play. AT&T delivers advance mobile services, high speed internet and smart solutions for people and business. AT&T is the global leader in Technology, Media and Telecommunications industry and is committed to the development, growth and improvement of communications in the United States. AT&T is a nationwide wireless service provider located throughout the United States and in U.S. territories. Millions of wireless connections take advantage of the company's mobile products and services. AT&T is committed to improve the customer experience of their hand-held devices, portable computing, and connected automobiles. The company's commitment is to have a robust network of cell sites that could bring faster data speeds and voice connectivity.

AT&T Mobility is a Telephone Corporation registered with the California Public Utilities Commission. The CPUC registration number is U 3060 C. As a telephone corporation, AT&T has a legal right to access public rights-of-way and place its equipment under Section 7901 of the California Public Utilities Code.

Mobile Wireless Services

Traditional macro sites are the fundamental building blocks needed to provide wireless voice and data services. AT&T uses high-band and low-band spectrum licensed from the Federal Communications Commission to provide wireless service. Each spectrum band has different propagation characteristics, which may experience varied noise or signal interference at a given location. To increase the service quality and reduce noise and interference to the customer, AT&T uses multiple layers of its licensed spectrum. Signal interference created by environmental clutter or noise from surrounding sources degrades the signal quality in a manner that affects data rates, service quality, and ultimately coverage. Placing small cells in locations where macro facilities are constrained and in areas of high-volume mobile traffic helps produce faster data rates and a more efficient use of the limited spectrum.

Adding macro sites has been the typical design solution to increase coverage, capacity and to offload existing cell sites in the network. This design alternative consists of multiple antennas mounted to a large support structure and a base station of several radio cabinets. The topography of a given area, dense concentration of buildings, the lack of available real estate, the high construction costs and other environmental factors has made it more difficult to bring wireless services closer to the end user in order to reduce weak signals and noise interference, and to increase the data rates which support existing and future demands for optimal user experience of mobile devices.

AT&T solution to increase the densification of wireless signals and coverage capacity of its network in any given geographical area is the implementation of small cells within the public rights-of-way. Small cells are lightweight and low power antenna solutions. The typical configuration is an omni-directional antenna or a set of small antennas mounted to right-of-way infrastructure, including utility poles, replacement streetlights or other infrastructure. Small cell installations are non-intrusive to the local community and can easily blend in with the natural urban or suburban landscape.

AT&T is committed to improving vital wireless services to residential portions of the city. Robust wireless services are essential in residential areas. The Center for Disease Control and Prevention (“CDC”) tracks the rates at which American households are shifting from landlines to wireless telecommunications. According to the CDC’s latest Wireless Substitution report, more than 70% of American households now rely exclusively or primarily on wireless telecommunications.¹ The FCC estimates that 70% of all 911 calls are made from wireless devices.² And with AT&T’s selection by FirstNet as the wireless service provider to build and manage the nationwide first responder wireless network, each new or modified facility will strengthen first responder communications.

Project Description

AT&T engineers have identified several locations in Costa Mesa that require small cells in order to increase data speeds to meet the existing and future demands. These locations are shown in the attached network map. Additional areas may be identified in the future as conditions change over time.

For this small cell, AT&T proposes to install a 10-inch diameter omni-directional antenna and radios at the top of a replacement streetlight, fully concealed within a 14-inch diameter shroud. The concealment will be painted gray to match the final color of the aggregate pole. The proposed stealth installation is small in scale and will blend with the existing street landscape for each proposed location.

The project scope will consist of the following:

- Removal and replacement of a streetlight by SCE.
- Installation of a single omni-directional antenna, four remote radio units and raycap disconnect switch within a shroud.
- Installation of below grade power and fiber handholds.

Plans depicting the project location, design, height and style with the new wireless antenna installation are attached. Photographic simulations showing the final antenna installation are also included.

¹ See *Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, July-December 2017*, available at <http://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless201806.pdf>.

² See *911 Wireless Services*, available at <https://www.fcc.gov/consumers/guides/911-wireless-services>.

Construction and Maintenance

Construction of the proposed project will take approximately 30-days. All construction will be done in a manner that minimizes impact to residents and/or business in the area. Existing underground or overhead power and fiber connections will be used with minimal trenching. Directional boring will be used when deemed appropriate for each specific location.

Maintenance of the subject facility is minimal. Monitoring is typically done from AT&T's switching offices. If needed, a site visit to change any radio equipment will be coordinated with the city through the appropriate process.

Construction and Maintenance

Construction of the proposed project will take approximately 30-60 days. All construction will be done in a manner that minimizes impact to residents and business in the area. Existing underground or overhead power and fiber connections will be used with minimal trenching. Directional boring will be used when deemed appropriate for each specific location.

Maintenance of the subject facility is minimal. The majority of the monitoring is done from AT&T's switching offices. If needed, a site visit to change any radio equipment will be coordinated with the existing utility providers and city.

Project Code Compliance / Findings

The subject project complies with the City of Costa Mesa Telecommunication Regulatory Ordinance in the Public Right-of-Way, Section 19-15 in the following ways:

1. The proposed wireless facility is a small cell installation to be placed on a replaced SCE streetlight in the public right-of-way.
2. The proposed facility is small in scale and is visually compatible with the surrounding development.
3. The project is allowed subject to the city's approval of a Minor Use Permit and Encroachment Permit.
4. The proposed installation will not interfere with the use of the existing right-of-way. No additional ground mounted equipment is being proposed.
5. The proposed facility is a low powered antenna designed to work in conjunction with other small cell sites in the area and to off-load capacity from an existing macro facility. The installation will comply with applicable regulations of the Federal Communications Commission.
6. As stated in the project description, the purpose for the deployment of small cells is to increase the signal quality and capacity to the identified area near the site. As such, implementation of the small cell project will reduce a data signal gap that currently existing at this location as shown on the attached coverage maps.
7. The applicant will conform to all City of Costa Mesa requirements.

October 26, 2018

To Whom It May Concern:

Since 1994, Southern California Edison (SCE) has assisted wireless service providers in expanding their networks to meet customers' needs for telecommunications service. SCE makes available existing structures that can be used to co-locate the wireless service providers' equipment, while lessening the visual impacts on the community and constituency that is served. This letter requests that you help us in this endeavor.

In an effort to minimize the potential clutter that new vertical structures would produce, many California jurisdictions have adopted ordinances and policies encouraging wireless facilities to be mounted on street light poles within the public rights of way.

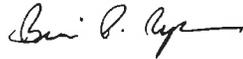
As you are aware, SCE owns and maintains street light poles in your jurisdiction pursuant to our LS-1 tariff. In order to accommodate the increasing demand for micro-cell site locations, SCE has agreed to allow wireless service providers to attach their antennas to some of these streetlight poles, and contractually requires the wireless service provider to comply with certain requirements, including a requirement that the facility will not impact SCE's ability to provide street lighting service.

Costa Mesa has and retains full control over the entitlement and permitting process for these and future sites. The wireless service providers also pay for electrical usage resulting from their sites. This electrical service is metered and billed separately, and the Jurisdiction is not impacted.

While SCE believes this approach benefits local governments as well as their constituency, we would not engage in this solution if doing so resulted in extra costs to SCE or Costa Mesa. We would therefore appreciate confirmation that Costa Mesa consents to use of its public rights of way for the purpose of licensing space on an SCE Streetlight Pole # **2049861E** located at: **E/S/O PINECREEK DRIVE AT VILLAGE WAY (2852 PINECREEK DRIVE)**. AT&T Site number: **SCL NBCST 003 PTN 3551A0GRA3 FA 14345606**.

Please sign this letter to indicate your consent and return it to me at the below address. If you have any questions, please feel free to call Alexandra Martin (714) 323-5951.

Regards,



Brian P. Ryan

Signature _____
Name _____
Title _____
Date: _____



Brian Ryan
Principal Manager Telecom Sales
Edison Carrier Solutions
e-mail: Brian.Ryan@sce.com

October 26, 2018

Costa Mesa Planning / Permitting Department

To Whom It May Concern:

Re: Letter of Authorization

SCE streetlight identified as – SCE Streetlight Pole # **2049861E** located adjacent: **E/S/O PINECREEK DRIVE AT VILLAGE WAY (2852 PINECREEK DRIVE)**. **AT&T Site Name: SCL NBCST 003 PTN 3551A0GRA3 FA 14345606**.

Southern California Edison Company (SCE) is the owner of the Light Pole, located in Costa Mesa, CA. AT&T "Carrier" has requested that SCE replace the existing Light Pole so that it can be used for operating a wireless communications facility, ("Site").

SCE has reviewed Carrier's preliminary plans for this Site and believe these plans are compatible with SCE's use of this Light Pole. Thus, as a representative of SCE, I hereby authorize Carrier, and its representatives, to seek and secure all right(s), including any environmental review associated with granting such rights, that are needed from the Jurisdiction to use the Light Pole and other property for this purpose as long as there are no costs to SCE.

Notwithstanding this authorization, SCE reserves the right to reject Carrier's request for use of its Light Pole for any reason, including imposed conditions or required changes to the light pole by the Jurisdiction, are unacceptable to SCE.

All correspondence and/or notices regarding use of SCE's Light Pole by Carrier, or any later requests by the Carrier for authorizations or approvals needed for construction, operation or maintenance of an approved Site, should include a copy to SCE.

If you have any questions concerning this project, please contact Alexandra Martin 714-323-5951.

Sincerely,

A handwritten signature in black ink that reads "Brian P. Ryan".

Brian P. Ryan

PLEASE TRANSFER LETTER TO CITY LETTERHEAD

Date

Brian Ryan
Southern California Edison
Carrier Solutions Division
2 Innovation Way 1st Floor
Pomona, Ca 91768

Dear Mr. Ryan:

This letter authorizes Southern California Edison (SCE) to disconnect the SCE streetlight identified as – SCE Streetlight Pole #**2049861E** located adjacent: **E/S/O PINECREEK DRIVE AT VILLAGE WAY (2852 PINECREEK DRIVE)**. **AT&T** Site number: **SCL NBCST 003 PTN 3551A0GRA3 FA 14345606** so that work can be performed to replace the existing Streetlight.

AT&T (Wireless Carrier) has requested that SCE replace the Southern California Edison streetlight with a new streetlight that will be used for operating the wireless communications facility identified as SCE Light Pole #**2049861E** located adjacent: **E/S/O PINECREEK DRIVE AT VILLAGE WAY (2852 PINECREEK DRIVE)**. **AT&T** Site number: **SCL NBCST 003 PTN 3551A0GRA3 FA 14345606**.

Please coordinate the disconnecting of the streetlight directly with Costa Mesa, (please provide County Contact Name, Phone) so that the light will be out only for the above referenced work to be completed.

If you have any questions, please do not hesitate to call me.

Sincerely,

Name
Public Agency

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Analysis Completed For:
Site No. CRAN_RLOS_HBNPB_020
MRLOS045170
HBNPB 20B

3590 Harbor Gateway North
Costa Mesa, California 92626
Orange County
33.701857; -117.923339 NAD83
Utility Pole

Note that these results can also be applied to other Costa Mesa locations using the same antenna and power configurations with a greater than or equal to antenna radiation center.

The proposed AT&T installation will be in compliance with FCC regulations upon proper installation of recommended signage.

EBI Project No. 6218004289
June 19, 2018



Prepared for:

AT&T Mobility, LLC
100 West Alondra Boulevard
Gardena, California 90248

Prepared by:



EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CRAN_RLOS_HBNPB_020 located at 3590 Harbor Gateway North in Costa Mesa, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible utility line level and ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

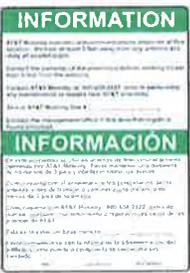
Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
 <p>INFO 1</p>	 <p>NOTICE 1</p>	 <p>NOTICE 2</p>	
 <p>INFO 2</p>	 <p>NOTICE DECAL</p>		
 <p>INFO 3</p>	 <p>CAUTION 1 - ROOFTOP</p>	 <p>CAUTION 2 - ROOFTOP</p>	
 <p>INFO 4</p>	 <p>CAUTION - TOWER</p>	 <p>WARNING</p>	

Appendix A

Personnel Certifications

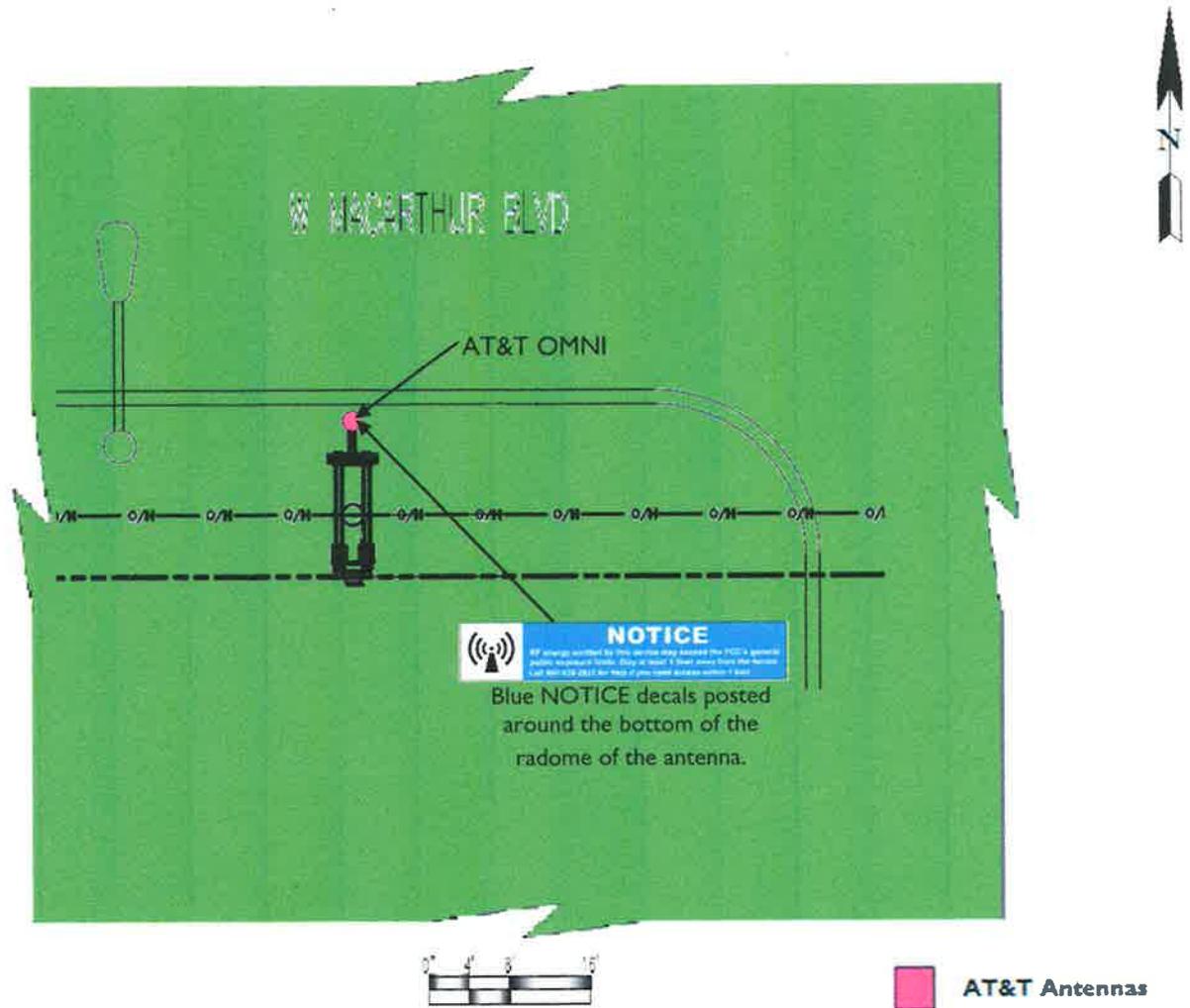


Preparer Certification

I, Ryan Eaton, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

At the nearest walking/working surfaces to the AT&T antenna, the maximum power density generated by the AT&T antenna is approximately 57.10 percent of the FCC's general public limit (11.42 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 57.10 percent of the FCC's general public limit (11.42 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed AT&T antenna that exceed the FCC's occupational or general public exposure limits at this site. At ground level, the maximum power density generated by the AT&T antenna is approximately 1.00 percent of the FCC's general public limit (0.20 percent of the FCC's occupational limit).



% FCC Public Exposure Limit	
	Exposure Level \geq 5,000
	500 < Exposure Level \leq 5,000
	100 < Exposure Level \leq 500
	Exposure Level \leq 100

Sign Identification Legend			
	Denotes AT&T Information Sign 1		Denotes AT&T NOTICE Sign
	Denotes AT&T Information Sign 2		Denotes AT&T CAUTION Sign
	Denotes AT&T Information Sign 3		Denotes AT&T CAUTION Tower Sign
	Denotes AT&T Information Sign 4		Denotes AT&T WARNING Sign

Compliance/Signage Plan
Facility Operator: AT&T Mobility
Site Name: HBNPB 20B
AT&T Site Number: CRAN_RLOS_HBNPB_020
USID Number: 188431
Report Date: 06-19-18



Statement of CLEC and CPUC Status

New Cingular Wireless PCS LLC (“NCW”) dba AT&T Mobility is a telephone corporation that provides wireless service in the City of Costa Mesa pursuant to a Wireless Identification Registration Number, U 3060 C, issued by the California Public Utilities Commission. Section 7901 of the California Public Utilities Code authorizes telephone corporations to construct facilities in the public right of way. Thus, as a registered wireless carrier, NCW is allowed to construct facilities in the public right of way.

NCW does not have and is not required to have a Certificate of Public Convenience and Necessity (CPCN). The CPUC terminated the requirement for wireless carriers to have CPCNs in 1994 and replaced it with the registration process. Please see Section 1013 of the Cal. Pub. Util. Code and attached letter from CPUC.

Under Cal. Pub. Utils. Code §§ 7901 & 7901.1 (excerpted below), AT&T has an affirmative right to deploy its facilities in public right-of-way subject to the city’s police power to control the location and manner of an installation. The city police power, however, is limited, and it must exercise this authority in a reasonable and nondiscriminatory manner. See 7901.1.

PUBLIC UTILITIES CODE SECTION 7901-7901.1

7901. Telegraph or telephone corporations may construct lines of telegraph or telephone lines along and upon any public road or highway, along or across any of the waters or lands within this State, and may erect poles, posts, piers, or abutments for supporting the insulators, wires, and other necessary fixtures of their lines, in such manner and at such points as not to incommode the public use of the road or highway or interrupt the navigation of the waters.

7901.1. (a) It is the intent of the Legislature, consistent with Section 7901, that municipalities shall have the right to exercise reasonable control as to the time, place, and manner in which roads, highways, and waterways are accessed.

(b) The control, to be reasonable, shall, at a minimum, be applied to all entities in an equivalent manner.

(c) Nothing in this section shall add to or subtract from any existing authority with respect to the imposition of fees by municipalities.

APPENDIX A

*Optional Checklist for Determination
Of Whether a Facility is Categorically Excluded*

**Optional Checklist for Local Government
To Determine Whether a Facility is Categorically Excluded**

Purpose: The FCC has determined that many wireless facilities are unlikely to cause human exposures in excess of RF exposure guidelines. Operators of those facilities are exempt from routinely having to determine their compliance. These facilities are termed "categorically excluded." Section 1.1307(b)(1) of the Commission's rules defines those categorically excluded facilities. This checklist will assist state and local government agencies in identifying those wireless facilities that are categorically excluded, and thus are highly unlikely to cause exposure in excess of the FCC's guidelines. Provision of the information identified on this checklist may also assist FCC staff in evaluating any inquiry regarding a facility's compliance with the RF exposure guidelines.

BACKGROUND INFORMATION

1. Facility Operator's Legal Name: AT&T Mobility
2. Facility Operator's Mailing Address: 1452 Edinger Avenue, Tustin, CA 92618
3. Facility Operator's Contact Name/Title: Amelia Pineda
4. Facility Operator's Office Telephone: (800) 832-6662
5. Facility Operator's Fax: _____
6. Facility Name: CRAN_RLOS_NBCST_003
7. Facility Address: 2852 Pinecreek Drive (Public Right-of-Way)
8. Facility City/Community: Costa Mesa
9. Facility State and Zip Code: CA 92626
10. Latitude: 33.677483
11. Longitude: -117.914268

continue



Optional Local Government Checklist (page 2)

EVALUATION OF CATEGORICAL EXCLUSION

12. Licensed Radio Service (see attached Table 1): Personal Communications Services

13. Structure Type (free-standing or building/roof-mounted): Free-standing

14. Antenna Type [omnidirectional or directional (includes sectored)]: Omni

15. Height above ground of the lowest point of the antenna (in meters): 7.97

16. Check if all of the following are true:

- (a) This facility will be operated in the Multipoint Distribution Service, Paging and Radiotelephone Service, Cellular Radiotelephone Service, Narrowband or Broadband Personal Communications Service, Private Land Mobile Radio Services Paging Operations, Private Land Mobile Radio Service Specialized Mobile Radio, Local Multipoint Distribution Service, or service regulated under Part 74, Subpart I (see question 12).
- (b) This facility will not be mounted on a building (see question 13).
- (c) The lowest point of the antenna will be at least 10 meters above the ground (see question 15).

If box 16 is checked, this facility is categorically excluded and is unlikely to cause exposure in excess of the FCC's guidelines. The remainder of the checklist need not be completed. If box 16 is not checked, continue to question 17.

17. Enter the power threshold for categorical exclusion for this service from the attached Table 1 in watts ERP or EIRP* (note: $EIRP = (1.64) \times ERP$): 1640 per Table 1 PCS (part 24)

18. Enter the total number of channels if this will be an omnidirectional antenna, or the maximum number of channels in any sector if this will be a sectored antenna: 4

19. Enter the ERP or EIRP per channel (using the same units as in question 17): 20

20. Multiply answer 18 by answer 19: 80

21. Is the answer to question 20 less than or equal to the value from question 17 (yes or no)?

If the answer to question 21 is YES, this facility is categorically excluded. It is unlikely to cause exposure in excess of the FCC's guidelines.

If the answer to question 21 is NO, this facility is not categorically excluded. Further investigation may be appropriate to verify whether the facility may cause exposure in excess of the FCC's guidelines.

*"ERP" means "effective radiated power" and "EIRP" means "effective isotropic radiated power"

TABLE 1 (cont.)

SERVICE (TITLE 47 CFR RULE PART)	EVALUATION REQUIRED IF:
<p>Personal Communications Services (part 24)</p>	<p>(1) Narrowband PCS (subpart D): <u>non-building-mounted antennas</u>: height above ground level to lowest point of antenna < 10 m <u>and</u> total power of all channels > 1000 W ERP (1640 W EIRP) <u>building-mounted antennas</u>: total power of all channels > 1000 W ERP (1640 W EIRP)</p> <p>(2) Broadband PCS (subpart E): <u>non-building-mounted antennas</u>: height above ground level to lowest point of antenna < 10 m <u>and</u> total power of all channels > 2000 W ERP (3280 W EIRP) <u>building-mounted antennas</u>: total power of all channels > 2000 W ERP (3280 W EIRP)</p>
<p>Satellite Communications (part 25)</p>	<p>all included</p>
<p>General Wireless Communications Service (part 26)</p>	<p>total power of all channels > 1640 W EIRP</p>
<p>Wireless Communications Service (part 27)</p>	<p>total power of all channels > 1640 W EIRP</p>
<p>Radio Broadcast Services (part 73)</p>	<p>all included</p>

CRAN_RLOS_NBCST_003

NBCST 3A



E/S/O PINECREEK DRIVE AT VILLAGE WAY (2852 PINECREEK DRIVE)
COSTA MESA, CA 92626



LOCATION

©2016 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST FROM PINECREEK DR

CRAN_RLOS_NBCST_003

NBCST 3A



E/S/O PINECREEK DRIVE AT VILLAGE WAY (2852 PINECREEK DRIVE)
COSTA MESA, CA 92626





1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

CRAN_RLOS_NBCST_003

NBCST 3A



E/S/O PINECREEK DRIVE AT VILLAGE WAY (2852 PINECREEK DRIVE)
COSTA MESA, CA 92626

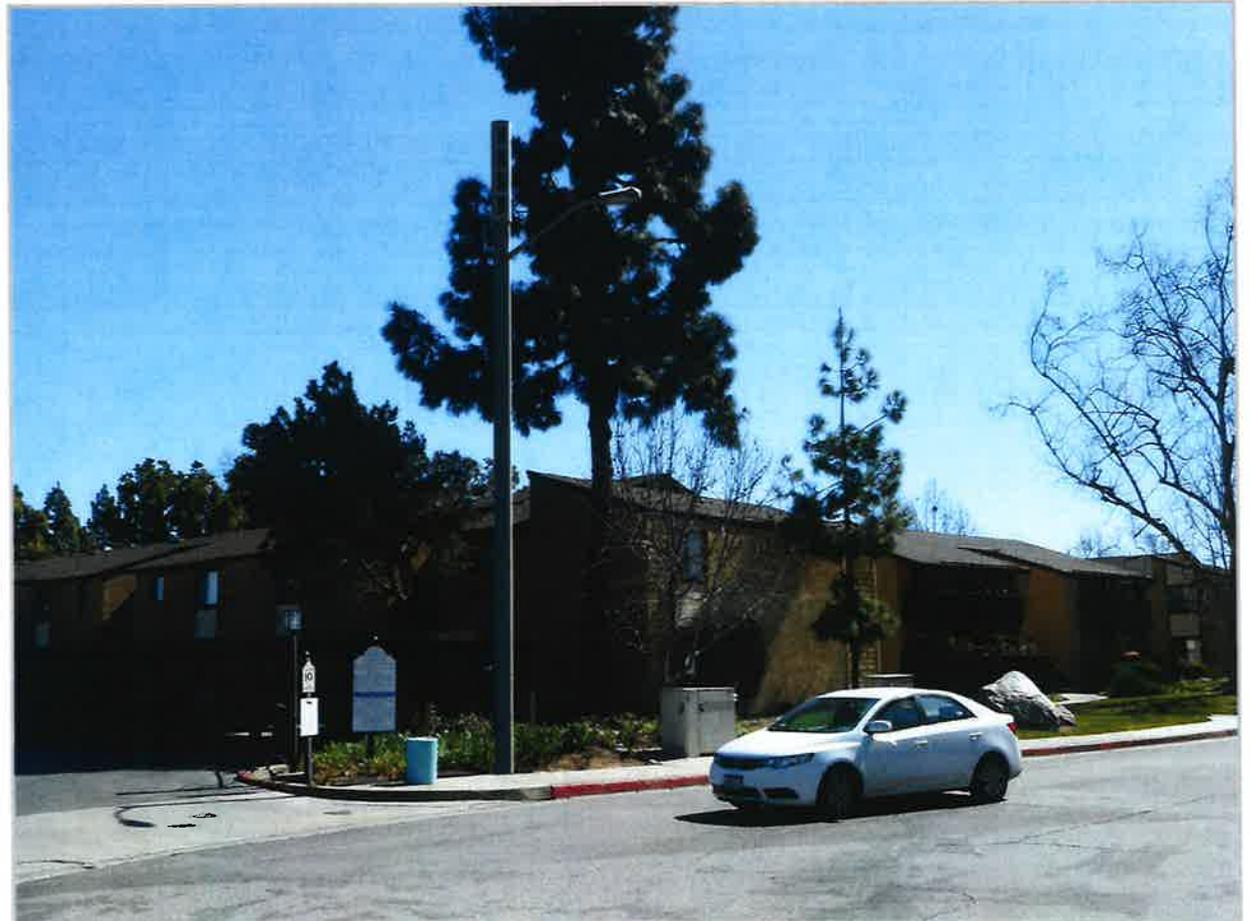


LOCATION

©2016 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM VILLAGE WAY

SITE NAME: NBCST 3A
SITE NUMBER: CRAN_RLOS_NBCST_003
PROJECT: CRAN/ SMALL CELL
USID: 204420
PACE: MRLOS046901



POLE TYPE: (N) CONCRETE LIGHT POLE
POLE ID #: 2049861E

SITE ADDRESS: E/S/O PINECREEK DRIVE AT VILLAGE WAY (2852 PINECREEK DRIVE), COSTA MESA, CA 92626

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

- 2016 CALIFORNIA ADMINISTRATIVE CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRIC CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA FIRE CODE
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B

CODE COMPLIANCE

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

GENERAL NOTES



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

DIG ALERT

PUBLIC/PRIVATE: PUBLIC RIGHT-OF-WAY
ADDRESS: E/S/O PINECREEK DRIVE AT VILLAGE WAY (2852 PINECREEK DRIVE), COSTA MESA, CA 92626
APPLICANT: AT&T
ADDRESS: 1452 EDINGER AVE TUSTIN, CA 92780
LATITUDE (NAD 83): 33.677483
LONGITUDE (NAD 83): -117.914268
LAT/LONG TYPE: NAD-83
GROUND ELEVATION (NAVD 88): ±50'
JURISDICTION: CITY OF COSTA MESA
CURRENT ZONING: PUBLIC RIGHT OF WAY
PROPOSED USE: UNMANNED TELECOMMUNICATIONS
POWER COMPANY: SCE
ADDRESS: 1 INNOVATION WAY POMONA, CA 91768

PROJECT SITE INFORMATION

PROJECT MANAGER:
 M SQUARED WIRELESS
 1387 CALLE AVANZADO
 SAN CLEMENTE, CA 92673
SAC/ZONING/PERMITTING:
 M SQUARED WIRELESS
 1387 CALLE AVANZADO
 SAN CLEMENTE, CA 92673
RF ENGINEER:
 AT&T
 1452 EDINGER AVE
 TUSTIN, CA 92618
 CONTACT: KARLO DAVINAGRACIA
 PHONE: (714) 568-7310
 EMAIL: KD270J@ATT.COM

ENGINEER:
 M SQUARED WIRELESS
 1387 CALLE AVANZADO
 SAN CLEMENTE, CA 92673
AT&T PROJECT MANAGER:
 AT&T
 1452 EDINGER AVE
 TUSTIN, CA 92618
 CONTACT: TED SUEKAWA
 PHONE: (714) 721-3010
 EMAIL: TS4994@ATT.COM

PROJECT TEAM



VICINITY MAP

LOCATION MAP

DIRECTIONS FROM AT&T OFFICE:
 DIRECTION ARE TAKEN FROM
 1452 EDINGER AVE
 TUSTIN, CA 92780

- TURN LEFT ONTO EDINGER AVE
- TURN LEFT ONTO STATE ROUTE 55 S
- MERGE ONTO STATE ROUTE 55 S
- TAKE EXIT 8A TO MERGE ONTO I-405 N
- KEEP RIGHT AT THE FORK AND TAKE EXIT 11
- TURN LEFT ONTO FAIRVIEW RD
- TURN RIGHT ONTO ADAMS AVE
- TURN RIGHT ONTO PINECREEK DR

9. SHARP RIGHT ONTO VILLAGE WAY
 DESTINATION WILL BE ON THE RIGHT.
 E/S/O PINECREEK DRIVE AT VILLAGE WAY (2852 PINECREEK DRIVE), COSTA MESA, CA 92626

DRIVING DIRECTIONS

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

CONSTRUCTION DRAWING

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

APPROVED BY:	INITIALS:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION MANAGER:		
PROJECT MANAGER:		
ZONING VENDOR:		
LEASING VENDOR:		
CONSTRUCTION MANAGER:		
A/E MANAGER:		
PROPERTY OWNER:		
UTILITY MANAGER:		

APPROVALS

AT&T PROPOSES TO INSTALL A NEW WIRELESS INSTALLATION LOCATED IN THE PUBLIC RIGHT OF WAY TO (N) CONCRETE LIGHT POLE.

THE SCOPE WILL CONSIST OF THE FOLLOWING:

- SCE TO REMOVE (1) EXISTING CONCRETE STREETLIGHT
- SCE TO INSTALL (1) 22'-9" CONCRETE STREETLIGHT
- AT&T TO INSTALL (4) NEW AT&T REMOTE RADIO UNITS
- AT&T TO INSTALL (1) NEW AT&T OMNI-DIRECTIONAL ANTENNA
- AT&T TO INSTALL (1) NEW AT&T ANTENNA SHROUD
- AT&T TO INSTALL (1) NEW DISCONNECT
- AT&T TO INSTALL (1) NEW HANDHOLE

PROJECT DESCRIPTION

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
GN-1	GENERAL NOTES
A-1	SITE PLAN
A-2	ELEVATIONS
A-3	ELEVATIONS
A-4	SITE IMAGE
D-1	DETAILS
S-1	POLE DETAILS
S-2	POLE FOUNDATION DETAILS
E-1	ELECTRICAL & GROUNDING DETAILS

DRAWING INDEX

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

DO NOT SCALE DRAWINGS



DRAWN BY: DGM
CHECKED BY: MM

REV	DATE	DESCRIPTION
C	09/28/18	SCE REVISIONS
B	05/31/18	100% CONSTRUCTION
A	03/09/18	90% CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SITE ID: NBCST 3A
E/S/O PINECREEK DRIVE AT VILLAGE WAY (2852 PINECREEK DRIVE)
COSTA MESA, CA, 92626

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

	NEW ANTENNA
	EXISTING ANTENNA
	GROUND ROD
	GROUND BUS BAR
	MECHANICAL GRND. CONN.
	CADWELD
	GROUND ACCESS WELL
	ELECTRIC BOX
	TELEPHONE BOX
	LIGHT POLE
	FND MONUMENT
	SPOT ELEVATION
	SET POINT
	REVISION
	GRID REFERENCE
	DETAIL REFERENCE
	ELEVATION REFERENCE
	SECTION REFERENCE

	GROUT OR PLASTER
	(E) BRICK
	(E) MASONRY
	CONCRETE
	EARTH
	GRAVEL
	PLYWOOD
	SAND
	WOOD CONT
	WOOD BLOCKING
	STEEL
	CENTERLINE
	PROPERTY/LEASE LINE
	MATCH LINE
	WORK POINT
	GROUND CONDUCTOR
	COAXIAL CABLE
	OVERHEAD SERVICE CONDUCTORS
	CHAIN LINK FENCING
	OVERHEAD TELEPHONE/OVERHEAD POWER
	OVERHEAD TELEPHONE LINE
	OVERHEAD POWER LINE
	POWER RUN
	FIBER/POWER RUN

	TELCO RUN
	POWER/TELCO RUN
	GROUNDING CONDUCTOR
	GROUNDING CONDUCTOR
	CONDUIT UNDERGROUND
	FUSE, SIZE AND TYPE AS INDICATED.
	SAFETY SWITCH 2P-240V-60A W/60A FUSES, NEMA 3R ENCLOSURE, SQ D CATALOG NO H222NRB
	MANUAL TRANSFER SWITCH, 2P-240V-200A, NO FUSE NEMA 3R ENCLOSURE
	LIGHTING FIXTURE, FLUORESCENT, 10 9/4" x 4'-0", 240W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #WSW232T
	LIGHTING FIXTURE, FLUORESCENT 10 9/4" x 8'-0" 2/95W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #TVSM232T
	LIGHTING FIXTURE, HIGH PRESSURE SODIUM, 1/70W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #NRG-307 OR 1/50W, HUBBELL LIGHTING CATALOG #NRG-121
	EXIT SIGN, THERMOPLASTIC LED, SINGLE FACE, UNIVERSAL MOUNTING, W/BATTERY PACK, HUBBELL LIGHTING CATALOG #PRB
	COMBINATION, EXIT SIGN & EMERGENCY LIGHTING, HUBBELL LIGHTING CATALOG #PRC
	EMERGENCY LIGHTING, 2/50W, HUBBELL LIGHTING CATALOG #HEG-50-2-R91
	LIGHTING FIXTURE, INCANDESCENT, 1/100W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #BRH-100-06-1
	LIGHTING FIXTURE, HALOGEN, QUARTZ, 1/300W, HUBBELL LIGHTING CATALOG #QL-505
	LIGHTING FIXTURE, 1/175W METAL HALIDE, HUBBELL CAT #MIC-0175H-336
	5/8" X 10'-0" CU. GND ROD 30" MIN. BELOW GRADE

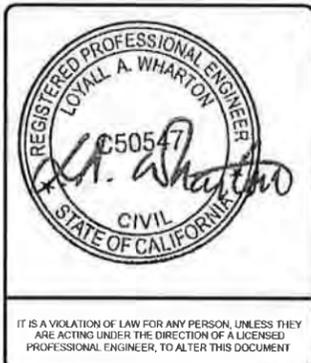
	5/8" X 10'-0" CU. GND ROD IN TEST WELL 30" MIN. BELOW GRADE
	CHEMICAL GROUND ROD (XIT GROUND ROD)
	CADWELD CONNECTION
	MECHANICAL CONNECTION
	HALO GROUND CONNECTION
	CIRCUIT BREAKER
	UTILITY METER BASE
	TRANSFORMER
	STEPDOWN TRANSFORMER
	RECEPTACLE, 2P-3W-125V-15A, DUPLEX, GROUND TYPE, HUBBEL CATALOG #5362
	TOGGLE SWITCH, 1P-125V-15A, HUBBELL CATALOG #HBL 1201CN
	TOGGLE SWITCH, 1P-120V-15A, "WP"
	IONIZATION SMOKE DETECTOR W/ALARM HORN & AUXILIARY CONTACT, 120 VAC, GENTEX PART NO 7100F
	POLE
	(N) POLE MOUNTED XFMR
	(E) POLE MOUNTED XFMR
	(N) PAD MOUNTED XFMR
	(E) PAD MOUNTED XFMR

- 1 THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY
- 2 PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- 3 PRIOR TO THE SUBMISSION OF BIDS THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK
- 4 THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS
- 5 THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE
- 6 ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS
- 7 THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE
- 8 SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS
- 9 PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- 10 DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK
- 11 REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET L51 OR SHEET C-1), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ENGINEER
- 12 THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF AT&T
- 13 KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE
- 14 PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ENGINEER, IF NECESSARY, BEFORE PROCEEDING
- 15 BEFORE ORDERING AND/OR BEFORE FABRICATING/CONSTRUCTING/INSTALLING ANY ITEMS, VERIFY THE TYPES AND QUANTITIES
- 16 CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE AND PAGER, AND KEEP SAME ON SITE WHENEVER PERSONNEL ARE ON SITE.
- 17 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK
- 18 CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION
- 19 CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH WEED CONTROL. REPLACE WITH CLASS II AGGREGATE BASE AND CRUSHED WASHED ROCK, AS SPECIFIED ON SITE PLAN
- 20 CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
- 21 PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR THE FABRICATION OF MATERIALS TO BE INSTALLED AT THE SITE, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INCLUDING AS-BUILT DIMENSIONS OF EXISTING STRUCTURES OR STRUCTURAL ELEMENTS HAVING A BEARING ON THE SCOPE OF THE WORK TO BE PERFORMED. IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE DIMENSIONS OR CONDITIONS FOUND TO BE EXISTING IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN DESIGN RESOLUTION PRIOR TO PROCEEDING WITH THE PORTION(S) OF THE WORK AFFECTED. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO SO NOTIFY THE ENGINEER AND OBTAIN RESOLUTION BEFORE PROCEEDING.



DRAWN BY: DGM
CHECKED BY: MM

REV	DATE	DESCRIPTION
C	09/26/18	SCE REVISIONS
B	05/31/18	100% CONSTRUCTION
A	03/09/18	90% CONSTRUCTION



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SITE ID: NBCST 3A
E/S/O PINECREEK DRIVE AT VILLAGE WAY (2852 PINECREEK DRIVE) COSTA MESA, CA, 92626

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1

ABBREVIATIONS

A	AMPERE	EMT	ELECTRICAL METALLIC TUBING	MTD.	MOUNTED	T.O.F.	TOP OF FOUNDATION
A.B.	ANCHOR BOLT	EN	EDGE NAIL	MTG.	MOUNTING	T.O.P.	TOP OF PLATE (PARAPET)
ABV.	ABOVE	ENCL	ENCLOSURE	MTL	METAL	T.O.S.	TOP OF STEEL
AC	ALTERNATE CURRENT/AIR CONDITIONER	ENG	ENGINEER	MTS.	MANUAL TRANSFER SWITCH	T.O.W.	TOP OF WALL
ACCA	ANTENNA CABLE COVER ASSEMBLY	EQ	EQUAL	N	NEUTRAL	TYP.	TYPICAL
ADD'L	ADDITIONAL	EXST (E)	EXISTING	(N)	NEW	U.G.	UNDER GROUND
A.F.F.	ABOVE FINISHED FLOOR	EXP	EXPANSION	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC	U.L.	UNDERWRITERS LABORATORY INC
A.F.G.	ABOVE FINISHED GRADE	EXT	EXTERIOR	NO.(R)	NUMBER	UMTS	UNIVERSAL MOBIL TECH. SYS (3G MOBILE TECH)
AIC	AMPERE INTERRUPTING CAPACITY	FAB	FABRICATION(OR)	N.T.S.B.	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
ALUM	ALUMINUM	FAC	FACTOR	OBIF	OPTICAL BASEBAND INTERFACE	V	VOLT
ALT	ALTERNATE	FIA	FIRE ALARM	OH	OVERHEAD	VAC	VACUUM
ANT.	ANTENNA	FF	FINISH FLOOR	O.C.	ON CENTER	V.I.F.	VERIFY IN FIELD
APPROX	APPROXIMATELY	F.G.	FINISH GRADE	OPNG.	OPENING	W	WATT OR WIRE
ARCH	ARCHITECT(URAL)	FIN	FINISH(ED)	P	POLE	WD	WIDTH(WIDTH)
AT	AMPERE TRIP	FLR	FLOOR	P/C	PRECAST CONCRETE	W/	WITH
AWG	AMERICAN WIRE GAUGE	FLUOR	FLUORESCENT	P.C.S	PERSONAL COMMUNICATION SERVICES	WO	WITHOUT
BATT.	BATTERY	FDN	FOUNDATION	PH	PHASE	WD.	WOOD
BD.	BOARD	F.O.C	FACE OF CONCRETE	PLY.	PLYWOOD	W.P.	WEATHERPROOF
BLDG.	BUILDING	F.O.M	FACE OF MASONRY	PNLBD	PANELBOARD	WT.	WEIGHT
BLK.	BLOCK	F.O.S.	FACE OF STUD	PPC	POWER PROTECTION CABINET	XFMR	TRANSFORMER
BLKG	BLOCKING	F.O.W	FACE OF WALL	PRC	PRIMARY RADIO CABINET	XLPE	CROSS-LINK POLYETHYLENE
BM	BEAM	F.S	FINISH SURFACE	PRI	PRIMARY	C	CENTERLINE
B.N	BOUNDARY NAILING	FT (')	FOOT (FEET)	P.S.F.	POUNDS PER SQUARE FOOT	E	PLATE, PROPERTY LINE
BR	BRANCH	FTG	FOOTING	P.S.I	POUNDS PER SQUARE INCH		
BRKR.	BREAKER	FU	FUSE	P.T.	PRESSURE TREATED		
BTCW	BARE TINNED COPPER WIRE	G	GROUND	PWR.	POWER (CABINET)		
BTS	BASE TRANSMISSION SYSTEM	GR	GROWTH (CABINET)	QTY.	QUANTITY		
B.O.F.	BOTTOM OF FOOTING	GA.	GAUGE	RAD.(R)	RADIUS		
B/U	BACK-UP CABINET	GEN.	GENERATOR	RBS	RADIO BASE STATION		
C	CONDUIT	GI	GALVANIZED		(BASE STATION 3G NETWORKS)		
CAB	CABINET	G.F.C.I	GROUND FAULT CIRCUIT INTERRUPTER	RCPT.	RECEPTACLE		
CANT.	CANTILEVER(ED)	GLB (GLU-LAM)	GLUE LAMINATED BEAM	REF.	REFERENCE		
CB	CIRCUIT BREAKER	GND	GROUND	REINFC.	REINFORCEMENT(ING)		
CDMA	CODE-DIVISION MULTIPLE ACCESS (2G & 3G)	GRND	GROUND	REQD.	REQUIRED		
CDLK	CONSOLIDATION DISTRIBUTION UNIT KIT	GSM	GLOBAL SYSTEM MOBILE (2G+ MOBILE TECH.)	RCS.	RIGID GALVANIZED STEEL		
C.I.P.	CAST IN PLACE	HDBC	HARD DRAWN COPPER WIRE	RRU	REMOTE RADIO UNIT		
CKT.	CIRCUIT	HDR	HEADER		(RADIO TRANSCIEVER)		
CLG	CEILING	HGR	HANGER	RX-AIT	RECEIVER AIR INTERFACE TRAY		
CLR	CLEAR	HPS	HIGH PRESSURE SODIUM	SAF	SAFETY		
CMU	CONCRETE MASONRY UNIT (JAMB BLOCKS)	HT	HEIGHT	SCH.	SCHEDULE		
COL	COLUMN	ICGB	ISOLATED COPPER GROUND BUS	SDBC	SOFT DRAWN BARE COPPER		
CONC	CONCRETE	IN (")	INCH(ES)	SEC	SECONDARY		
CONN.	CONNECTION(OR)	INT	INTERIOR	SHT	SHEET		
CONSTR	CONSTRUCTION	INT	INTERIOR	SIM	SIMILAR		
CONT	CONTINUOUS	LB (#)	POUND(S)	S.N	SOLID NEUTRAL		
d	PENNY (NAILS)	L.B	LAG BOLTS	SPEC	SPECIFICATION(S)		
DBL	DOUBLE	L.F	LINEAR FEET (FOOT)	SQ	SQUARE		
DC	DIRECT CURRENT	LG	LENGTH	S.S	STAINLESS STEEL		
DEM.	DEPARTMENT	L	LONGITUDINAL	STD.	STANDARD		
DEPT	DEPARTMENT	LPS	LOW PRESSURE SODIUM	STL	STEEL		
D.F.	DOUGLAS FIR	LTE	LONG TERM EVOLUTION (4G MOBILE TECH)	STRUC	STRUCTURAL		
DIA.	DIAMETER	MAS	MASONRY	SURF	SURFACE		
DIAG	DIAGONAL	MAX.	MAXIMUM	SW	SWITCH		
DIM	DIMENSION	M.B	MACHINE BOLT	TEL	TELEPHONE		
DWG	DRAWING(S)	MECH	MECHANICAL	TEMP.	TEMPORARY		
DWL	DOWEL(S)	MFR	MANUFACTURER	THK	THICKNESS		
EA	EACH	MIN	MINIMUM	TMAAS	TOWER MOUNTED AMPLIFIER		
EGR.	EMERGENCY GENERATOR RECEPTACLE	MISC	MISCELLANEOUS		(DC SUPPLY VOLTAGE)		
ELEC.	ELEVATION	MLO	MAIN LUGS ONLY	T.N	TOE NAIL		
ELEV.	ELECTRICAL			T.O.A	TOP OF ANTENNA		
	ELEVATOR			T.O.C	TOP OF CURB		

- NOTES FOR EXISTING AT&T CELL SITES:**
- 1 PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
 - 2 SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
 - 3 THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
 - 4 SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
 - 5 SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
 - 6 SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

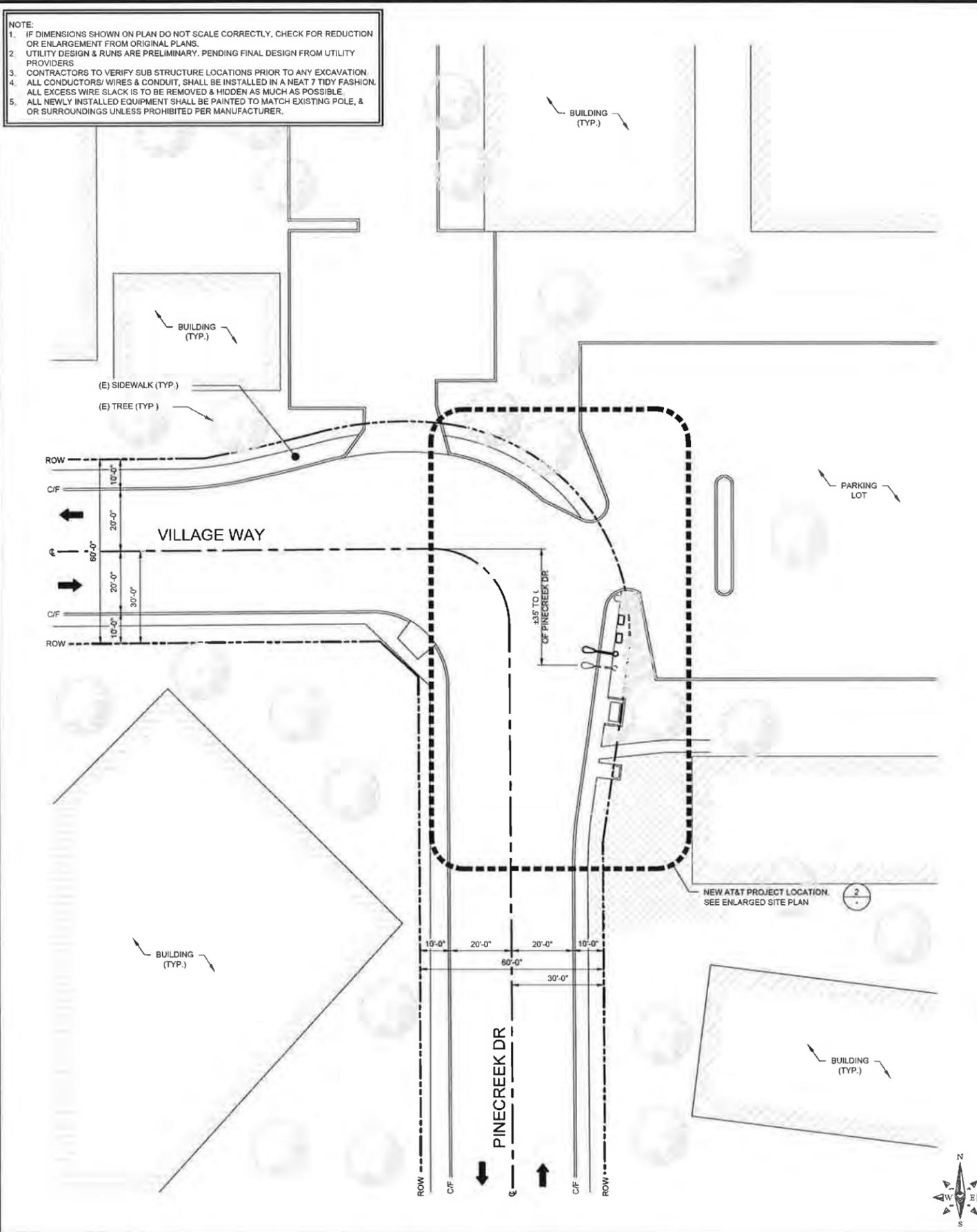
ABBREVIATIONS

2 EXISTING AT&T CELL SITE NOTES

3 GENERAL NOTES

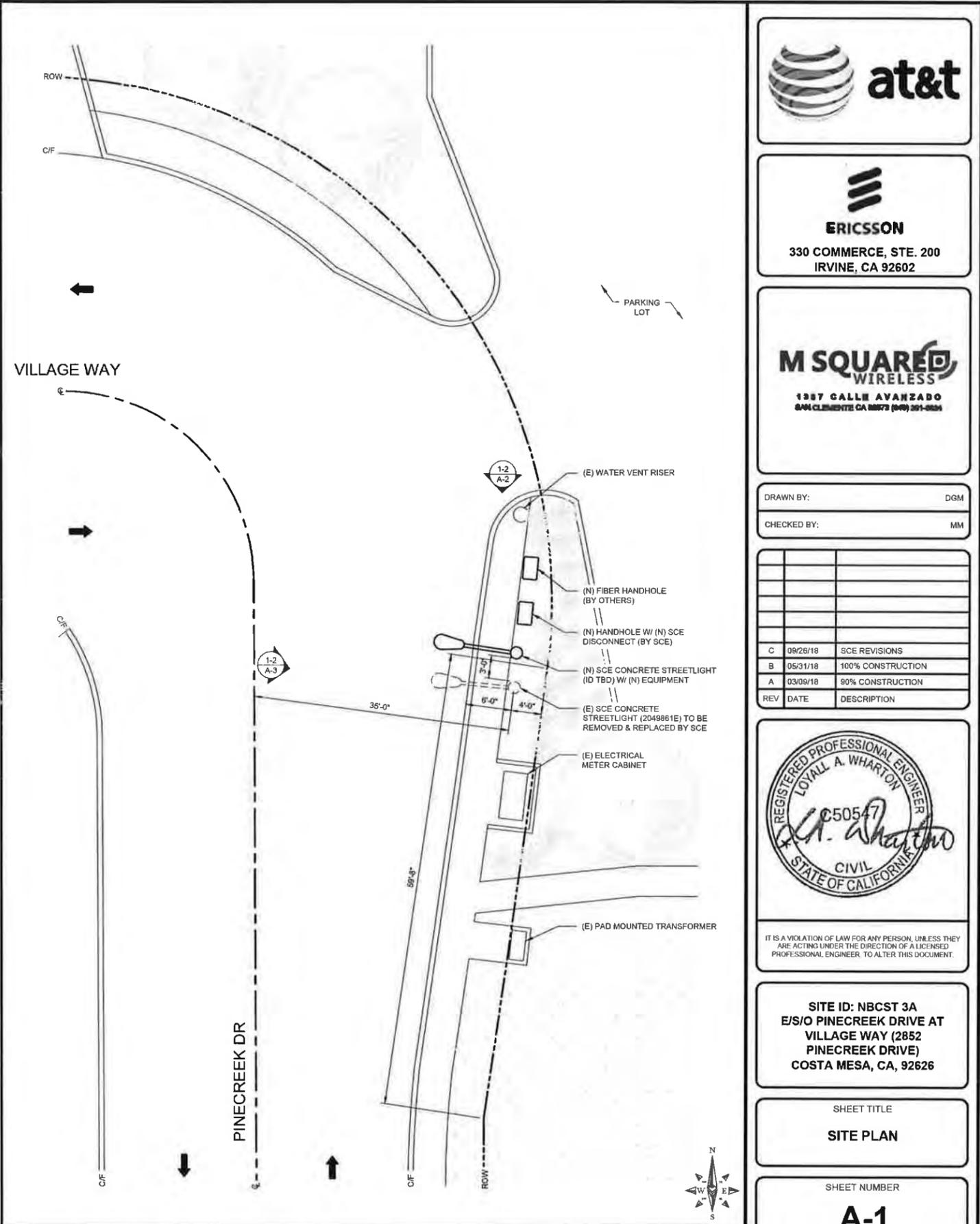
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NOTE:
 1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 2. UTILITY DESIGN & RUNS ARE PRELIMINARY. PENDING FINAL DESIGN FROM UTILITY PROVIDERS.
 3. CONTRACTORS TO VERIFY SUB STRUCTURE LOCATIONS PRIOR TO ANY EXCAVATION.
 4. ALL CONDUCTORS/ WIRES & CONDUIT, SHALL BE INSTALLED IN A NEAT & TIDY FASHION. ALL EXCESS WIRE SLACK IS TO BE REMOVED & HIDDEN AS MUCH AS POSSIBLE.
 5. ALL NEWLY INSTALLED EQUIPMENT SHALL BE PAINTED TO MATCH EXISTING POLE, & OR SURROUNDINGS UNLESS PROHIBITED PER MANUFACTURER.



SITE PLAN

24"x36" SCALE: 1" = 20'-0"
 11"x17" SCALE: 1" = 40'-0"



ENLARGED SITE PLAN

24"x36" SCALE: 3/32" = 1'-0"
 11"x17" SCALE: 3/64" = 1'-0"



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 CHECKED BY: MM

REV	DATE	DESCRIPTION
C	08/26/18	SCE REVISIONS
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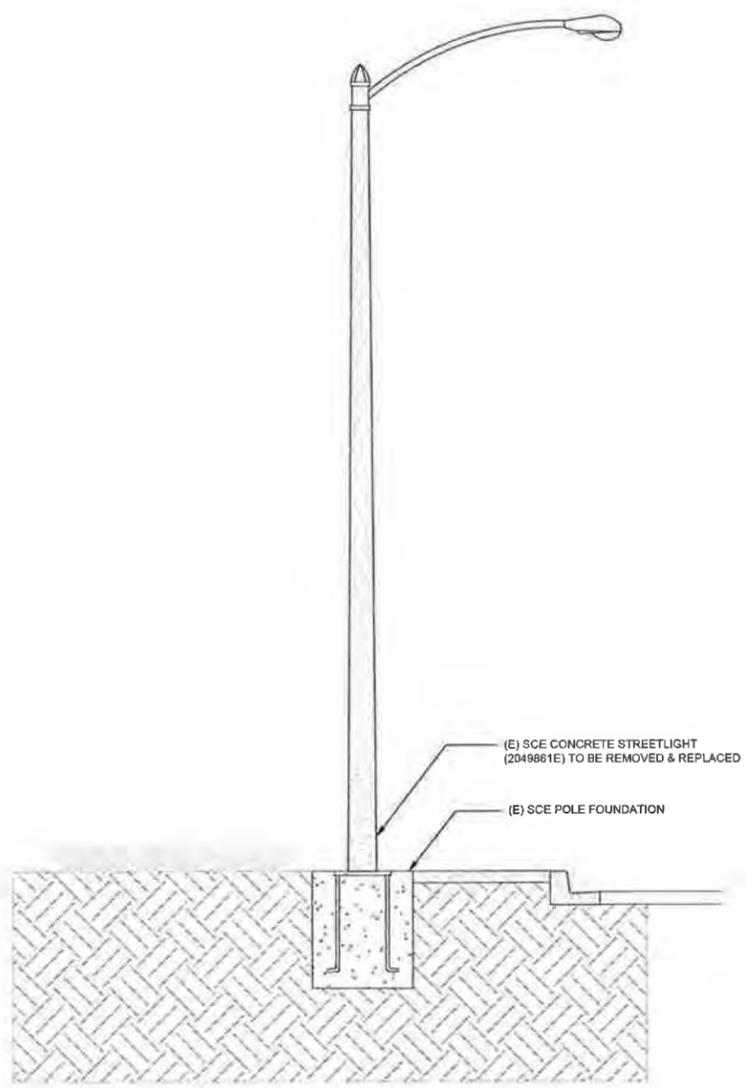
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**SITE ID: NBCST 3A
 E/S/O PINECREEK DRIVE AT
 VILLAGE WAY (2852
 PINECREEK DRIVE)
 COSTA MESA, CA, 92626**

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

(E) GROUND LEVEL
23'-8" A.G.L.



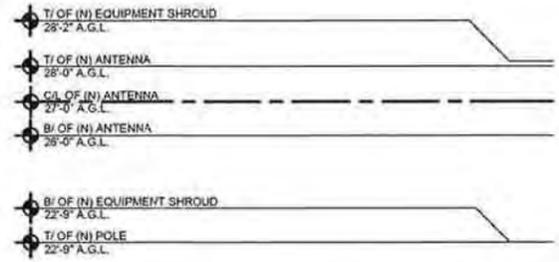
(E) GROUND LEVEL
0'-0" A.G.L.

EXISTING NORTH ELEVATION

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

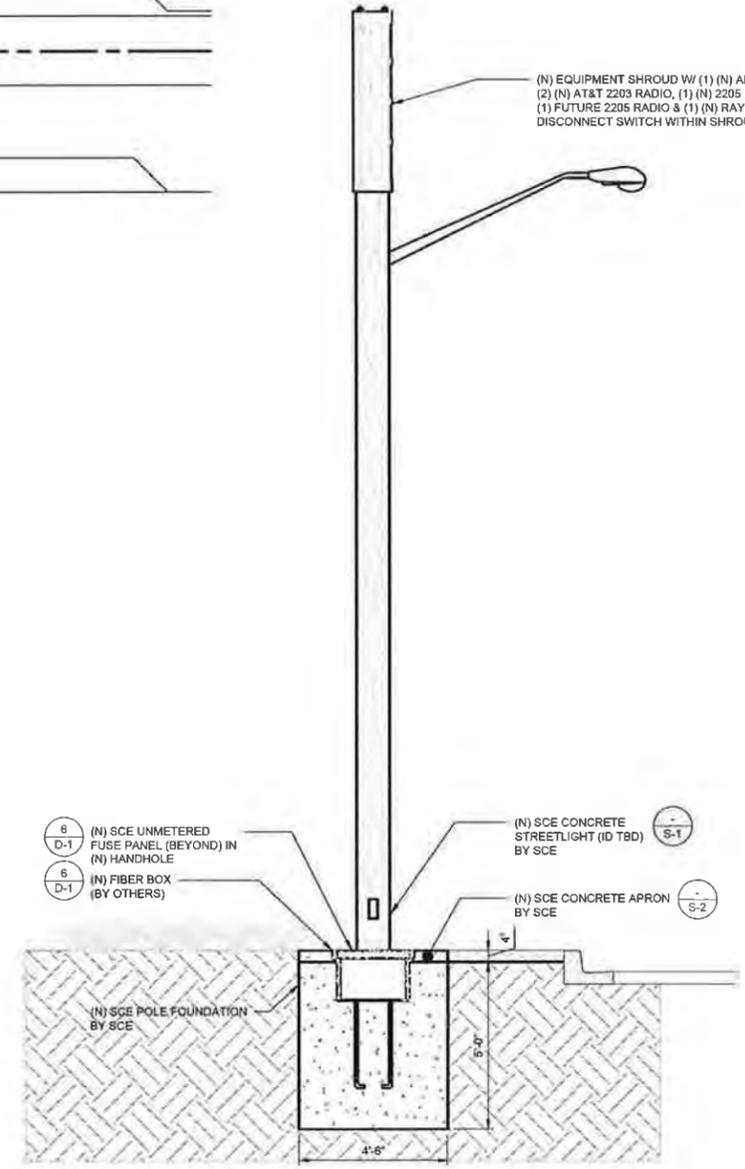
NOTE:
ALL NEW EQUIPMENT SHALL BE
PAINTED TO MATCH NEW POLE

BILL OF MATERIALS							
ATTACHMENT ITEM	MANUF. SPEC#	# OF ATTACHMENTS	DIMENSIONS	WEIGHT PER ITEM	TOTAL WEIGHT	WEIGHT ATTACHED ABOVE T/O POLE	WEIGHT ATTACHED TO SIDES OF POLE
ANTENNA	GQ2410-06621	1	24.9"x10"	17.2 LBS	17.2 LBS	17.2 LBS	-
RRU	MICRO RADIO 2203	2	7.87"x3.94"x7.87"	9.92 LBS	19.84 LBS	19.84 LBS	-
RRU	MICRO RADIO 2205	2	7.87"x3.94"x7.87"	9.92 LBS	19.84 LBS	19.84 LBS	-
DISCONNECT	RSCAC-6533-P-120-D	1	8.68"x5.06"x10.08"	2.25 LBS	2.25 LBS	2.25 LBS	-
EQUIPMENT SHROUD SHROUD	CONCEALFAB	1	65"x14'0"	72 LBS	72 LBS	72 LBS	-
TOTAL		7			131.13	131.13 LBS	-



(N) EQUIPMENT SHROUD W/ (1) (N) ANTENNA,
(2) (N) AT&T 2203 RADIO, (1) (N) 2205 RADIO,
(1) FUTURE 2205 RADIO & (1) (N) RAYCAP
DISCONNECT SWITCH WITHIN SHROUD

(E) GROUND LEVEL
0'-0" A.G.L.



NEW NORTH ELEVATION

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



DRAWN BY: DGM
CHECKED BY: MM

REV	DATE	DESCRIPTION
C	09/28/18	SCE REVISIONS
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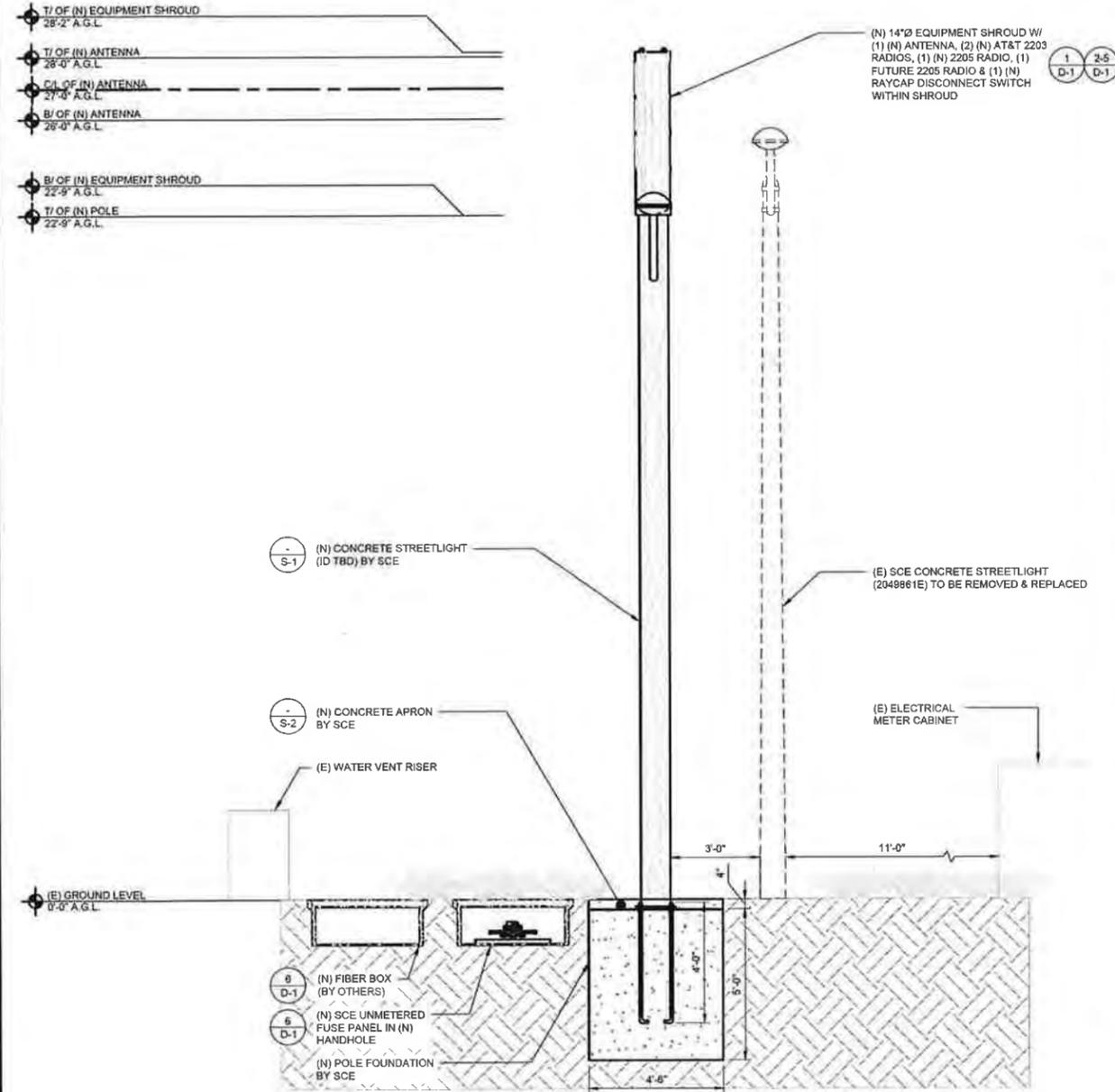
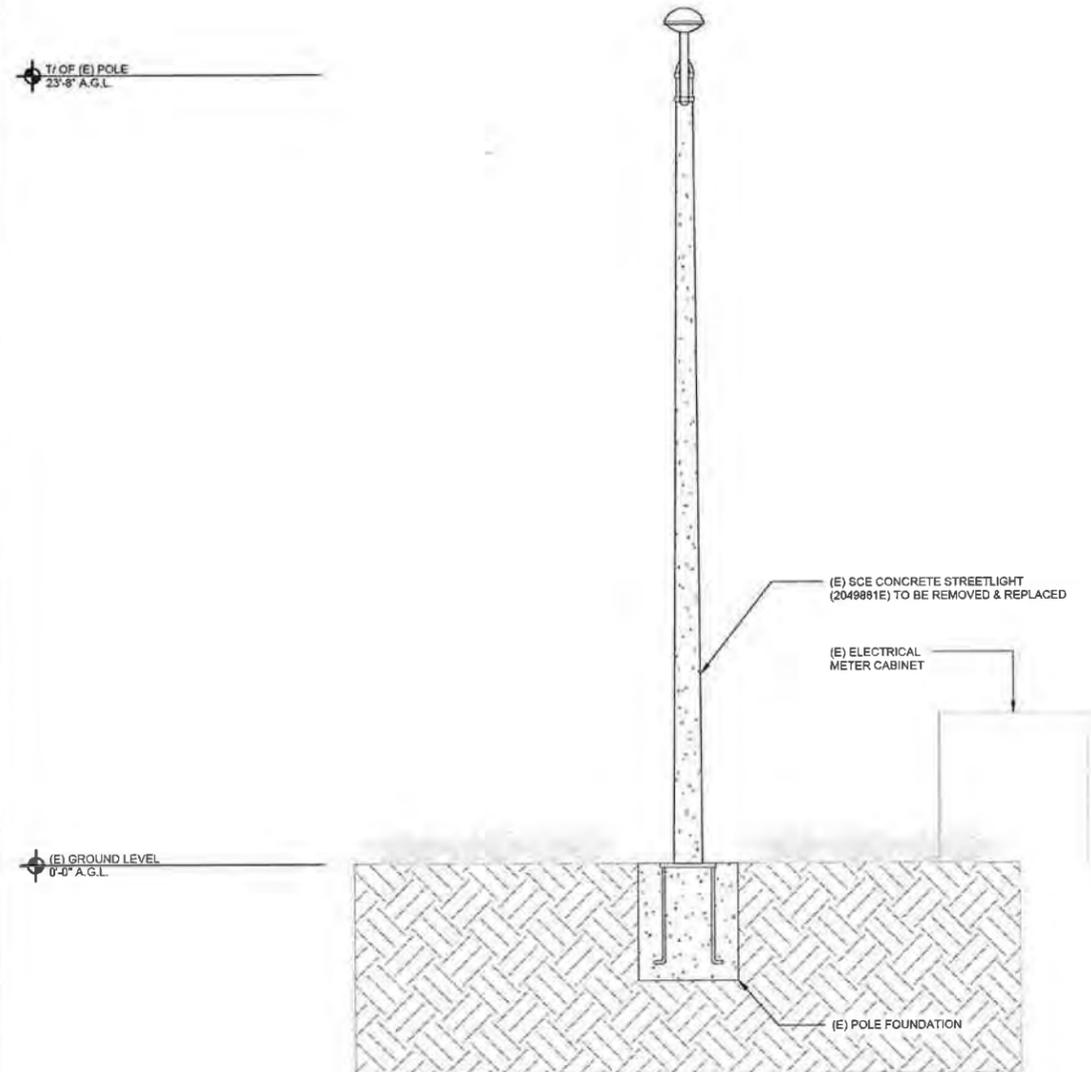
SITE ID: NBCST 3A
E/S/O PINECREEK DRIVE AT
VILLAGE WAY (2852
PINECREEK DRIVE)
COSTA MESA, CA, 92626

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-2

NOTE:
ALL NEW EQUIPMENT SHALL BE
PAINTED TO MATCH NEW POLE

BILL OF MATERIALS							
ATTACHMENT ITEM	MANUF. SPEC#	# OF ATTACHMENTS	DIMENSIONS	WEIGHT PER ITEM	TOTAL WEIGHT	WEIGHT ATTACHED ABOVE T/O POLE	WEIGHT ATTACHED TO SIDES OF POLE
ANTENNA	GO2410-66621	1	24 9"x10"	17.2 LBS	17.2 LBS	17.2 LBS	-
RRU	MICRO RADIO 2203	2	7.87"x3.94"x7.87"	9.92 LBS	19.84 LBS	19.84 LBS	-
RRU	MICRO RADIO 2205	2	7.87"x3.94"x7.87"	9.92 LBS	19.84 LBS	19.84 LBS	-
DISCONNECT	RSCAC-6533-P-120-D	1	8.58"x5.06"x10.08"	2.25 LBS	2.25 LBS	2.25 LBS	-
EQUIPMENT SHROUD SHROUD	CONCEALFAB	1	85"x 14"Ø	72 LBS	72 LBS	72 LBS	-
TOTAL:		7			131.13	131.13 LBS	-



330 COMMERCE, STE. 200
IRVINE, CA 92602



1367 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 381-0824

DRAWN BY: DGM
CHECKED BY: MM

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SITE ID: NBCST 3A
E/S/O PINECREEK DRIVE AT
VILLAGE WAY (2852
PINECREEK DRIVE)
COSTA MESA, CA, 92626

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

EXISTING WEST ELEVATION

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

2 NEW WEST ELEVATION

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

1



NEW 22'-9" POLE LOCATION (28'-3" OVERALL POLE HEIGHT) (RAD CENTER 27'-3")



DRAWN BY: DGM
 CHECKED BY: MM

REV	DATE	DESCRIPTION
C	09/26/18	SCE REVISIONS
B	05/31/18	100% CONSTRUCTION
A	03/09/18	90% CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE ID: NBCST 3A
 E/S/O PINECREEK DRIVE AT
 VILLAGE WAY (2852
 PINECREEK DRIVE)
 COSTA MESA, CA, 92626

SHEET TITLE
SITE IMAGE

SHEET NUMBER
A-4

PROPOSED SITE LOCATION LOOKING NORTHEAST

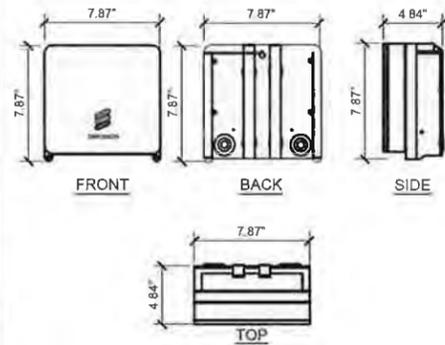
AVAILABLE FROM EXCEL SIGN AND DECAL:
<http://www.weneedsigns.com/home.php?cal+1135> AND CLICK ON AT&T
 PH: 510-651-0445
 N01-DC-16 1"x6" NOTICE DECAL
 "For 1 Foot Distance" VINYL DECAL WITH ADHESIVE BACKING



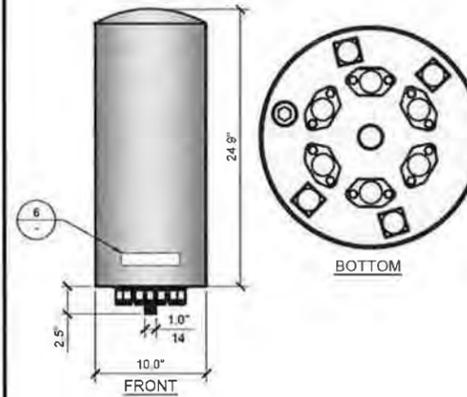
NOTICE

RF energy emitted by this device may exceed the FCC's general public exposure limits. Stay at least 1 foot away from the device. Call 800-638-2822 for help if you need access within 1 foot

Place 3 NOTICE sticker at the bottom of the front of the radome of each antenna.



ERICSSON - MICRO RADIO 2205	
MECHANICAL SPECIFICATIONS	
DIMENSIONS (WxDxH)	7.87" x 7.87" x 7.87" INCLUDING MOUNTING BRACKET AND ESTHETIC FRONT COVER
VOLUME AND WEIGHT	4 LITRES AND < 4 kg (8.82 lbs)
MOUNTING	WALL AND POLE MOUNT
INTERFACE SPECIFICATIONS	
ANTENNA PORTS	2 x 4.3-10(F)
CPRI	2 x 2.5x1/8 Gbps (EXCHANGEABLE SFP MODULES)
OPTICAL INDICATORS	2
EXTERNAL ALARM	1
FIELD GROUND	1
ELECTRICAL SPECIFICATIONS	
POWER SUPPLY	-48 VDC OR 100-250 VAC
POWER OUTPUT	97 WATTS MAX
MAX HEAT DISSIPATION	56 WATTS
MINIMUM AC FUSE RATING	6 AMP



GALTRONICS G02410-06621-11 PSEUDO-OMNI-DIRECTIONAL ANTENNA	
MECHANICAL SPECIFICATIONS	
DIMENSIONS (WxD)	24.9 x 10 INCHES (643 x 255 mm)
WEIGHT EXCL. MOUNTING BRACKETS	17.2lbs (8 kg)
NO. OF CONNECTORS	10 x 4.3-10 DIN FEMALE
CONNECTOR TYPE & FREQUENCY BAND (MHz)	4 x 4.3-10 DIN FEMALE (1695-2360) MHz 4 x 4.3-10 DIN FEMALE (3550-3700) MHz 2 x 4.3-10 DIN FEMALE (5150-5650) MHz
MAX WIND SPEED	150 mph
RADOME MATERIAL	ASA
SHIPPING DIMS (LxWxD)	30"x19"x19" (762x483x483)mm
GROSS SHIPPING WEIGHT:	26.6x (12kg)

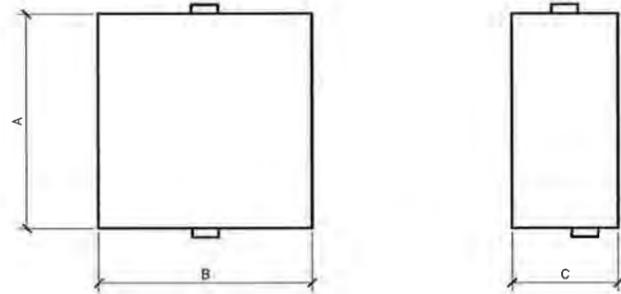
PART NO. G02410-06621-11 (GRAY)
 PART NO. G02410-06621-011 (BROWN)
 PART NO. G02410-06621-011 (CHROME)

OMNI ANTENNA DISCLAIMER LABEL

24"x36" SCALE: NTS
 11"x17" SCALE: NTS

7

ELECTROMATE	
HINGED 3R ENCLOSURE	
DIMENSIONS:	
A	12"
B	12"
C	6"

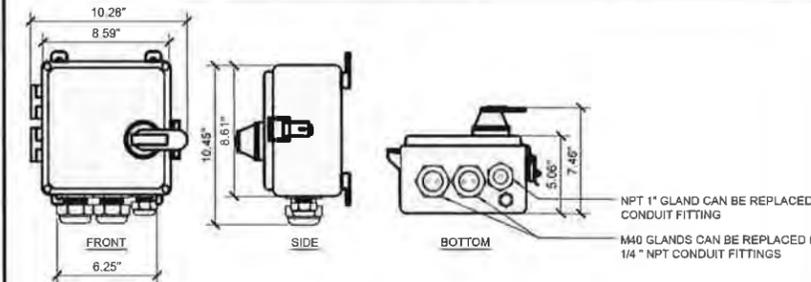


MICRO RADIO 2205

24"x36" SCALE: NTS
 11"x17" SCALE: NTS

4

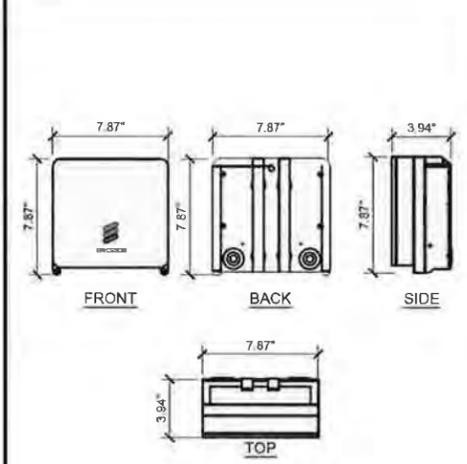
RAYCAP - R5CAG-5333 P-128-Q	
ELECTRICAL	MECHANICAL
SURGE PROTECTION DEVICE (SPD) TYPE TO UL STRIKESORB 30-A NUMBER OF CIRCUITS PROTECTED: 4	CONNECTION TERMINAL: COMPRESSION LUG #6-814 AWG (13-2MM ²)
SURGE PROTECTIVE DEVICE (SPD) TYPE PER UL 1449 4TH EDITION TYPE 2 COMPONENT ASSEMBLY	ENVIRONMENTAL INGRESS PROTECTION (IP) RATING: NEMA 4X
SURGE PROTECTION DEVICE (SPD) CLASS TO IEC 61643-11 CLASS B	OPERATION TEMPERATURE: (-C) -40° C TO +80° C
NOMINAL OPERATING VOLTAGE (UN): 120 V	STORAGE TEMPERATURE: (-C) -70° C TO +80° C
NOMINAL DISCHARGE CURRENT (IN) PER UL 1449 4TH EDITION: 20 KA @20 MS	ENCLOSURE TYPE: (OUTDOOR) POLYCARBONATE
MAXIMUM DISCHARGE CURRENT (IMAX) PER IEC 61643-11: 60 KA @20 MS	ENCLOSURE DIMENSION: UL 544-B RATED (L x W x H) 8.56" x 5.06" x 10.08"
MAXIMUM CONTINUOUS OPERATING VOLTAGE (MCOV) 150V	WEIGHT: 2.25 LBS (1.02KG)
VOLTAGE PROTECTION LEVEL (VPR) PER IEC 61643-11: 700V	
VOLTAGE PROTECTION RATING (VPR): 20 KA @20	
SUPPRESSION TECHNOLOGY: MOV	
PROTECTION MODES (DUAL MODE): LINE TO NEUTRAL, NEUTRAL TO GROUND	



GALTRONICS OMNI ANTENNA

24"x36" SCALE: NTS
 11"x17" SCALE: NTS

1



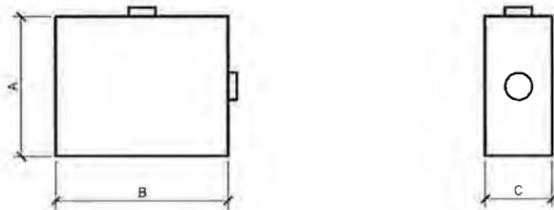
ERICSSON - MICRO RADIO 2205	
MECHANICAL SPECIFICATIONS	
DIMENSIONS (WxDxH)	7.87" x 7.87" x 7.87" INCLUDING MOUNTING BRACKET AND ESTHETIC FRONT COVER
VOLUME AND WEIGHT	4 LITRES AND < 4.5 kg (9.92 lbs)
MOUNTING	WALL AND POLE MOUNT
INTERFACE SPECIFICATIONS	
ANTENNA PORTS	2 x 4.3-10(F)
CPRI	2 x 2.5x1/8 Gbps (EXCHANGEABLE SFP MODULES)
OPTICAL INDICATORS	2
EXTERNAL ALARM	1
FIELD GROUND	1
ELECTRICAL SPECIFICATIONS	
POWER SUPPLY	-48 VDC OR 100-250 VAC
POWER OUTPUT	97 WATTS MAX
MAX HEAT DISSIPATION	56 WATTS
MINIMUM AC FUSE RATING	6 AMP

SCE UN-METERED FUSED PANEL

24"x36" SCALE: NTS
 11"x17" SCALE: NTS

8

SQUARE-D	
HINGED 3R ENCLOSURE # D221NRB	
DIMENSIONS:	
A	7.75"
B	9.63"
C	3.75"



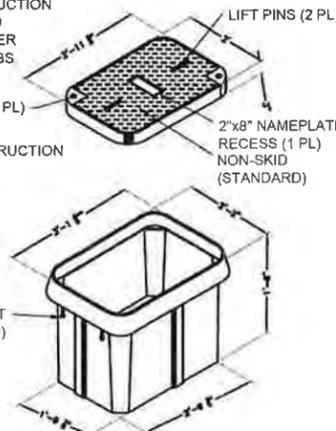
RAYCAP DISCONNECT

24"x36" SCALE: NTS
 11"x17" SCALE: NTS

5

- COVER FEATURES:**
- STANDARD LOAD RATING: 20,800 LBS. WHEEL LOAD ON 10"x20" PLATE
 - 2 BOLT DOWN LOCATIONS
 - STAINLESS STEEL BOX INSERTS
 - POLYMER CONCRETE CONSTRUCTION
 - NON-SKID SURFACE STANDARD
 - 20K TO BE EMBOSSED ON COVER
 - APPROXIMATE WEIGHT = 120 LBS

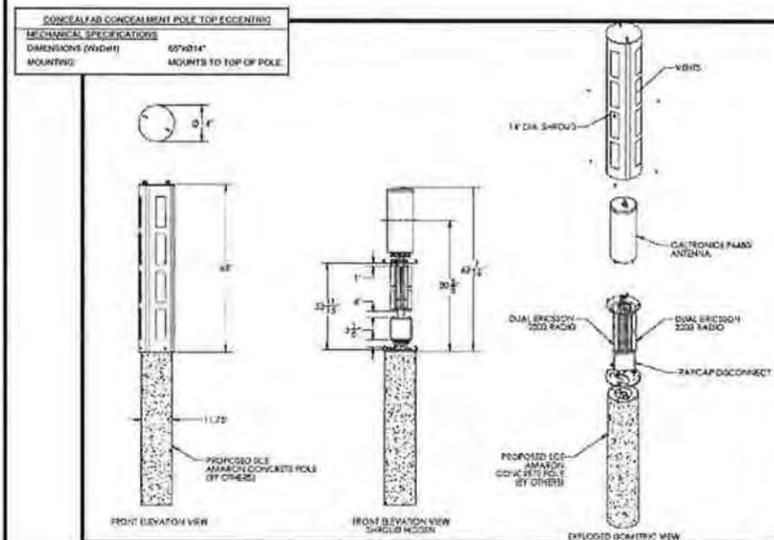
- COVER FEATURES:**
- POLYMER CONCRETE CONSTRUCTION
 - LIGHTWEIGHT
 - STACKABLE FOOT
 - APPROX. WEIGHT 188 LBS



MICRO RADIO 2203

24"x36" SCALE: NTS
 11"x17" SCALE: NTS

2



AT&T MOBILITY FUSED DISCONNECT

24"x36" SCALE: NTS
 11"x17" SCALE: NTS

9

HANDHOLE

24"x36" SCALE: NTS
 11"x17" SCALE: NTS

6

EQUIPMENT SHROUD

24"x36" SCALE: NTS
 11"x17" SCALE: NTS

3



DRAWN BY: DGM
 CHECKED BY: MM

REV	DATE	DESCRIPTION
C	09/26/18	SCE REVISIONS
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A	03/09/18	90% CONSTRUCTION



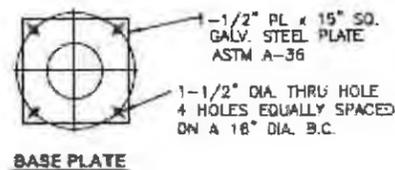
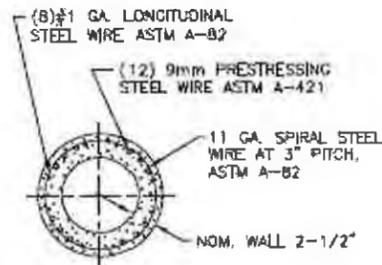
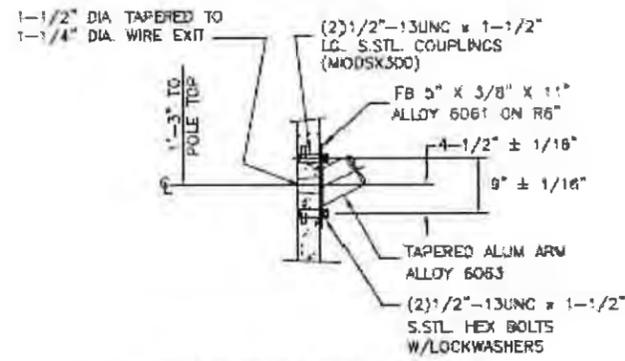
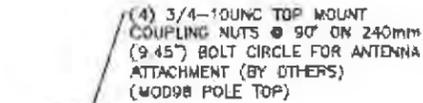
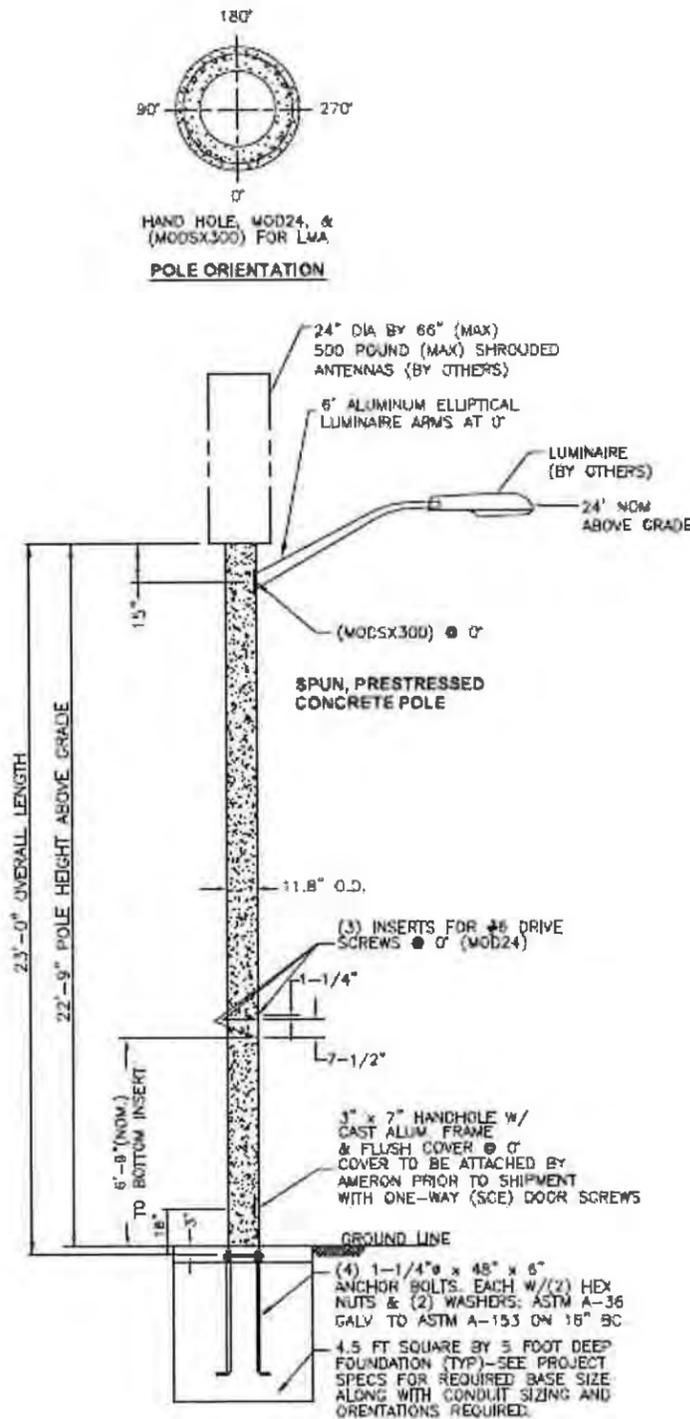
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SITE ID: NBCST 3A
 E/S/O PINECREEK DRIVE AT VILLAGE WAY (2852 PINECREEK DRIVE) COSTA MESA, CA, 92626

SHEET TITLE
 DETAILS

SHEET NUMBER
D-1

FOR REFERENCE ONLY



REV.	DATE	DESCRIPTION	DRN.	APPR.
A	06/07	INCREASED ARM HEIGHT	SJB	
B	01/08	GENERAL UPDATES	A.C.	
C	01/08	040-01798 WAS SK082107	A.C.	

"T" LEVEL CONFIG CODES			"P" LEVEL CONFIG CODES		
OPTION CLASS	ENTRY	INFO	OPTION CLASS	ENTRY	INFO
COATING	S		MIX	B1	
HH COVER	66546E		FINISH	5	
HH PAINT	BARE		POLE TOP CON.	MOD98	
COLLAR PAINT	N/A		COLLAR SHAPE	NONE	
DOOR SCR	SCE		BASEPLATE	6J250E	
DRILL IN	MOD24		CAST IN WOD	MODSX300	

300MM NON-TAPERED BASE PLATE ROUND POLE

POLE DESIG-NATION	POLE HEIGHT ABOVE GROUND	OVER-ALL LENGTH	ANCHOR BOLT CIRCLE	POLE DIA.	ULTIMATE G.L. MOMENT (ft. lbs.)	WEIGHT (lbs.)
BP300X07	22'-9"	23'-0"	16"	11-13/16"	65,000	2260

() POLES REQ'D (P/N: BP300X07-16043), EA WITH 6' WALL BRACKET ALUMINUM ELLIPTICAL ARM (P/N: LAEB6A).

NOTES:

- MIX (B15S): SCE BLACK & WHITE, LIGHTLY EXPOSED AGGREGATE FINISH, WITH FLAT, WATER SEALER COATING.
- ASTM C-150 TYPE III GRAY CEMENT.
- f_c @ 28 DAYS = 7,000 PSI, USING SPUN CYLINDER TEST.
- f_c @ 28 DAYS = 5,000 PSI, USING ASTM C-31 CYLINDER TEST.
- POLES MANUFACTURED PER ASTM C-1089-06 SPECIFICATIONS.
- PROTECTIVE COAT EXPOSED P.C. WIRES AT POLE ENDS.
- SCE MAX ANTENNA: 500 POUNDS; CENTERED 3 FT ABOVE POLE TOP.
- MAXIMUM PROJECTED AREA - ROUND SHAPE IS 11 SQUARE FEET.
- MAXIMUM PROJECTED AREA - FLAT SHAPE IS 3.5 SQUARE FEET.
- DUE TO THE NATURE & CHARACTERISTICS OF CONCRETE, SIDE MOUNT SPACING DIMENSIONS CAN ONLY BE TAKEN TO THE NEAREST 1/8 INCH.

APPROVED BY _____ DATE _____

Ameron POLE PRODUCTS DIVISION

**SOUTHERN CALIFORNIA EDISON
BP300X07 POLE WITH SINGLE 6' ARM**

THIS DOCUMENT CONTAINS INFORMATION WHICH IS PROPRIETARY TO AMERON. IT SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO ANYONE WITHOUT THE PRIOR WRITTEN PERMISSION OF AMERON.

DRAWN:	DATE:	SCALE:	DWG. NO.:	REV:
SJB	06/07	N.T.S.	040-01798	C



ERICSSON

330 COMMERCE, STE. 200
IRVINE, CA 92602



1387 CALLE AVANZADO
SAN CLEMENTE, CA 95073 (408) 991-0884

DRAWN BY: _____ DGM

CHECKED BY: _____ MM

REV	DATE	DESCRIPTION
C	09/26/18	SCE REVISIONS
B	05/31/18	100% CONSTRUCTION
A	03/09/18	90% CONSTRUCTION



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SITE ID: NBCST 3A
E/S/O PINECREEK DRIVE AT
VILLAGE WAY (2852
PINECREEK DRIVE)
COSTA MESA, CA, 92626

SHEET TITLE

POLE DETAILS

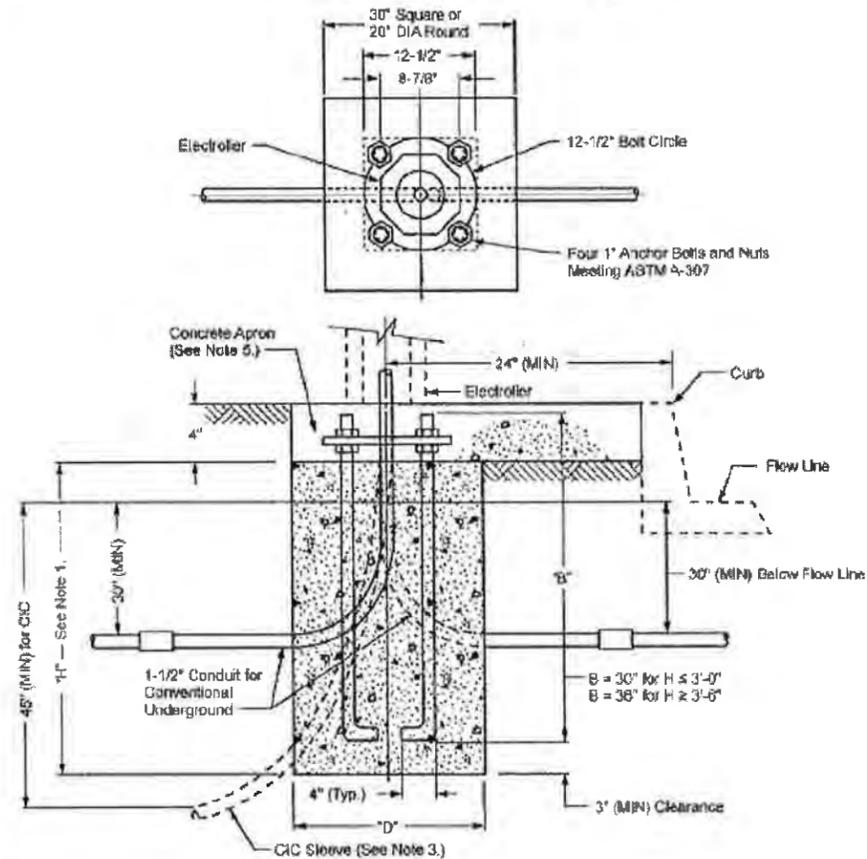
SHEET NUMBER

S-1



MC 890 Foundation Detail for Fiberglass Nostalgic, Fiberglass, Steel, or Concrete Electroliers
Scope MC 890.1 Electrolier Foundation Detail

Figure MC 890-1: Electrolier Foundation Detail



- Note(s):
1. The footing depth will vary depending on the type of soil and wind loading requirements. Consult local government agency for requirements. See Table MC 890-1 (Sheet 3) through Table MC 890-4 (Sheet 4).
 2. Foundation shall be installed after conduit or CIC (for Underground Service), curbs, and sidewalks are in place and grades are established.
 3. 1-1/2" Plastic CIC Sleeve for UG Concrete Electrolier (tape both ends to prevent debris from entering the sleeve).
 4. Concrete to reach a minimum compression strength of 2800 psi in 28 days. See UGS 20.3.
 5. Place a minimum size concrete apron of 30" x 30" x 4" thick around the pole at the ground level to provide a constrained surface condition when required. Grout to be placed after pole is set and plumbed.

Approved by: <i>PLH</i>	Foundation Detail for Fiberglass Nostalgic, Fiberglass, Steel, or Concrete Electroliers	MC 890
Effective Date: 10-26-2012	What's Changed? The acronym for the Miscellaneous Chapter of the UGS Manual has been changed from 'MS' to 'MC' for clarity.	1 of 4 UGS SCE Public



Scope MC 890.3 Electrolier Foundation Requirements

Table MC 890-1: 70 MPH Wind Zone, Constrained Surface Condition

	Soil Type	Electrolier Foundation Requirements						
		Fiberglass, Concrete, or Steel				Nostalgic		
		23' Shaft		28' Shaft		All Poles	Fiberglass	Marbelite
Per UBC [#]	H	D	H	D	H	D	D	
I.	Massive Crystalline Bedrock	2'-6"	20" dia.	2'-6"	20" dia.	2'-5"	20" dia.	24" dia.
		2'-0"	30" x 30"	2'-0"	30" x 30"	2'-6"	30" x 30"	30" x 30"
II.	Sedimentary and Foliated Rock	2'-6"	20" dia.	2'-6"	20" dia.	2'-6"	20" dia.	24" dia.
		2'-6"	30" x 30"	2'-6"	30" x 30"	2'-6"	30" x 30"	30" x 30"
III.	Sandy Gravel, Gravel	3'-0"	20" dia.	3'-0"	20" dia.	3'-0"	20" dia.	24" dia.
		2'-6"	30" x 30"	2'-6"	30" x 30"	2'-6"	30" x 30"	30" x 30"
IV.	Sand, Silty Sand, Clayey Sand, Silty Gravel, Clayey Gravel	3'-6"	20" dia.	3'-6"	20" dia.	3'-6"	20" dia.	24" dia.
		2'-6"	30" x 30"	2'-6"	30" x 30"	2'-6"	30" x 30"	30" x 30"
V.	Clay, Sands, Sandy Clay, Silty Clay, Clayey Silt	4'-0"	20" dia.	4'-6"	20" dia.	4'-6"	20" dia.	24" dia.
		2'-6"	30" x 30"	3'-6"	30" x 30"	2'-6"	30" x 30"	30" x 30"

Uniform Building Code — 1991

Note(s):

1. H = Depth of footing
2. D = Diameter of round footing or the side dimension of square footing.

Table MC 890-2: 70 MPH Wind Zone, Non-Constrained Surface Condition

	Soil Type	Electrolier Foundation Requirements						
		Fiberglass, Concrete, or Steel				Nostalgic		
		23' Shaft		28' Shaft		All Poles	Fiberglass	Marbelite
Per UBC [#]	H	D	H	D	H	D	D	
I.	Massive Crystalline Bedrock	2'-6"	20" dia.	2'-6"	20" dia.	2'-6"	20" dia.	24" dia.
		2'-6"	30" x 30"	2'-6"	30" x 30"	2'-6"	30" x 30"	30" x 30"
II.	Sedimentary and Foliated Rock	3'-0"	20" dia.	3'-6"	20" dia.	3'-0"	20" dia.	24" dia.
		2'-6"	30" x 30"	2'-6"	30" x 30"	2'-6"	30" x 30"	30" x 30"
III.	Sandy Gravel, Gravel	3'-6"	20" dia.	4'-0"	20" dia.	3'-6"	20" dia.	24" dia.
		3'-0"	30" x 30"	3'-0"	30" x 30"	3'-0"	30" x 30"	30" x 30"
IV.	Sand, Silty Sand, Clayey Sand, Silty Gravel, Clayey Gravel	4'-0"	20" dia.	4'-6"	20" dia.	4'-0"	20" dia.	24" dia.
		3'-0"	30" x 30"	3'-6"	30" x 30"	3'-0"	30" x 30"	30" x 30"
V.	Clay, Sands, Sandy Clay, Silty Clay, Clayey Silt	4'-6"	20" dia.	5'-0"	20" dia.	4'-6"	20" dia.	24" dia.
		3'-6"	30" x 30"	4'-0"	30" x 30"	3'-6"	30" x 30"	30" x 30"

Uniform Building Code — 1991

Note(s):

1. H = Depth of footing
2. D = Diameter of round footing or the side dimension of square footing.

Approved by: <i>PLH</i>	Foundation Detail for Fiberglass Nostalgic, Fiberglass, Steel, or Concrete Electroliers	MC 890
Effective Date: 10-26-2012	What's Changed? The acronym for the Miscellaneous Chapter of the UGS Manual has been changed from 'MS' to 'MC' for clarity.	3 of 4 UGS SCE Public



ERICSSON

330 COMMERCE, STE. 200
IRVINE, CA 92602



1387 CALLE AVANZADO
SAN CLEMENTE, CA 95070 (408) 297-0204

DRAWN BY: DGM

CHECKED BY: MM

C	09/26/18	SCE REVISIONS
B	05/31/18	100% CONSTRUCTION
A	03/09/18	90% CONSTRUCTION
REV	DATE	DESCRIPTION



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SITE ID: NBCST 3A
E/S/O PINECREEK DRIVE AT
VILLAGE WAY (2852
PINECREEK DRIVE)
COSTA MESA, CA, 92626

SHEET TITLE
POLE FOUNDATION
DETAILS

SHEET NUMBER

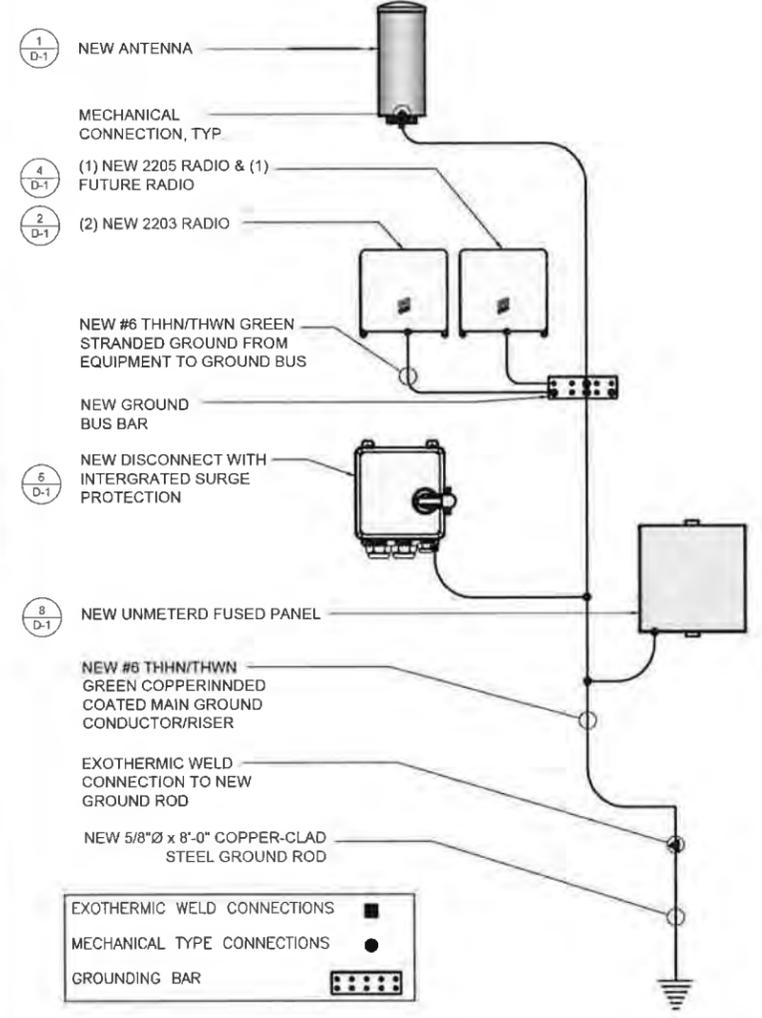
S-2

NOT USED

24"x36" SCALE: NTS
11"x17" SCALE: NTS

5

NOTE:
ALL GROUND CONDUCTORS TO BE #6 THHN/THWN GREEN STRANDED COPPER UNLESS OTHERWISE NOTED OR REQUIRED BY EQUIPMENT MANUFACTURER.



NOT USED

24"x36" SCALE: NTS
11"x17" SCALE: NTS

6

GROUNDING SCHEMATIC

24"x36" SCALE: NTS
11"x17" SCALE: NTS

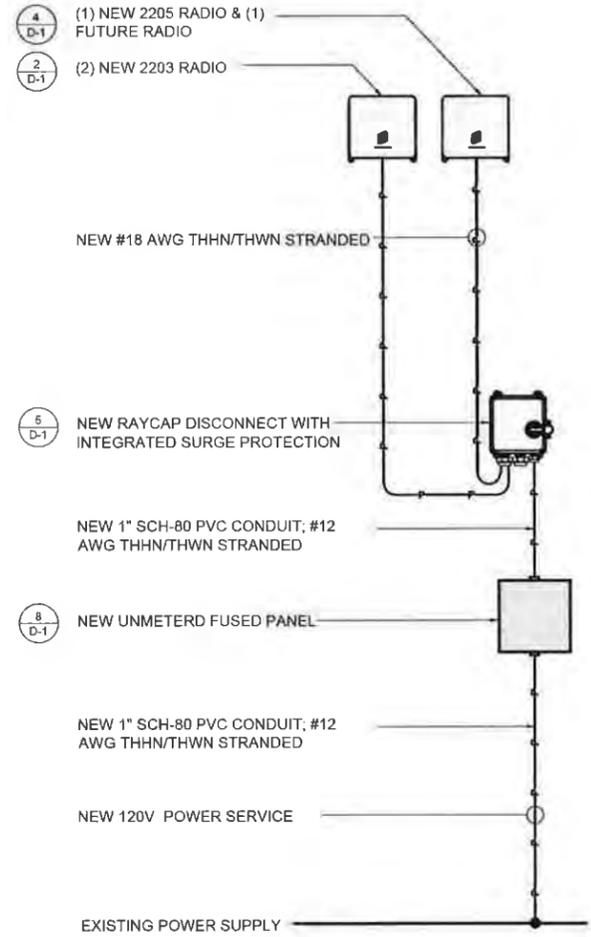
3

SINGLE LINE DIAGRAM

24"x36" SCALE: NTS
11"x17" SCALE: NTS

1

NOTE:
UTILITY DESIGN AND RUNS ARE PRELIMINARY. PENDING FINAL DESIGN FROM UTILITY PROVIDERS



NOT USED

24"x36" SCALE: NTS
11"x17" SCALE: NTS

7

NOT USED

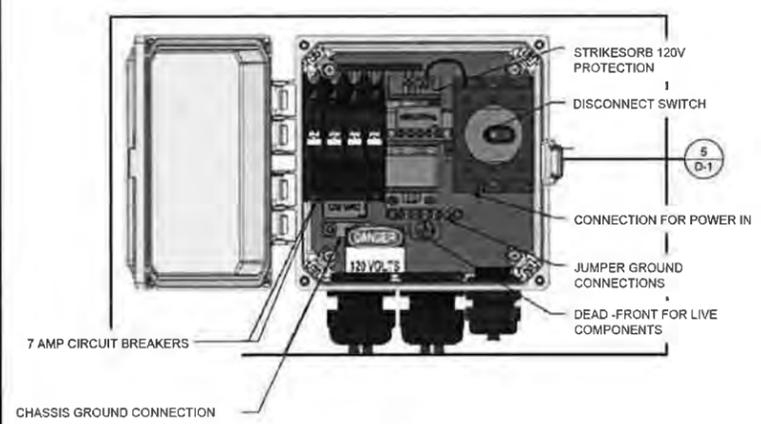
24"x36" SCALE: NTS
11"x17" SCALE: NTS

4

BREAKER SCHEDULE

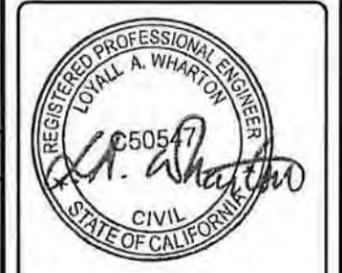
24"x36" SCALE: NTS
11"x17" SCALE: NTS

2



DRAWN BY: DGM
CHECKED BY: MM

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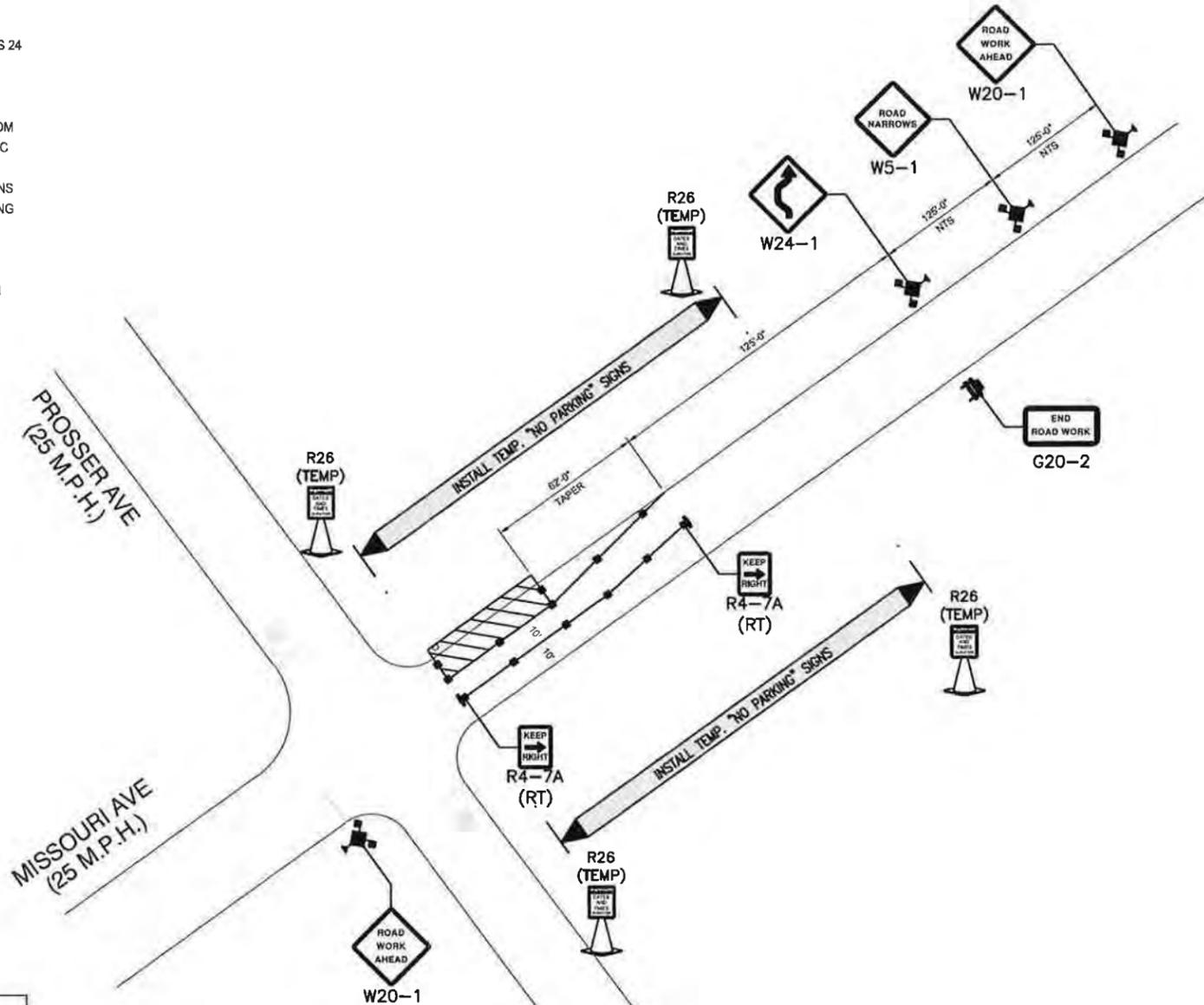
SITE ID: NBCST 3A
E/S/O PINECREEK DRIVE AT
VILLAGE WAY (2852
PINECREEK DRIVE)
COSTA MESA, CA, 92626

SHEET TITLE
ELECTRICAL DETAILS

SHEET NUMBER
E-1

NOTES:

- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2012 CALIFORNIA MUTCD) AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- THE CITY TRAFFIC ENGINEER OR HIS REPRESENTATIVE HAS THE AUTHORITY TO INITIATE FIELD CHANGES TO ASSURE PUBLIC SAFETY.
- ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM VIEW WHEN NOT IN USE.
- WORK HOURS SHALL BE RESTRICTED TO THE PERIOD BETWEEN 7:00 A.M. AND 5:00 P.M., MONDAY THROUGH FRIDAY, UNLESS APPROVED OTHERWISE. WHEN NIGHT WORK IS REQUIRED, WORK HOURS SHALL BE 9:00 P.M. TO 5:00 A.M. SUNDAY THROUGH FRIDAY.
- TRENCHES MUST BE BACK FILLED OR PLATED DURING NON-WORKING HOURS.
- PEDESTRIAN CONTROLS SHALL BE PROVIDED AS SHOWN ON THE PLANS.
- TEMPORARY "NO PARKING SIGNS" SHALL BE POSTED 72 HOURS PRIOR TO COMMENCING WORK IN ALL PARKING ZONES.
- ACCESS TO DRIVEWAYS WILL BE MAINTAINED AT ALL TIMES UNLESS OTHER ARRANGEMENTS ARE MADE.
- THE CONTRACTOR SHALL REPLACE WITHIN 72 HOURS ALL TRAFFIC SIGNAL LOOP DETECTORS DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REPLACE WITHIN 24 HOURS, ALL STRIPING, REMOVED OR DAMAGED BY CONSTRUCTION WORK. (STRIPING MAY BE REPLACED TEMPORARILY WITH TAPE.)
- ALL WORKERS SHALL BE EQUIPPED WITH AN ORANGE VEST (OR A REFLECTIVE VEST AT NIGHT). ALL FLAGGERS SHALL BE EQUIPPED WITH A HARD HAT, C28 "STOP/SLOW" PADDLE AND SHALL BE TRAINED IN THE PROPER FUNDAMENTALS OF FLAGGING TRAFFIC.
- ANY WORK THAT DISTURBS NORMAL TRAFFIC SIGNAL OPERATIONS SHALL BE COORDINATED WITH THE CITY 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC DEVICES 24 HOURS PER DAY AND 7 DAYS PER WEEK
- A MINIMUM OF 10' TRAVEL LANES MUST BE MAINTAINED UNLESS OTHERWISE APPROVED THE CITY.
- ALL NIGHT WORK WILL REQUIRE WRITTEN APPROVAL FROM THE CITY. LANE CLOSURES, ROAD DETOURS, AND TRAFFIC SIGNAL MODIFICATIONS ASSOCIATED WITH OVERNIGHT CONSTRUCTION ACTIVITIES WILL REQUIRE WARNING SIGNS BE PLACED AT LEAST ONE WEEK IN ADVANCE OR STARTING CONSTRUCTION.
- A SOLAR POWERED FLASHING ARROW BOARD SHALL BE REQUIRED ON ALL ARTERIAL STREET LANE CLOSURES.
- THE CONTRACTOR SHALL NOTIFY TRANSIT AUTHORITY IN ADVANCE AND PROVIDE TEMPORARY RELOCATED BUS STOPS.



LEGEND	
	FLASHING ARROW SIGN
	CHANNELIZING DEVICE
	HIGH LEVEL WARNING DEVICE W/ PROPOSED SIGN
	PROPOSED SIGN AND POST
	TYPE I BARRICADE
	TYPE I BARRICADE W/ PROPOSED SIGNS
	TYPE III BARRICADE
	TYPE III BARRICADE W/ PROPOSED SIGNS
	SIGNALIZED INTERSECTION
	CONSTRUCTION AREA
	FLAGGER

MINIMUM RECOMMENDED DELINEATOR/CONE & SIGN PLACEMENT					
TABLE 6H-4					
FORMULAS BASED ON 12' WIDE LANES:					
40 MPH OR LESS L=WS ² /60					
45 MPH OR MORE L=WS					
POSTED SPEED LIMIT	TAPER LENGTH "L" EACH LANE	DELINEATOR SPACING		SIGN SPACING "S" ADVANCE OF TAPERS & BETWEEN SIGNS	BUFFER SPACE
		TAPER	TANGENT		
25 MPH	125 FT	25 FT	50 FT	125 FT	158 FT
30 MPH	180 FT	30 FT	60 FT	180 FT	205 FT
35 MPH	245 FT	35 FT	70 FT	245 FT	257 FT
40 MPH	320 FT	40 FT	80 FT	320 FT	315 FT
45 MPH	540 FT	50 FT	100 FT	540 FT	378 FT
50 MPH	600 FT	50 FT	100 FT	600 FT	446 FT
55 MPH	660 FT	50 FT	100 FT	660 FT	520 FT
60 MPH	720 FT	50 FT	100 FT	720 FT	598 FT
65 MPH	780 FT	50 FT	100 FT	780 FT	682 FT

L FOR MERGE TAPER
1/2L FOR SHIFT TAPER
1/3L FOR SHOULDER TAPER

TANGENT SPACE = 100 FT MIN

TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"



DRAWN BY: DGM
CHECKED BY: MM

REV	DATE	DESCRIPTION
C	09/26/18	SCE REVISIONS
B	05/31/18	100% CONSTRUCTION
A	03/09/18	90% CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SITE ID: NBCST 3A
E/S/O PINECREEK DRIVE AT VILLAGE WAY (2852 PINECREEK DRIVE) COSTA MESA, CA, 92626

SHEET TITLE
TRAFFIC CONTROL PLAN

SHEET NUMBER
TC-1

AT&T Mobility CRAN_RLOS_CSTAM_012

Background

New Cingular Wireless PCS, LLC dba AT&T Mobility's (AT&T) mission is to connect people with their world everywhere they live, work and play. AT&T delivers advance mobile services, high speed internet and smart solutions for people and business. AT&T is the global leader in Technology, Media and Telecommunications industry and is committed to the development, growth and improvement of communications in the United States. AT&T is a nationwide wireless service provider located throughout the United States and in U.S. territories. Millions of wireless connections take advantage of the company's mobile products and services. AT&T is committed to improve the customer experience of their hand-held devices, portable computing, and connected automobiles. The company's commitment is to have a robust network of cell sites that could bring faster data speeds and voice connectivity.

AT&T Mobility is a Telephone Corporation registered with the California Public Utilities Commission. The CPUC registration number is U 3060 C. As a telephone corporation, AT&T has a legal right to access public rights-of-way and place its equipment under Section 7901 of the California Public Utilities Code.

Mobile Wireless Services

Traditional macro sites are the fundamental building blocks needed to provide wireless voice and data services. AT&T uses high-band and low-band spectrum licensed from the Federal Communications Commission to provide wireless service. Each spectrum band has different propagation characteristics, which may experience varied noise or signal interference at a given location. To increase the service quality and reduce noise and interference to the customer, AT&T uses multiple layers of its licensed spectrum. Signal interference created by environmental clutter or noise from surrounding sources degrades the signal quality in a manner that affects data rates, service quality, and ultimately coverage. Placing small cells in locations where macro facilities are constrained and in areas of high-volume mobile traffic helps produce faster data rates and a more efficient use of the limited spectrum.

Adding macro sites has been the typical design solution to increase coverage, capacity and to offload existing cell sites in the network. This design alternative consists of multiple antennas mounted to a large support structure and a base station of several radio cabinets. The topography of a given area, dense concentration of buildings, the lack of available real estate, the high construction costs and other environmental factors has made it more difficult to bring wireless services closer to the end user in order to reduce weak signals and noise interference, and to increase the data rates which support existing and future demands for optimal user experience of mobile devices.

AT&T solution to increase the densification of wireless signals and coverage capacity of its network in any given geographical area is the implementation of small cells within the public rights-of-way. Small cells are lightweight and low power antenna solutions. The typical configuration is an omni-directional antenna or a set of small antennas mounted to right-of-way infrastructure, including utility poles, replacement streetlights or other infrastructure. Small cell installations are non-intrusive to the local community and can easily blend in with the natural urban or suburban landscape.

AT&T is committed to improving vital wireless services to residential portions of the city. Robust wireless services are essential in residential areas. The Center for Disease Control and Prevention (“CDC”) tracks the rates at which American households are shifting from landlines to wireless telecommunications. According to the CDC’s latest Wireless Substitution Report, more than 70% of American households now rely exclusively or primarily on wireless telecommunications.¹ The FCC estimates that 70% of all 911 calls are made from wireless devices.² And with AT&T’s selection by FirstNet as the wireless service provider to build and manage the nationwide first responder wireless network, each new or modified facility will strengthen first responder communications.

Project Description

AT&T engineers have identified several locations in Costa Mesa that require small cells in order to increase data speeds to meet the existing and future demands. These locations are shown in the attached network map. Additional areas may be identified in the future as conditions change over time.

For this small cell, AT&T proposes to install a 10-inch diameter omni-directional antenna and radios at the top of a replacement streetlight, fully concealed within a 14-inch diameter shroud. The concealment will be painted gray to match the final color of the aggregate pole. The proposed stealth installation is small in scale and will blend with the existing street landscape for each proposed location.

The project scope will consist of the following:

- Removal and replacement of a streetlight by SCE.
- Installation of a single omni-directional antenna, four remote radio units and raycap disconnect switch within a shroud.
- Installation of below grade power and fiber handholds.

Plans depicting the project location, design, height and style with the new wireless antenna installation are attached. Photographic simulations showing the final antenna installation are also included.

¹ See *Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, July-December 2017*, available at <http://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless201806.pdf>.

² See *911 Wireless Services*, available at <https://www.fcc.gov/consumers/guides/911-wireless-services>.

Construction and Maintenance

Construction of the proposed project will take approximately 30-days. All construction will be done in a manner that minimizes impact to residents and/or business in the area. Existing underground or overhead power and fiber connections will be used with minimal trenching. Directional boring will be used when deemed appropriate for each specific location.

Maintenance of the subject facility is minimal. Monitoring is typically done from AT&T's switching offices. If needed, a site visit to change any radio equipment will be coordinated with the city through the appropriate process.

Construction and Maintenance

Construction of the proposed project will take approximately 30-60 days. All construction will be done in a manner that minimizes impact to residents and business in the area. Existing underground or overhead power and fiber connections will be used with minimal trenching. Directional boring will be used when deemed appropriate for each specific location.

Maintenance of the subject facility is minimal. The majority of the monitoring is done from AT&T's switching offices. If needed, a site visit to change any radio equipment will be coordinated with the existing utility providers and city.

Project Code Compliance / Findings

The subject project complies with the City of Costa Mesa Telecommunication Regulatory Ordinance in the Public Right-of-Way, Section 19-15 in the following ways:

1. The proposed wireless facility is a small cell installation to be placed on a replaced SCE streetlight in the public right-of-way.
2. The proposed facility is small in scale and is visually compatible with the surrounding development.
3. The project is allowed subject to the city's approval of a Minor Use Permit and Encroachment Permit.
4. The proposed installation will not interfere with the use of the existing right-of-way. No additional ground mounted equipment is being proposed.
5. The proposed facility is a low powered antenna designed to work in conjunction with other small cell sites in the area and to off-load capacity from an existing macro facility. The installation will comply with applicable regulations of the Federal Communications Commission.
6. As stated in the project description, the purpose for the deployment of small cells is to increase the signal quality and capacity to the identified area near the site. As such, implementation of the small cell project will reduce a data signal gap that currently existing at this location as shown on the attached coverage maps.
7. The applicant will conform to all City of Costa Mesa requirements.



Brian P. Ryan
Principle Manager
Telephone: 909-274-1949
Brian.Ryan@sce.com

December 13, 2018

To Whom It May Concern:

Since 1994, Southern California Edison (SCE) has assisted wireless service providers in expanding their networks to meet customers' needs for telecommunications service. SCE makes available existing structures that can be used to co-locate the wireless service providers' equipment, while lessening the visual impacts on the community and constituency that is served. This letter requests that you help us in this endeavor.

In an effort to minimize the potential clutter that new vertical structures would produce, many California jurisdictions have adopted ordinances and policies encouraging wireless facilities to be mounted on street light poles within the public rights of way.

As you are aware, SCE owns and maintains street light poles in your jurisdiction pursuant to our LS-1 tariff. In order to accommodate the increasing demand for micro-cell site locations, SCE has agreed to allow wireless service providers to attach their antennas to some of these streetlight poles, and contractually requires the wireless service provider to comply with certain requirements, including a requirement that the facility will not impact SCE's ability to provide street lighting service.

Costa Mesa has and retains full control over the entitlement and permitting process for these and future sites. The wireless service providers also pay for electrical usage resulting from their sites. This electrical service is metered and billed separately, and the Jurisdiction is not impacted.

While SCE believes this approach benefits local governments as well as their constituency, we would not engage in this solution if doing so resulted in extra costs to SCE or Costa Mesa. We would therefore appreciate confirmation that Costa Mesa consents to use of its public rights of way for the purpose of licensing space on an SCE Streetlight Pole # **1410551E** located at: **919 PRESIDIO DRIVE. AT&T Site number: SCL CSTAM 012 PTN 3551A0J10T FA 14823061.**

Please sign this letter to indicate your consent and return it to me at the below address. If you have any questions, please feel free to call Alexandra Martin (714) 323-5951.

Regards,

A handwritten signature in black ink that reads "Brian P. Ryan".

Brian P. Ryan

Signature _____
Name _____
Title _____
Date: _____

SCE Edison Carrier Solutions
2 Innovation Way 1st Floor
Pomona, CA 91768



Brian Ryan
Principal Manager Telecom Sales
Edison Carrier Solutions
e-mail: Brian.Ryan@sce.com

December 13, 2018

Costa Mesa Planning / Permitting Department

To Whom It May Concern:

Re: Letter of Authorization

SCE streetlight identified as – SCE Streetlight Pole # **1410551E** located adjacent: **919 PRESIDIO DRIVE. AT&T Site Name: SCL CSTAM 012 PTN 3551A0J10T FA 14823061.**

Southern California Edison Company (SCE) is the owner of the Light Pole, located in Costa Mesa, CA. AT&T "Carrier" has requested that SCE replace the existing Light Pole so that it can be used for operating a wireless communications facility, ("Site").

SCE has reviewed Carrier's preliminary plans for this Site and believe these plans are compatible with SCE's use of this Light Pole. Thus, as a representative of SCE, I hereby authorize Carrier, and its representatives, to seek and secure all right(s), including any environmental review associated with granting such rights, that are needed from the Jurisdiction to use the Light Pole and other property for this purpose as long as there are no costs to SCE.

Notwithstanding this authorization, SCE reserves the right to reject Carrier's request for use of its Light Pole for any reason, including imposed conditions or required changes to the light pole by the Jurisdiction, are unacceptable to SCE.

All correspondence and/or notices regarding use of SCE's Light Pole by Carrier, or any later requests by the Carrier for authorizations or approvals needed for construction, operation or maintenance of an approved Site, should include a copy to SCE.

If you have any questions concerning this project, please contact Alexandra Martin 714-323-5951.

Sincerely,

A handwritten signature in black ink that reads "Brian P. Ryan". The signature is written in a cursive style with a long horizontal stroke at the end.

Brian P. Ryan

PLEASE TRANSFER LETTER TO CITY LETTERHEAD

Date

Brian Ryan
Southern California Edison
Carrier Solutions Division
2 Innovation Way 1st Floor
Pomona, Ca 91768

Dear Mr. Ryan:

This letter authorizes Southern California Edison (SCE) to disconnect the SCE streetlight identified as – SCE Streetlight Pole #**1410551E** located adjacent: **919 PRESIDIO DRIVE**. **AT&T** Site number: **SCL CSTAM 012 PTN 3551A0J10T FA 14823061** so that work can be performed to replace the existing Streetlight.

AT&T (Wireless Carrier) has requested that SCE replace the Southern California Edison streetlight with a new streetlight that will be used for operating the wireless communications facility identified as SCE Light Pole #**1410551E** located adjacent: **919 PRESIDIO DRIVE**. **AT&T** Site number: **SCL CSTAM 012 PTN 3551A0J10T FA 14823061**.

Please coordinate the disconnecting of the streetlight directly with Costa Mesa, (please provide County Contact Name, Phone) so that the light will be out only for the above referenced work to be completed.

If you have any questions, please do not hesitate to call me.

Sincerely,

Name
Public Agency

SOUTHERN CALIFORNIA EDISON STREETLIGHT AUTHORIZATION

DEVELOPER/APPLICANT MUST PROVIDE THIS FORM
COMPLETED BY THE PUBLIC AUTHORITY
FOR ANY SCE-OWNED STREETLIGHT INSTALLATION, REMOVAL OR CHANGE REQUESTS
Incomplete forms will be returned and not processed

PUBLIC AUTHORITY NAME: (Jurisdiction) _____

Builder/Developer Name: (Carrier / Vendor) _____ Phone #: (Vendor phone #) _____

Tract/Ref # (Site Number) _____ Streetlight Location (Pole #, adjacent address) _____

Please Check one: Installation Removal Change

Number of Lamp(s)	Lamp Size (wattage)	Lamp Type (LED or Sodium Vapor)
1 _____	_____	_____
_____	_____	_____
_____	_____	_____

New Installations

Public Authority Responsibility for Streetlight Monthly Billing

Please Check one and fill out applicable dates:

___ Upon Energizing

If Public Authority is collecting Builder/Developer Advanced Energy Payment, indicate date collected. (_____)

Monthly Billing: ___ Establish new Service Account (SA) Use existing SA # _____

___ Commitment Date-

Date Agreed upon by SCE and Public Authority (_____) or no later than 36 months from first streetlight energized whichever is earlier.

Monthly Billing: ___ Establish new Service Account (SA) Use existing SA # _____

X Public Authority is not responsible

HOA Area Name _____ Other Entity (please define) (Carrier name) _____

Public Authority Notes:

Please notify (Jurisdiction contact name, phone #) when scheduling disconnect of existing streetlight.

0 day outage requested; Jurisdiction retains responsibility for LS-1 lighting electrical payment; Carrier xxxx covers costs of pole replacement

Authorized Public Authority Agent

_____ Print name

_____ Date

_____ Signature

_____ Phone #

_____ Title

TO BE COMPLETED BY SCE

ACTION: ENTER TRACT/REF# ON DM PROGRAM NAME FIELD.

District _____

Planning AOR _____

PLANNER NAME (PRINT) _____

DM SR # _____ Product # _____ (one per SLA)

FORWARD COMPLETED COPIES OF THE SLA FORM, MAP AND CSD272 CONTRACT, IF APPLICABLE TO:
"Street & Outdoor Lighting Organization" Santa Ana Bldg. D

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Analysis Completed For:
Site No. CRAN_RLOS_HBNPB_020
MRLOS045170
HBNPB 20B
3590 Harbor Gateway North
Costa Mesa, California 92626
Orange County
33.701857; -117.923339 NAD83
Utility Pole

Note that these results can also be applied to other Costa Mesa locations using the same antenna and power configurations with a greater than or equal to antenna radiation center.

The proposed AT&T installation will be in compliance with FCC regulations upon proper installation of recommended signage.

EBI Project No. 6218004289
June 19, 2018



Prepared for:

AT&T Mobility, LLC
100 West Alondra Boulevard
Gardena, California 90248

Prepared by:

 **EBI Consulting**
environmental | engineering | due diligence

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APPENDICES

- Appendix A Personnel Certifications**
- Appendix B Compliance/Signage Plan**

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CRAN_RLOS_HBNPB_020 located at 3590 Harbor Gateway North in Costa Mesa, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible utility line level and ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014.

The following signage is recommended at this site:

- Blue NOTICE decals posted around the bottom of the radome of the antenna.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 4.0 and Appendix B of this report.

1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

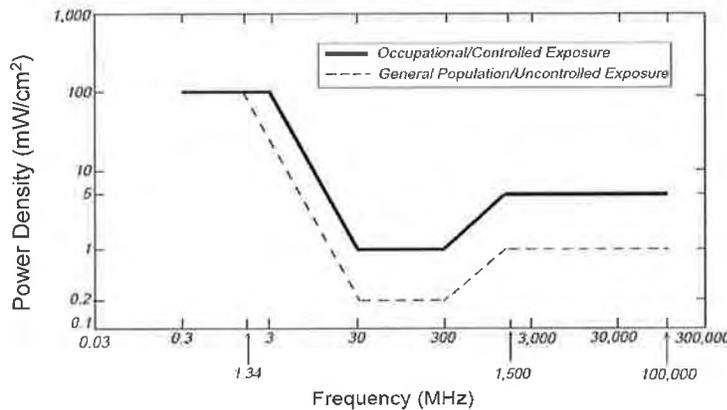
Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
 Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

3.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site utility line level and ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible utility line level and ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

At the nearest walking/working surfaces to the AT&T antenna, the maximum power density generated by the AT&T antenna is approximately 57.10 percent of the FCC's general public limit (11.42 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 57.10 percent of the FCC's general public limit (11.42 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed AT&T antenna that exceed the FCC's occupational or general public exposure limits at this site. At ground level, the maximum power density generated by the antenna is approximately 1.00 percent of the FCC's general public limit (0.20 percent of the FCC's occupational limit).

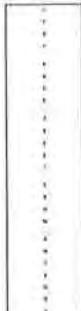
A graphical representation of the RoofView® modeling results is presented in Appendix B. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		NOTICE 1
	INFO 2		NOTICE DECAL
	INFO 3		CAUTION 1 - ROOFTOP
			CAUTION 2 - ROOFTOP
	INFO 4		CAUTION - TOWER
			WARNING

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

- Blue NOTICE decals posted around the bottom of the radome of the antenna.

No barriers are required for this site. The signage is graphically represented in the Signage Plan presented in Appendix B.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 3590 Harbor Gateway North in Costa Mesa, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible utility line level and ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

Signage is recommended at the site as presented in Section 4.0 and Appendix B. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

6.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Personnel Certifications

Reviewed and Approved by:



sealed 6jun2018

Michael McGuire
Electrical Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the structure, as well as the impact of the antennas and broadcast equipment on the structural integrity of the structure, are specifically excluded from EBI's scope of work.

Preparer Certification

I, Ryan Eaton, state that:

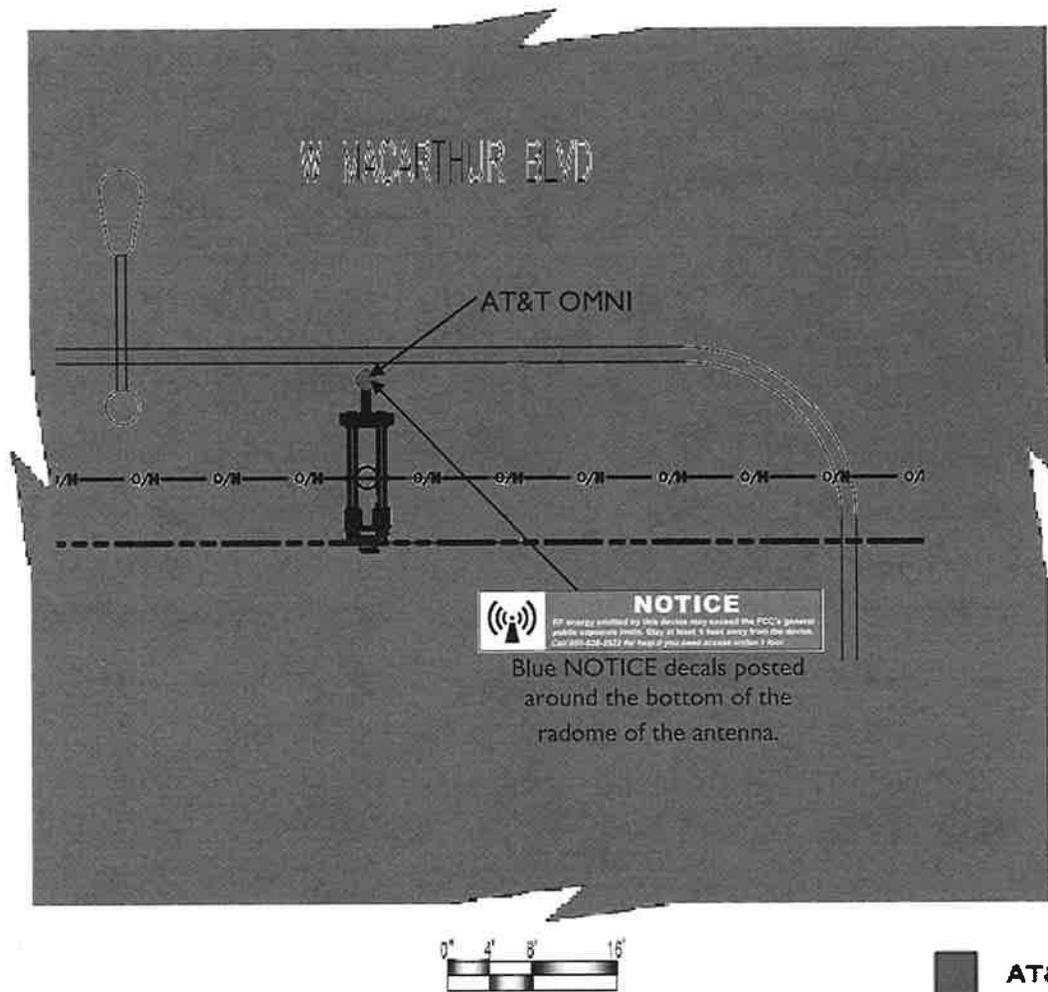
- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Appendix B

Compliance/Signage Plan

At the nearest walking/working surfaces to the AT&T antenna, the maximum power density generated by the AT&T antenna is approximately 57.10 percent of the FCC's general public limit (11.42 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 57.10 percent of the FCC's general public limit (11.42 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed AT&T antenna that exceed the FCC's occupational or general public exposure limits at this site. At ground level, the maximum power density generated by the AT&T antenna is approximately 1.00 percent of the FCC's general public limit (0.20 percent of the FCC's occupational limit).



% FCC Public Exposure Limit	
	Exposure Level \geq 5,000
	500 < Exposure Level \leq 5,000
	100 < Exposure Level \leq 500
	Exposure Level \leq 100

Sign Identification Legend			
	Denotes AT&T Information Sign 1		Denotes AT&T NOTICE Sign
	Denotes AT&T Information Sign 2		Denotes AT&T CAUTION Sign
	Denotes AT&T Information Sign 3		Denotes AT&T CAUTION Tower Sign
	Denotes AT&T Information Sign 4		Denotes AT&T WARNING Sign

Compliance/Signage Plan
Facility Operator: AT&T Mobility
Site Name: HBNPB 20B
AT&T Site Number: CRAN_RLOS_HBNPB_020
USID Number: 188431
Report Date: 06-19-18

APPENDIX A

*Optional Checklist for Determination
Of Whether a Facility is Categorically Excluded*

**Optional Checklist for Local Government
To Determine Whether a Facility is Categorically Excluded**

Purpose: The FCC has determined that many wireless facilities are unlikely to cause human exposures in excess of RF exposure guidelines. Operators of those facilities are exempt from routinely having to determine their compliance. These facilities are termed "categorically excluded." Section 1.1307(b)(1) of the Commission's rules defines those categorically excluded facilities. This checklist will assist state and local government agencies in identifying those wireless facilities that are categorically excluded, and thus are highly unlikely to cause exposure in excess of the FCC's guidelines. Provision of the information identified on this checklist may also assist FCC staff in evaluating any inquiry regarding a facility's compliance with the RF exposure guidelines.

BACKGROUND INFORMATION	
1. Facility Operator's Legal Name:	<u>AT&T Mobility</u>
2. Facility Operator's Mailing Address:	<u>1452 Edinger Avenue, Tustin, CA 92618</u>
3. Facility Operator's Contact Name/Title:	<u>Amelia Pineda</u>
4. Facility Operator's Office Telephone:	<u>(800) 832-6662</u>
5. Facility Operator's Fax:	<u></u>
6. Facility Name:	<u>CRAN_RLOS_CSTAM_012</u>
7. Facility Address:	<u>Adjacent to 919 Presidio Drive (Public Right-of-Way)</u>
8. Facility City/Community:	<u>Costa Mesa</u>
9. Facility State and Zip Code:	<u>CA 92626</u>
10. Latitude:	<u>33.671786</u>
11. Longitude:	<u>-117.895088</u>

continue
→

Optional Local Government Checklist (page 2)

EVALUATION OF CATEGORICAL EXCLUSION

- 12. Licensed Radio Service (see attached Table 1): Personal Communications Services
- 13. Structure Type (free-standing or building/roof-mounted): Free-standing
- 14. Antenna Type [omnidirectional or directional (includes sectored)]: Omni
- 15. Height above ground of the lowest point of the antenna (in meters): 7.97
- 16. Check if all of the following are true:
 - (a) This facility will be operated in the Multipoint Distribution Service, Paging and Radiotelephone Service, Cellular Radiotelephone Service, Narrowband or Broadband Personal Communications Service, Private Land Mobile Radio Services Paging Operations, Private Land Mobile Radio Service Specialized Mobile Radio, Local Multipoint Distribution Service, or service regulated under Part 74, Subpart I (see question 12).
 - (b) This facility will not be mounted on a building (see question 13).
 - (c) The lowest point of the antenna will be at least 10 meters above the ground (see question 15).

If box 16 is checked, this facility is categorically excluded and is unlikely to cause exposure in excess of the FCC's guidelines. The remainder of the checklist need not be completed. If box 16 is not checked, continue to question 17.

- 17. Enter the power threshold for categorical exclusion for this service from the attached Table 1 in watts ERP or EIRP* (note: $EIRP = (1.64) \times ERP$): 1640 per Table 1 PCS (part 24)
- 18. Enter the total number of channels if this will be an omnidirectional antenna, or the maximum number of channels in any sector if this will be a sectored antenna: 4
- 19. Enter the ERP or EIRP per channel (using the same units as in question 17): 20
- 20. Multiply answer 18 by answer 19: 80
- 21. Is the answer to question 20 less than or equal to the value from question 17 (yes or no)?

If the answer to question 21 is YES, this facility is categorically excluded. It is unlikely to cause exposure in excess of the FCC's guidelines.

If the answer to question 21 is NO, this facility is not categorically excluded. Further investigation may be appropriate to verify whether the facility may cause exposure in excess of the FCC's guidelines.

*"ERP" means "effective radiated power" and "EIRP" means "effective isotropic radiated power"

TABLE 1 (cont.)

SERVICE (TITLE 47 CFR RULE PART)	EVALUATION REQUIRED IF:
<p>Personal Communications Services (part 24)</p>	<p>(1) Narrowband PCS (subpart D): <u>non-building-mounted antennas</u>: height above ground level to lowest point of antenna < 10 m <u>and</u> total power of all channels > 1000 W ERP (1640 W EIRP) <u>building-mounted antennas</u>: total power of all channels > 1000 W ERP (1640 W EIRP)</p> <p>(2) Broadband PCS (subpart E): <u>non-building-mounted antennas</u>: height above ground level to lowest point of antenna < 10 m <u>and</u> total power of all channels > 2000 W ERP (3280 W EIRP) <u>building-mounted antennas</u>: total power of all channels > 2000 W ERP (3280 W EIRP)</p>
<p>Satellite Communications (part 25)</p>	<p>all included</p>
<p>General Wireless Communications Service (part 26)</p>	<p>total power of all channels > 1640 W EIRP</p>
<p>Wireless Communications Service (part 27)</p>	<p>total power of all channels > 1640 W EIRP</p>
<p>Radio Broadcast Services (part 73)</p>	<p>all included</p>

Statement of CLEC and CPUC Status

New Cingular Wireless PCS LLC ("NCW") dba AT&T Mobility is a telephone corporation that provides wireless service in the City of Costa Mesa pursuant to a Wireless Identification Registration Number, U 3060 C, issued by the California Public Utilities Commission. Section 7901 of the California Public Utilities Code authorizes telephone corporations to construct facilities in the public right of way. Thus, as a registered wireless carrier, NCW is allowed to construct facilities in the public right of way.

NCW does not have and is not required to have a Certificate of Public Convenience and Necessity (CPCN). The CPUC terminated the requirement for wireless carriers to have CPCNs in 1994 and replaced it with the registration process. Please see Section 1013 of the Cal. Pub. Util. Code and attached letter from CPUC.

Under Cal. Pub. Utils. Code §§ 7901 & 7901.1 (excerpted below), AT&T has an affirmative right to deploy its facilities in public right-of-way subject to the city's police power to control the location and manner of an installation. The city police power, however, is limited, and it must exercise this authority in a reasonable and nondiscriminatory manner. See 7901.1.

PUBLIC UTILITIES CODE SECTION 7901-7901.1

7901. Telegraph or telephone corporations may construct lines of telegraph or telephone lines along and upon any public road or highway, along or across any of the waters or lands within this State, and may erect poles, posts, piers, or abutments for supporting the insulators, wires, and other necessary fixtures of their lines, in such manner and at such points as not to incommode the public use of the road or highway or interrupt the navigation of the waters.

7901.1. (a) It is the intent of the Legislature, consistent with Section 7901, that municipalities shall have the right to exercise reasonable control as to the time, place, and manner in which roads, highways, and waterways are accessed.

(b) The control, to be reasonable, shall, at a minimum, be applied to all entities in an equivalent manner.

(c) Nothing in this section shall add to or subtract from any existing authority with respect to the imposition of fees by municipalities.

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298



To: CMSR Registration Applicant

Subject: Information Required to Obtain Wireless Identification Registration (WIR) Number (U Number).

Dear Applicant,

For your information, Commission Decision 94-10-031, (issued on October 12, 1994) established a wireless registration process for all Commercial Mobile Radiotelephone Services (CMRS) providers within California. The Commission has eliminated the Certificate of Public Necessity and Convenience (CPCN) for all CMRS providers. This policy change is a result of action by Congress in the Omnibus Budget Reconciliation Act of 1993, which removed states authority to regulate entry and rates of CMRS providers effective August 10, 1994.

In lieu of the CPCN, the Commission now requires CMRS providers who did not hold a CPCN prior to August 10, 1994, and who intend to offer intrastate wireless telecommunications services within California, to file a Wireless Identification Registration containing the following information concurrent with undertaking such service. This information must be on company letterhead, type of service to be offered, and signed by at least one officer of the company.

1. The legal name of the business offering such service.
2. Any fictitious or other names under which such service will be offered.
3. The local business address for the utility, if any.
4. The home office business address if different than the local business address.
5. The name and address of the designated agent for service of process.
6. Name, title, address, and telephone number of the person to be contacted regarding the reported information.
7. The identity of the directors and principal officers of the business.
8. Names of all affiliated companies and their relationship, indicating if the affiliate is a regulated public utility.
9. Telephone numbers to which service or other customer complaints should be directed.

The information should be filed with the Telecommunications Division. Service can be commenced upon receiving the WIN from the CPUC. You should receive a WIN within a few days after the Commission receives the registration information.

Within 30 days of a change in the status of any of the information items listed above, the carrier shall notify the Telecommunications Division of such change in writing.

If you have questions or need further clarification please call Rudy Sastra at (415) 703-2673.

Sincerely,

Jack Leutza, Director
Telecommunications Division

PLEASE SEND THIS INFORMATION TO:

Rudy Sastra
Carrier Branch
Telecommunications Division
California Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102
(415) 703-2673



1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 371-6634

CRAN_RLOS_CSTAM_012



833 CORTEZ STREET , COSTA MESA, CA 92626



LOCATION



EXISTING



PROPOSED

833 CORTEZ STREET , COSTA MESA, CA 92626



LOCATION



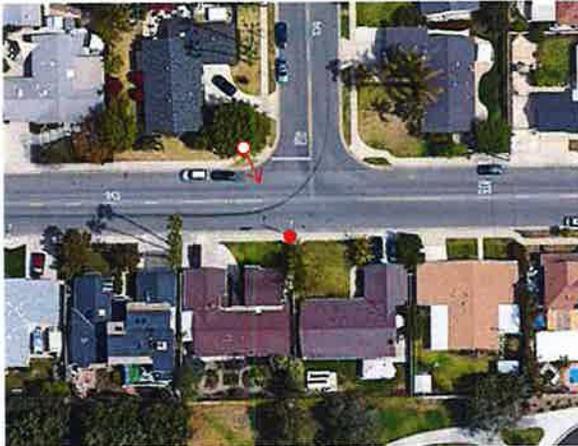
EXISTING



PROPOSED

CRAN_RLOS_CSTAM_012

833 CORTEZ STREET , COSTA MESA, CA 92626



LOCATION



EXISTING



PROPOSED

SITE NAME: CSTAM 12A
 SITE NUMBER: CRAN_RLOS_CSTAM_012
 PROJECT: CRAN/ SMALL CELL/ PICO
 USID: 213738
 PACE: MRLOS051919



POLE TYPE: (N) CONCRETE LIGHT POLE
 POLE ID #: 1410551E
 LATITUDE/LONGITUDE: 33.671786/ -117.895088
 SITE ADDRESS: 919 PRESIDIO DR,
 COSTA MESA, CA 92626

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

1. 2016 CALIFORNIA ADMINISTRATIVE CODE
2. 2016 CALIFORNIA BUILDING CODE
3. 2016 CALIFORNIA ELECTRIC CODE
4. 2016 CALIFORNIA MECHANICAL CODE
5. 2016 CALIFORNIA PLUMBING CODE
6. 2016 CALIFORNIA FIRE CODE
7. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
8. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11039.

CODE COMPLIANCE

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

GENERAL NOTES



Dig Alert

Know what's below.
Call before you dig.

CALIFORNIA SOUTH
Call Two Working Days Before You Dig!
811 / 800-227-2600

DIG ALERT

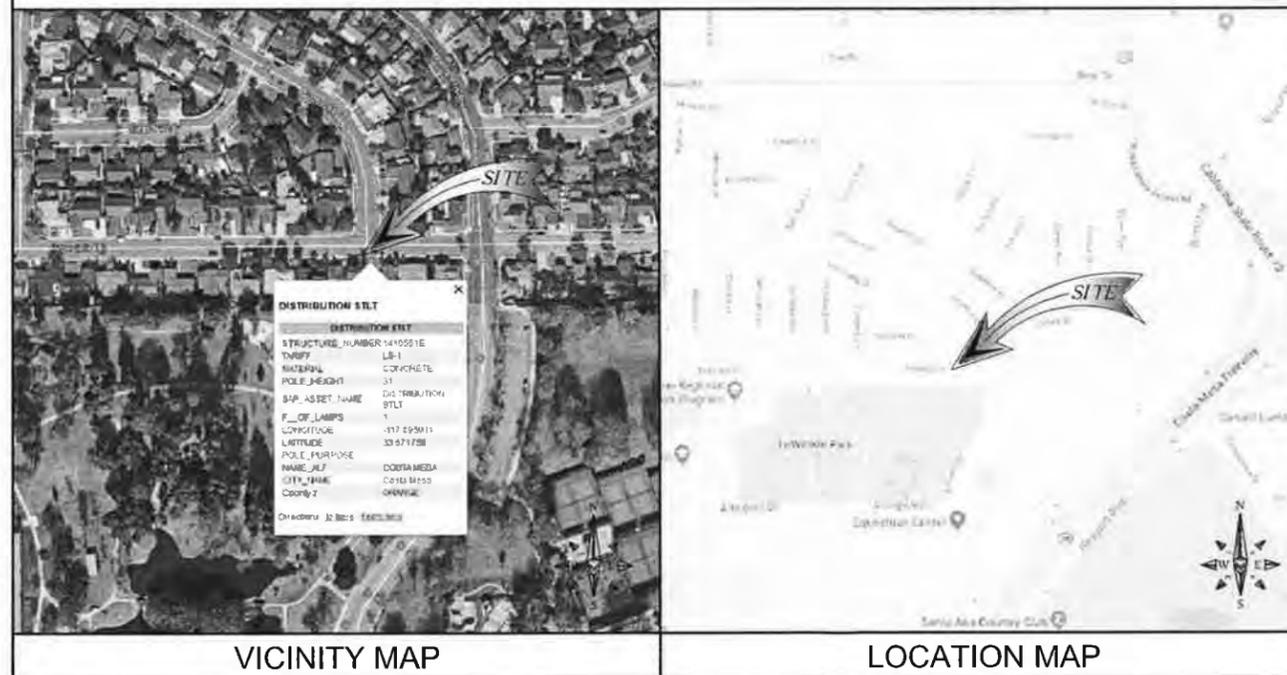
PUBLIC/PRIVATE:	PUBLIC RIGHT-OF-WAY
ADDRESS:	919 PRESIDIO DR, COSTA MESA, CA 92626
APPLICANT:	AT&T
ADDRESS:	1452 EDINGER AVE TUSTIN, CA 92780
LATITUDE (NAD 83):	33.671786
LONGITUDE (NAD 83):	-117.895088
LAT/LONG TYPE:	NAD-83
GROUND ELEVATION (NAVD 88):	±45'
JURISDICTION:	CITY OF COSTA MESA
CURRENT ZONING:	PUBLIC RIGHT OF WAY
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS
POWER COMPANY:	SCE
ADDRESS:	1 INNOVATION WAY POMONA, CA 91768

PROJECT SITE INFORMATION

PROJECT MANAGER: M SQUARED WIRELESS 1387 CALLE AVANZADO SAN CLEMENTE, CA 92673	ENGINEER: M SQUARED WIRELESS 1387 CALLE AVANZADO SAN CLEMENTE, CA 92673
SAC/ZONING/PERMITTING: M SQUARED WIRELESS 1387 CALLE AVANZADO SAN CLEMENTE, CA 92673	SENIOR TECHNICAL PROJECT MANAGER: AT&T 1452 EDINGER AVE. TUSTIN, CA 92618 CONTACT: TED SUEKAWA EMAIL: TS4994@ATT.COM
RF ENGINEER: AT&T 1452 EDINGER AVE TUSTIN, CA 92618 CONTACT: KARLO DAVINAGRACIA EMAIL: KD270J@ATT.COM	

PROJECT TEAM

AREA MAPS



VICINITY MAP

LOCATION MAP

DIRECTIONS FROM AT&T OFFICE:

- DIRECTION ARE TAKEN FROM
1452 EDINGER AVE
TUSTIN, CA 92780
1. TURN LEFT ONTO EDINGER AVE
 2. TURN LEFT ONTO STATE ROUTE 55 S
 3. MERGE ONTO STATE ROUTE 55 S
 4. TAKE EXIT 4 TOWARD DEL MAR AVE/ FAIR DR
 5. MERGE ONTO NEWPORT BLVD
 6. TURN LEFT ONTO BRISTOL ST

7. TURN LEFT ONTO NEWPORT
8. TURN RIGHT ONTO PRESIDIO DR

DESTINATION WILL BE ON THE LEFT
919 PRESIDIO DR, COSTA MESA, CA 92626

DRIVING DIRECTIONS

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

CONSTRUCTION DRAWING

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

APPROVED BY:	INITIALS:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION MANAGER:		
PROJECT MANAGER:		
ZONING VENDOR:		
LEASING VENDOR:		
CONSTRUCTION MANAGER:		
A/E MANAGER:		
PROPERTY OWNER:		
UTILITY MANAGER:		

APPROVALS

AT&T PROPOSES TO INSTALL A NEW WIRELESS INSTALLATION LOCATED IN THE PUBLIC RIGHT OF WAY TO (N) CONCRETE LIGHT POLE.

THE SCOPE WILL CONSIST OF THE FOLLOWING:

- * SCE TO REMOVE (1) EXISTING CONCRETE STREETLIGHT
- * SCE TO INSTALL (1) 22'-9" CONCRETE STREETLIGHT
- * AT&T TO INSTALL (4) NEW AT&T REMOTE RADIO UNITS
- * AT&T TO INSTALL (1) NEW AT&T OMNI-DIRECTIONAL ANTENNA
- * AT&T TO INSTALL (1) NEW AT&T EQUIPMENT SHROUD
- * AT&T TO INSTALL (1) NEW RAYCAP DISCONNECT
- * AT&T TO INSTALL (1) NEW HANDHOLE

PROJECT DESCRIPTION

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
GN-1	GENERAL NOTES
A-1	SITE PLAN
A-2	ELEVATIONS
A-3	ELEVATIONS
A-4	SITE IMAGE
D-1	DETAILS
D-2	DETAILS
S-1	POLE DETAILS
S-2	POLE FOUNDATION DETAILS
E-1	ELECTRICAL & GROUNDING DETAILS

DRAWING INDEX

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

DO NOT SCALE DRAWINGS



DRAWN BY: EG
CHECKED BY: MM

REV	DATE	DESCRIPTION
B	09/21/2018	100% CONSTRUCTION
A	09/18/2018	90% CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**SITE ID: CSTAM 12A
 919 PRESIDIO DR
 COSTA MESA, CA, 92626**

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

	NEW ANTENNA
	EXISTING ANTENNA
	GROUND ROD
	GROUND BUS BAR
	MECHANICAL GRND. CONN.
	CADWELD
	GROUND ACCESS WELL
	ELECTRIC BOX
	TELEPHONE BOX
	LIGHT POLE
	FND. MONUMENT
	SPOT ELEVATION
	SET POINT
	REVISION
	GRID REFERENCE
	DETAIL REFERENCE
	ELEVATION REFERENCE
	SECTION REFERENCE

	GROUT OR PLASTER
	(E) BRICK
	(E) MASONRY
	CONCRETE
	EARTH
	GRAVEL
	PLYWOOD
	SAND
	WOOD CONT
	WOOD BLOCKING
	STEEL
	CENTERLINE
	PROPERTY/LEASE LINE
	MATCH LINE
	WORK POINT
	GROUND CONDUCTOR
	COAXIAL CABLE
	OVERHEAD SERVICE CONDUCTORS
	CHAIN LINK FENCING
	OVERHEAD TELEPHONE/OVERHEAD POWER
	OVERHEAD TELEPHONE LINE
	OVERHEAD POWER LINE
	POWER RUN
	FIBER/POWER RUN

	TELCO RUN
	POWER/TELCO RUN
	GROUNDING CONDUCTOR
	GROUNDING CONDUCTOR
	CONDUIT UNDERGROUND
	FUSE, SIZE AND TYPE AS INDICATED.
	SAFETY SWITCH, 2P-240V-60A W/60A FUSES, NEMA 3R ENCLOSURE, SQ D CATALOG NO. H222NRB
	MANUAL TRANSFER SWITCH, 2P-240V-200A, NO FUSE, NEMA 3R ENCLOSURE
	LIGHTING FIXTURE, FLUORESCENT, 10'94" x 4'-0", 240W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #WSW232T
	LIGHTING FIXTURE, FLUORESCENT, 10'94" x 8'-0", 285W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #TWSM232T
	LIGHTING FIXTURE, HIGH PRESSURE SODIUM, 170W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #NRG-307 OR 150W, HUBBELL LIGHTING CATALOG #NRG-121
	EXIT SIGN, THERMOPLASTIC LED, SINGLE FACE, UNIVERSAL MOUNTING, W/BATTERY PACK, HUBBELL LIGHTING CATALOG #PRB
	COMBINATION, EXIT SIGN & EMERGENCY LIGHTING, HUBBELL LIGHTING CATALOG #PRC
	EMERGENCY LIGHTING, 250W, HUBBELL LIGHTING CATALOG #HEG-50-2-R91
	LIGHTING FIXTURE, INCANDESCENT, 1/100W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #BRH-100-05-1
	LIGHTING FIXTURE, HALOGEN, QUARTZ, 1/300W, HUBBELL LIGHTING CATALOG #QL-505
	LIGHTING FIXTURE, 1/175W METAL HALIDE, HUBBELL CAT #MIC-0175H-336
	5/8" X 10'-0" .CU. GND ROD 30" MIN. BELOW GRADE.

	5/8" X 10'-0" .CU. GND ROD IN TEST WELL 30" MIN. BELOW GRADE.
	CHEMICAL GROUND ROD (KIT GROUND ROD)
	CADWELD CONNECTION
	MECHANICAL CONNECTION
	HALO GROUND CONNECTION
	CIRCUIT BREAKER
	UTILITY METER BASE
	TRANSFORMER
	STEPDOWN TRANSFORMER
	RECEPTACLE, 2P-3W-125V-15A, DUPLEX, GROUND TYPE, HUBBELL CATALOG #K362
	TOGGLE SWITCH, 1P-125V-15A, HUBBELL CATALOG #HBL 1201CN
	TOGGLE SWITCH, 1P-120V-15A, "WP"
	IONIZATION SMOKE DETECTOR W/ALARM HORN & AUXILIARY CONTACT, 120 VAC, GENTEX PART NO. 7100F
	POLE
	(N) POLE MOUNTED XFMR
	(E) POLE MOUNTED XFMR
	(N) PAD MOUNTED XFMR
	(E) PAD MOUNTED XFMR

1. THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
8. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
9. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
10. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
11. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET L51 OR SHEET C-1), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ENGINEER.
12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF AT&T.
13. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
14. PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ENGINEER, IF NECESSARY, BEFORE PROCEEDING.
15. BEFORE ORDERING AND/OR BEFORE FABRICATING/CONSTRUCTING/INSTALLING ANY ITEMS, VERIFY THE TYPES AND QUANTITIES.
16. CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE AND PAGER, AND KEEP SAME ON SITE WHENEVER PERSONNEL ARE ON SITE.
17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
18. CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
19. CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH WEED CONTROL. REPLACE WITH CLASS II AGGREGATE BASE AND CRUSHED WASHED ROCK, AS SPECIFIED ON SITE PLAN.
20. CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
21. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR THE FABRICATION OF MATERIALS TO BE INSTALLED AT THE SITE, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INCLUDING AS-BUILT DIMENSIONS OF EXISTING STRUCTURES OR STRUCTURAL ELEMENTS HAVING A BEARING ON THE SCOPE OF THE WORK TO BE PERFORMED. IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE DIMENSIONS OR CONDITIONS FOUND TO BE EXISTING IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN DESIGN RESOLUTION PRIOR TO PROCEEDING WITH THE PORTION(S) OF THE WORK AFFECTED. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO SO NOTIFY THE ENGINEER AND OBTAIN RESOLUTION BEFORE PROCEEDING.

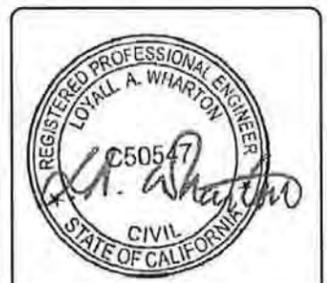


ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
1307 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 381-8824

DRAWN BY: EG
CHECKED BY: MM

REV	DATE	DESCRIPTION
B	09/21/2018	100% CONSTRUCTION
A	09/18/2018	90% CONSTRUCTION



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SITE ID: CSTAM 12A
919 PRESIDIO DR
COSTA MESA, CA, 92626

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1

ABBREVIATIONS

A	AMPERE	EMT.	ELECTRICAL METALLIC TUBING	MTD.	MOUNTED	T.O.F.	TOP OF FOUNDATION
A.B.	ANCHOR BOLT	E.N.	EDGE NAIL	MTG.	MOUNTING	T.O.P.	TOP OF PLATE (PARAPET)
ABV.	ABOVE	ENCL.	ENCLOSURE	MTL.	METAL	T.O.S.	TOP OF STEEL
AC.	ALTERNATE CURRENT/AIR CONDITIONER	ENG.	ENGINEER	MTS.	MANUAL TRANSFER SWITCH	T.O.W.	TOP OF WALL
ACCA	ANTENNA CABLE COVER ASSEMBLY	EQ.	EQUAL	N.	NEUTRAL	TYP.	TYPICAL
ADD'L	ADDITIONAL	EXST (E)	EXISTING	(N)	NEW	U.G.	UNDER GROUND
A.F.F.	ABOVE FINISHED FLOOR	EXP.	EXPANSION	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.	U.L.	UNDERWRITERS LABORATORY INC.
A.F.G.	ABOVE FINISHED GRADE	EXT.	EXTERIOR	NO.(#)	NUMBER	UMTS	UNIVERSAL MOBIL TECH. SYS. (3G MOBILE TECH.)
AIC	AMPERE INTERRUPTING CAPACITY	FAB.	FABRICATION(OR)	N.T.S.	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
ALUM.	ALUMINUM	FAC.	FACTOR	OBIF	OPTICAL BASEBAND INTERFACE	V	VOLT
ALT.	ALTERNATE	F/A	FIRE ALARM	OH	OVERHEAD	VAC	VOLT ALTERNATING CURRENT
ANT.	ANTENNA	F.F.	FINISH FLOOR	O.C.	ON CENTER	W.D.	WOOD
APPROX.	APPROXIMATE(LY)	F.G.	FINISH GRADE	OPNG.	OPENING	W	WATT OR WIRE
ARCH.	ARCHITECT(URAL)	FIN.	FINISHED	POLE	POLE	WD	WIDE(WIDTH)
AT.	AMPERE TRIP	FLR.	FLOOR	PC	PRECAST CONCRETE	W/W	WITH
AWG.	AMERICAN WIRE GAUGE	FLUOR	FLUORESCENT	PCS	PERSONAL COMMUNICATION SERVICES	W/O	WITHOUT
BATT.	BATTERY	FDN.	FOUNDATION	PH	PHASE	W	WOOD
BD.	BOARD	F.O.C.	FACE OF CONCRETE	PLY.	PLYWOOD	W.P.	WEATHERPROOF
BLDG.	BUILDING	F.O.M.	FACE OF MASONRY	PNLBD	PANELBOARD	WT.	WEIGHT
BLK.	BLOCK	F.O.S.	FACE OF STUD	PPC	POWER PROTECTION CABINET	XFMR	TRANSFORMER
BLKG.	BLOCKING	F.O.W.	FACE OF WALL	PRC	PRIMARY RADIO CABINET	XFMR	TRANSFORMER
BM.	BEAM	F.S.	FINISH SURFACE	PRM	PRIMARY	XLPE	CROSS-LINK POLYETHYLENE
B.N.	BOUNDARY NAILING	FT.(')	FOOT (FEET)	P.S.F.	POUNDS PER SQUARE FOOT	X	CENTERLINE
BR.	BRANCH	FTG.	FOOTING	P.S.I.	POUNDS PER SQUARE INCH	E	PLATE, PROPERTY LINE
BRKR.	BREAKER	FU	FUSE	P.T.	PRESSURE TREATED		
BTCW.	BARE TINNED COPPER WIRE	G	GROUND	PWR.	POWER (CABINET)		
BTS.	BASE TRANSMISSION SYSTEM	GR	GROWTH (CABINET)	QTY.	QUANTITY		
B.O.F.	BOTTOM OF FOOTING	GA.	GAUGE	RAD.(R)	RADIUS		
BU.	BACK-UP CABINET	GEN.	GENERATOR	RBS	RADIO BASE STATION		
C	CONDUIT	GL.	GALVANIZED	RCPT.	RECEPTACLE		
CAB.	CABINET	G.F.C.I	GROUND FAULT CIRCUIT INTERRUPTER	REF.	REFERENCE		
CANT.	CANTILEVER(ED)	GLB. (GLU-LAM)	GLUE LAMINATED BEAM	REINF.	REINFORCEMENT(ING)		
CB	CIRCUIT BREAKER	GND	GROUND	REQ'D	REQUIRED		
CDMA	CODE-DIVISION MULTIPLE ACCESS (2G & 3G)	GRND	GROUND	RGS	RIGID GALVANIZED STEEL		
CDJK	CONSOLIDATION DISTRIBUTION UNIT KIT	GSM	GLOBAL POSITIONING SYSTEM	RJU	REMOTE RADIO UNIT (RADIO TRANSCIEVER)		
C.I.P.	CAST IN PLACE	HDC	HARD DRAWN COPPER WIRE	RX-AIT	RECEIVER AIR INTERFACE TRAY		
CKT	CIRCUIT	HDR	HEADER	SAF	SAFETY		
CLG.	CLEAR	HGR	HANGER	SCH	SCHEDULE		
CLR	CLEAR CONCRETE MASONRY UNIT (JAMB BLOCKS)	HPS	HIGH PRESSURE SODIUM	SDBC	SOFT DRAWN BARE COPPER		
CMU	CONCRETE MASONRY UNIT (JAMB BLOCKS)	HT	HEIGHT	SEC	SECTION		
COL	COLUMN	ICGB.	ISOLATED COPPER GROUND BUS	SHT	SHEET		
CONC	CONCRETE	IN (")	INCH(ES)	SIM	SIMILAR		
CONN.	CONNECTION(OR)	INT	INTERIOR	S.N.	SOLID NEUTRAL		
CONST.	CONSTRUCTION	L.B.(#)	LINEAR FEET (FOOT)	SPEC.	SPECIFICATION(S)		
CONT.	CONTINUOUS	L.G.	LENGTH	SQ	SQUARE		
d	PENNY (NAILS)	LG	LONG(ITU DINAL)	S.S	STAINLESS STEEL		
DBL	DOUBLE	L	LONG(ITU DINAL)	STD	STANDARD		
DC	DIRECT CURRENT	LPS	LOW PRESSURE SODIUM	STL	STEEL		
DEM	DEMAND	LTE	LONG TERM EVOLUTION (4G MOBILE TECH.)	STRUC	STRUCTURAL		
DEPT.	DEPARTMENT	MAS	MASONRY	SRF	SURFACE		
D.F.	DOUGLAS FIR	MAX	MAXIMUM	SW	SWITCH		
DIA	DIAMETER	M.B.	MACHINE BOLT	TEL	TELEPHONE		
DIAG	DIAGONAL	MECH.	MECHANICAL	TEMP	TEMPORARY		
DM.	DIMENSION	MFR	MANUFACTURER	THK	THICK(NESS)		
DWG.	DRAWING(S)	MIN.	MINIMUM	TMAS	TOWER MOUNTED AMPLIFIER (DC SUPPLY VOLTAGE)		
DWL	DOWEL(S)	MISC	MISCELLANEOUS	T.N.	TOP OF ANTENNA		
EA	EACH	MLO	MAIN LUGS ONLY	T.O.A	TOP OF CURB		
EGR.	EMERGENCY GENERATOR RECEPTACLE			T.O.C	TOP OF CURB		
EL	ELEVATION						
ELEC.	ELECTRICAL						
ELEV.	ELEVATOR						

- NOTES FOR EXISTING AT&T CELL SITES:**
1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
 2. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
 3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
 4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUT DOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
 5. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
 6. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

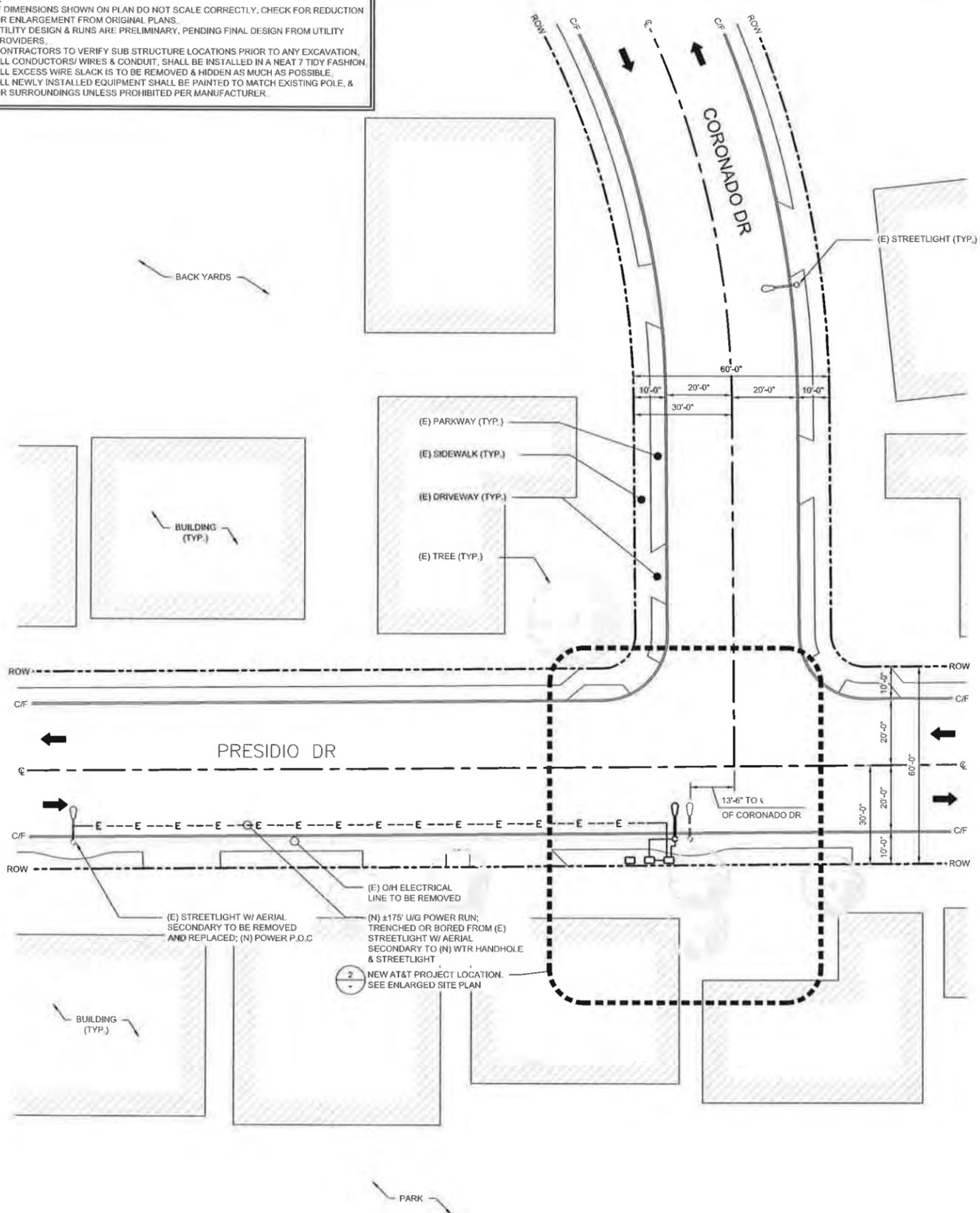
ABBREVIATIONS

2 EXISTING AT&T CELL SITE NOTES

3 GENERAL NOTES

4

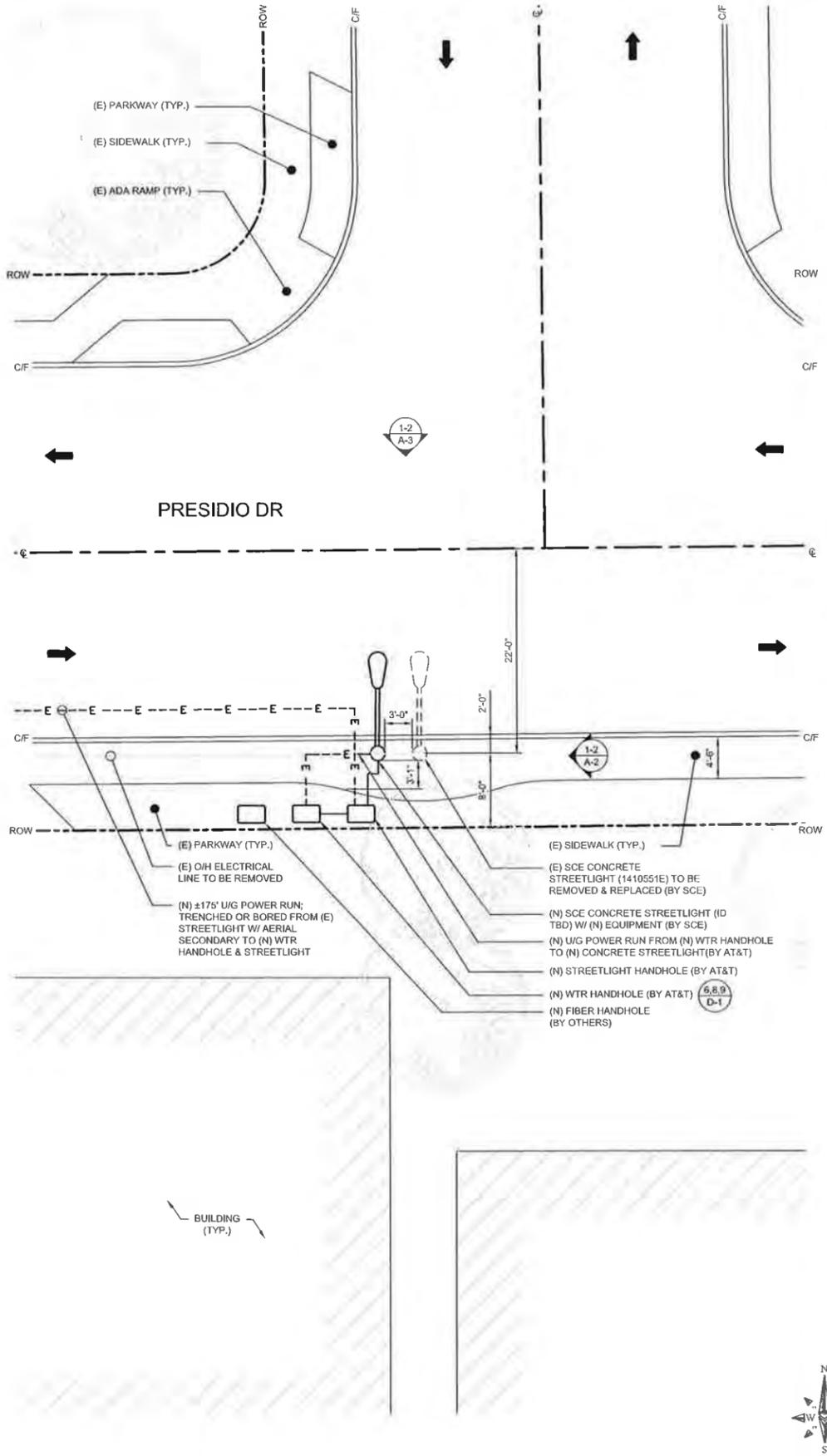
NOTE:
 1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 2. UTILITY DESIGN & RUNS ARE PRELIMINARY, PENDING FINAL DESIGN FROM UTILITY PROVIDERS.
 3. CONTRACTORS TO VERIFY SUB STRUCTURE LOCATIONS PRIOR TO ANY EXCAVATION.
 4. ALL CONDUCTORS/ WIRES & CONDUIT, SHALL BE INSTALLED IN A NEAT & TIDY FASHION. ALL EXCESS WIRE SLACK IS TO BE REMOVED & HIDDEN AS MUCH AS POSSIBLE.
 5. ALL NEWLY INSTALLED EQUIPMENT SHALL BE PAINTED TO MATCH EXISTING POLE, & OR SURROUNDINGS UNLESS PROHIBITED PER MANUFACTURER.



SITE PLAN

24"x36" SCALE: 1" = 20'-0"
 11"x17" SCALE: 1" = 40'-0"

1



ENLARGED SITE PLAN

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

2



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 CHECKED BY: MM

REV	DATE	DESCRIPTION
B	09/21/2018	100% CONSTRUCTION
A	09/18/2018	90% CONSTRUCTION



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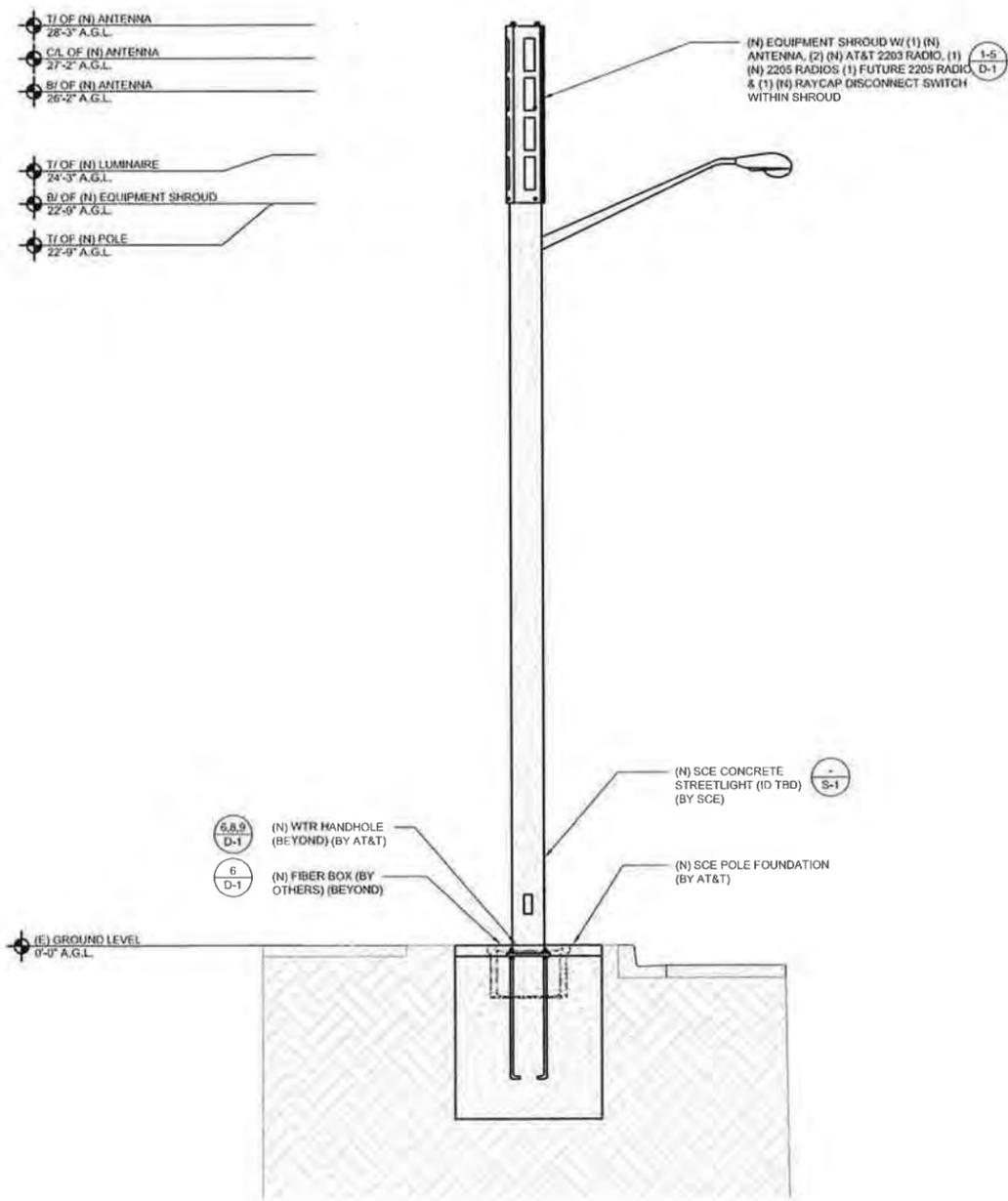
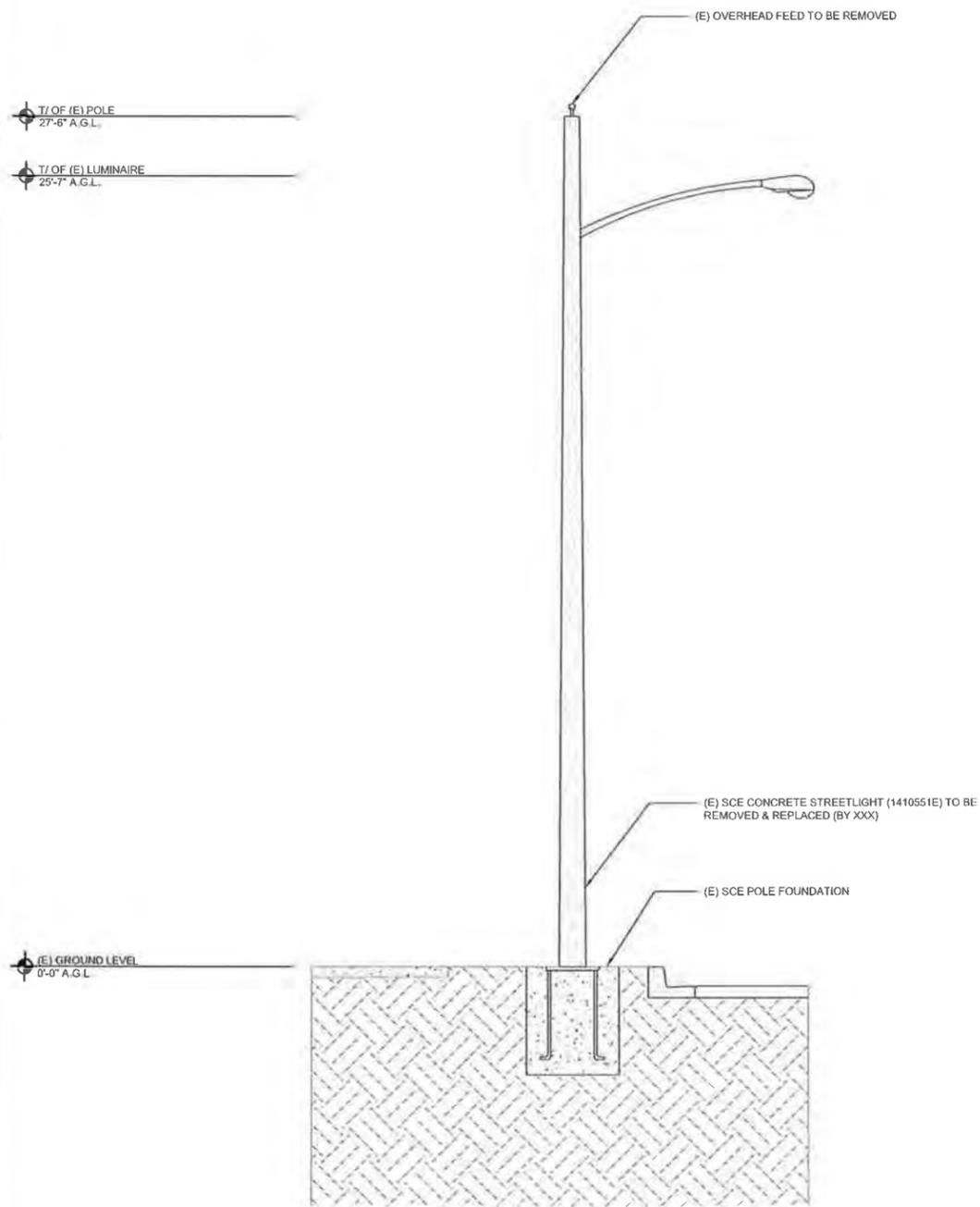
SITE ID: CSTAM 12A
 919 PRESIDIO DR
 COSTA MESA, CA, 92626

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

NOTE:
ALL NEW EQUIPMENT SHALL BE PAINTED TO
MATCH NEW UTILITY POLE

BILL OF MATERIALS							
ATTACHMENT ITEM	MANUF. SPEC#	# OF ATTACHMENTS	DIMENSIONS	WEIGHT PER ITEM	TOTAL WEIGHT	WEIGHT ATTACHED ABOVE T/O POLE	WEIGHT ATTACHED TO SIDES OF POLE
ANTENNA	GQ2410-06621	1	24.9"x10"	17.2 LBS	17.2 LBS	17.2 LBS	-
RRU	MICRO RADIO 2203	2	7.87"x3.94"x7.87"	9.92 LBS	19.84 LBS	19.84 LBS	-
RRU	MICRO RADIO 2205	2	7.87"x3.94"x7.87"	9.92 LBS	19.84 LBS	19.84 LBS	-
DISCONNECT	R5CAC-6533-P-120-D	1	8.58"x5.06"x10.08"	2.25 LBS	2.25 LBS	2.25 LBS	-
EQUIPMENT SHROUD SHROUD	CONCEALFAB	1	65"x 14"Ø	72 LBS	72 LBS	72 LBS	-
TOTAL :		7			131.13	131.13 LBS	-



330 COMMERCE, STE. 200
IRVINE, CA 92602



1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-0884

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SITE ID: CSTAM 12A
919 PRESIDIO DR
COSTA MESA, CA, 92626

SHEET TITLE
ELEVATIONS

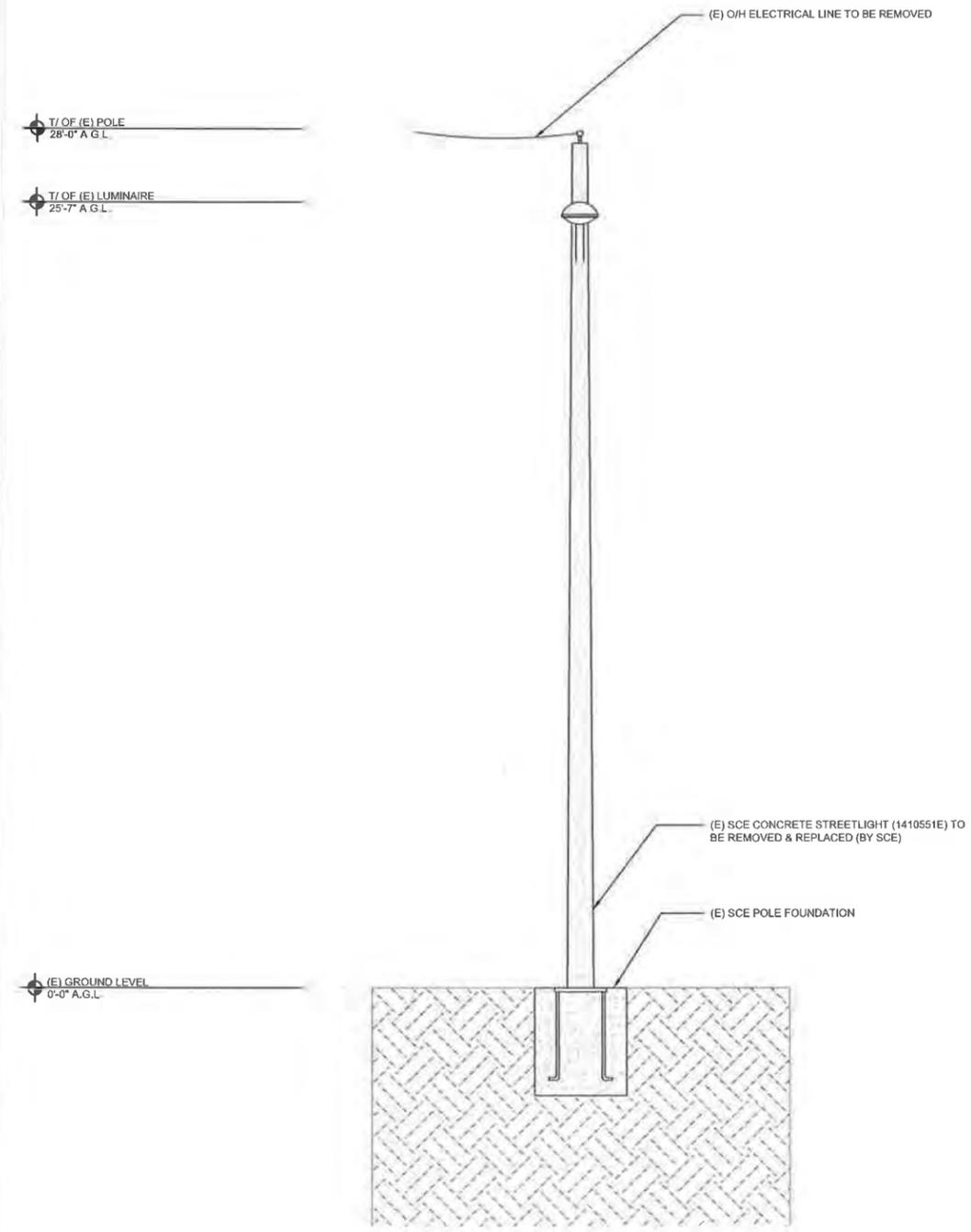
SHEET NUMBER
A-2

EXISTING EAST ELEVATION

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

2 NEW EAST ELEVATION

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

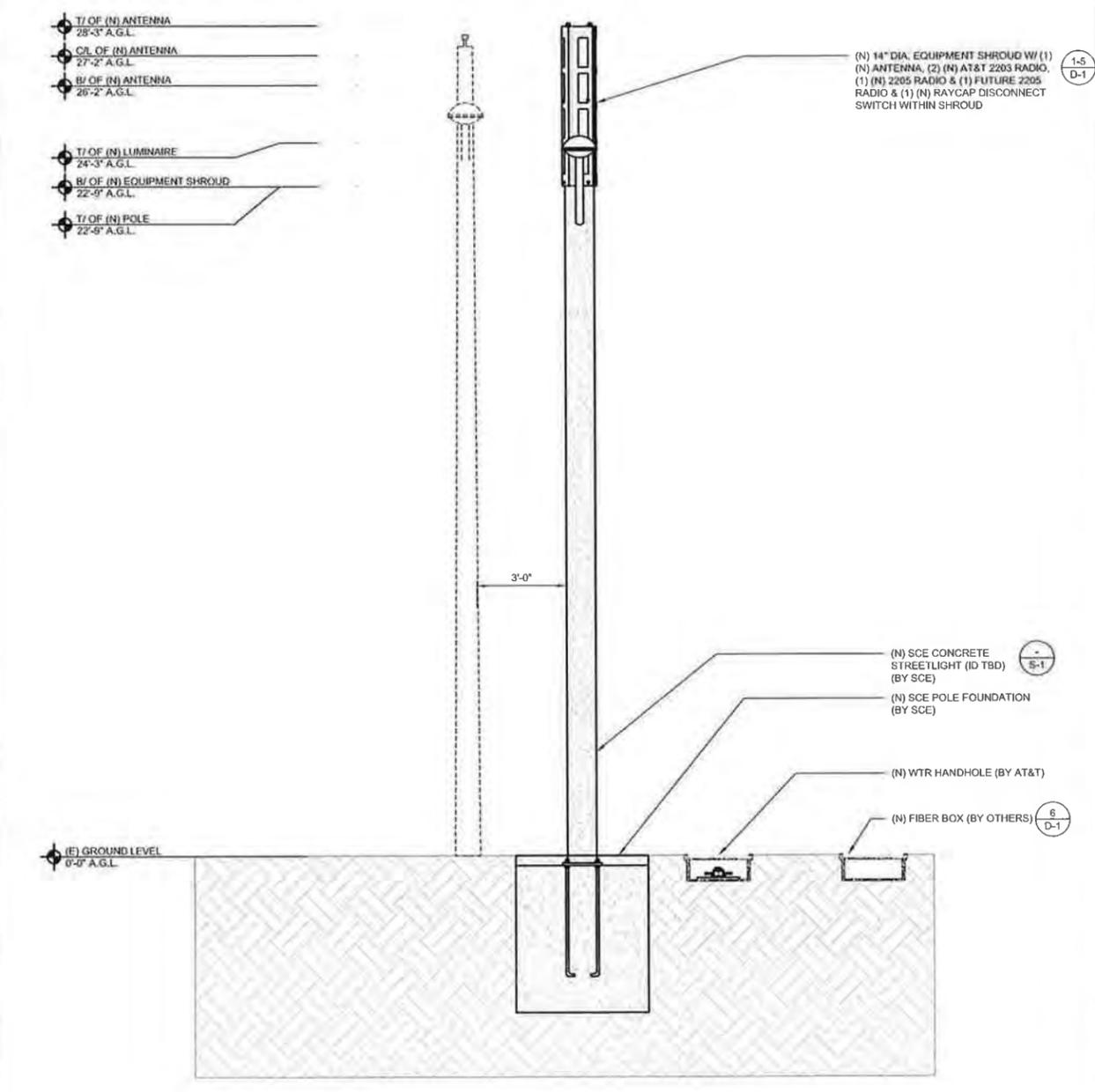


EXISTING NORTH ELEVATION

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

NOTE:
 ALL NEW EQUIPMENT SHALL BE PAINTED TO
 MATCH NEW UTILITY POLE

BILL OF MATERIALS							
ATTACHMENT ITEM	MANUF. SPEC#	# OF ATTACHMENTS	DIMENSIONS	WEIGHT PER ITEM	TOTAL WEIGHT	WEIGHT ATTACHED ABOVE T/O POLE	WEIGHT ATTACHED TO SIDES OF POLE
ANTENNA	GO2410-06621	1	24.9"x10"	17.2 LBS	17.2 LBS	17.2 LBS	-
RRU	MICRO RADIO 2203	2	7.87"x3.94"x7.87"	9.92 LBS	19.84 LBS	19.84 LBS	-
RRU	MICRO RADIO 2205	2	7.87"x3.94"x7.87"	9.92 LBS	19.84 LBS	19.84 LBS	-
DISCONNECT	RSCAC-6533-P-120-D	1	8.58"x5.06"x10.08"	2.25 LBS	2.25 LBS	2.25 LBS	-
EQUIPMENT SHROUD SHROUD	CONCEALFAB	1	65"x 14"Ø	72 LBS	72 LBS	72 LBS	-
TOTAL :		7			131.13	131.13 LBS	-



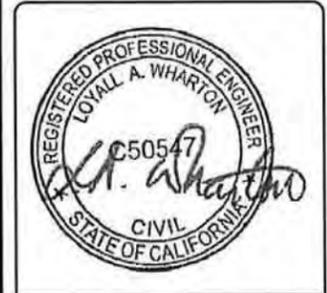
NEW NORTH ELEVATION

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



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919 PRESIDIO DR
COSTA MESA, CA, 92626

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3



NEW 22'-9" POLE LOCATION (28'-3"
OVERALL POLE HEIGHT) (ROAD
CENTER 27'-3")



ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602



M SQUARED WIRELESS
1307 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 501-6004

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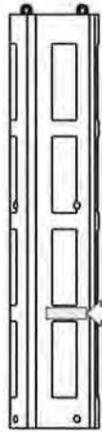
SHEET TITLE

SITE IMAGE

SHEET NUMBER

A-4

AVAILABLE FROM EXCEL SIGN AND DECAL:
<http://www.weneedsgns.com/home.php?cal+1135> AND CLICK ON AT&T
 PH: 510-651-0445
 N01-DC-16 1"X6" NOTICE DECAL
 "For 1 Foot Distance" VINYL DECAL WITH ADHESIVE BACKING



NOTICE
 RF energy emitted by this device may exceed the FCC's general public exposure limits. Stay at least 1 foot away from the device. Call 800-638-2822 for help if you need access within 1 foot

Place 3 NOTICE sticker at the bottom of the front of the radome of each antenna.

ERICSSON - MICRO RADIO 2205

MECHANICAL SPECIFICATIONS:
 DIMENSIONS (WxDxH): 7.87" x 8.84" x 7.87", INCLUDING MOUNTING BRACKET AND ESTHETIC FRONT COVER
 VOLUME AND WEIGHT: 4 LITRES AND < 4 kg (8.82 lbs)
 MOUNTING: WALL AND POLE MOUNT

INTERFACE SPECIFICATIONS:
 ANTENNA PORTS: 2 x 4.3-10(F)
 CPRI: 2 x 2.5/10 Gbps (EXCHANGEABLE SFP MODULES)
 OPTICAL INDICATORS: 6
 EXTERNAL ALARM: 1
 FIELD GROUND: 1

ELECTRICAL SPECIFICATIONS:
 POWER SUPPLY: -48 VDC OR 100-250 VAC
 POWER OUTPUT: 87 WATTS MAX
 MAX HEAT DISSIPATION: 90 WATTS
 MINIMUM AC FUSE RATING: 5 AMP

GALTRONICS - G02410-06621-11 PSEUDO-CAMERA CONE ANTENNA

MECHANICAL SPECIFICATIONS:
 DIMENSIONS (HxD): 24.9 x 10 INCHES (643 x 255 mm)
 WEIGHT EXCL MOUNTING BRACKETS: 17.2lbs (7.8kg)
 NO OF CONNECTORS: 16 X 4.3-10 DIN FEMALE
 CONNECTOR TYPE & FREQUENCY BAND (MHz): 4 X 4.3-10 DIN FEMALE (1695-2360) MHz
 4 X 4.3-10 DIN FEMALE (2350-3700) MHz
 2 X 4.3-10 DIN FEMALE (5150-5950) MHz
 MAX WIND SPEED: 150 mph
 RADOME MATERIAL: ASA
 SHIPPING DIMS (LxWxD): 30"X19"X19" (762x483x483mm)
 GROSS SHIPPING WEIGHT: 26 lbs (12kg)

PART NO. G02410-06621-11 (GRAY)
 PART NO. G02410-06621-11 (BROWN)
 PART NO. G02410-06621-11 (WH/WHITE)



ANTENNA DISCONNECT LABEL 24"x36" SCALE: NTS 11"x17" SCALE: NTS 7

ERICSSON - RADIO 2205 24"x36" SCALE: NTS 11"x17" SCALE: NTS 4

GALTRONICS OMNI ANTENNA 24"x36" SCALE: NTS 11"x17" SCALE: NTS 1

ELECTROMATE
 HINGED 3R ENCLOSURE # D221NRB

DIMENSIONS:

A	12"
B	12"
C	6"

RAYCAP - RSCAC-6533-P-120-D

ELECTRICAL:
 SURGE PROTECTION DEVICE (SPD) TYPE TO UL STRIKESORB 30-A
 NUMBER OF CIRCUITS PROTECTED: 4
 SURGE PROTECTIVE DEVICE (SPD) TYPE PER UL 1449 4TH EDITION: TYPE 2 COMPONENT ASSEMBLY
 SURGE PROTECTION DEVICE (SPD) CLASS TO IEC 61643-11: CLASS II
 NOMINAL OPERATING VOLTAGE (UN): 120 V
 NOMINAL DISCHARGE CURRENT (IN) PER UL 1449 4TH EDITION: 20 KA @20 MS
 MAXIMUM DISCHARGE CURRENT (IMAX) PER IEC 61643-11: 60 KA @20 MS
 MAXIMUM CONTINUOUS OPERATING VOLTAGE (UC) (MCOV): 150V
 VOLTAGE PROTECTION LEVEL (VPP) PER IEC 61643-11: 700V
 SUPPRESSION TECHNOLOGY: MOV
 PROTECTION MODES (DUAL MODE): LINE TO NEUTRAL, NEUTRAL TO GROUND

MECHANICAL:
 CONNECTION TERMINAL: COMPRESSION LUG #6 - #14 AWG (13 - 2MM2)
 TERMINAL BLOCK #10-#26 AWG (6 - 0.14MM2)
 ENVIRONMENTAL INGRESS PROTECTION (IP) RATING: NEMA 4X
 OPERATION TEMPERATURE: (C) -40° C TO +80° C
 STORAGE TEMPERATURE: (C) -70° C TO +80° C
 ENCLOSURE TYPE: (OUTDOOR) POLYCARBONATE
 UL 94V-0 RATED
 ENCLOSURE DIMENSION: (L x W x H) 6.50" x 5.06" x 10.08"
 WEIGHT: 2.25 LBS (1.02KG)

NPT 1" GLAND CAN BE REPLACED BY CONDUIT FITTING
 M40 GLANDS CAN BE REPLACED BY 1/4" NPT CONDUIT FITTINGS

ERICSSON - MICRO RADIO 2203

MECHANICAL SPECIFICATIONS:
 DIMENSIONS (WxDxH): 7.87" x 5.94" x 7.87", INCLUDING MOUNTING BRACKET AND ESTHETIC FRONT COVER
 VOLUME AND WEIGHT: 4 LITRES AND < 4.5 kg (9.92 lbs)
 MOUNTING: WALL AND POLE MOUNT

INTERFACE SPECIFICATIONS:
 ANTENNA PORTS: 2 x 4.3-10(F)
 CPRI: 2 x 2.5/10 Gbps (EXCHANGEABLE SFP MODULES)
 OPTICAL INDICATORS: 6
 EXTERNAL ALARM: 2
 FIELD GROUND: 1

ELECTRICAL SPECIFICATIONS:
 POWER SUPPLY: -48 VDC OR 100-250 VAC
 POWER OUTPUT: 87 WATTS MAX
 MAX HEAT DISSIPATION: 90 WATTS
 MINIMUM AC FUSE RATING: 5 AMP

DRAWN BY: EG
 CHECKED BY: MM

REV	DATE	DESCRIPTION
B	09/21/2018	100% CONSTRUCTION
A	09/18/2018	90% CONSTRUCTION

SCE UN-METERED FUSED PANEL 24"x36" SCALE: NTS 11"x17" SCALE: NTS 8

RAYCAP DISCONNECT 24"x36" SCALE: NTS 11"x17" SCALE: NTS 5

ERICSSON - RADIO 2203 24"x36" SCALE: NTS 11"x17" SCALE: NTS 2

SQUARE-D
 HINGED 3R ENCLOSURE # D221NRB

DIMENSIONS:

A	7.75"
B	9.63"
C	3.75"

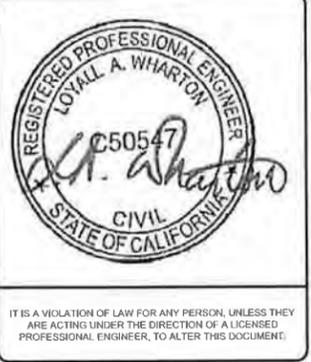
COVER FEATURES:
 • STANDARD LOAD RATING: 20,800 LBS. WHEEL LOAD ON 10"x20" PLATE
 • 2 BOLT DOWN LOCATIONS
 • STAINLESS STEEL BOX INSERTS
 • POLYMER CONCRETE CONSTRUCTION
 • NON-SKID SURFACE STANDARD
 • 20K TO BE EMBOSSED ON COVER
 • APPROXIMATE WEIGHT = 120 LBS.

COVER FEATURES:
 • POLYMER CONCRETE CONSTRUCTION
 • LIGHTWEIGHT
 • STACKABLE FOOT
 • APPROX. WEIGHT 188 LBS.

(OR APPROVED EQUAL)

EQUIPMENT SHROUD

MECHANICAL SPECIFICATIONS:
 DIMENSIONS (WxDxH): 65" x 10" x 14"
 MOUNTING: MOUNTS TO TOP OF POLE



SITE ID: CSTAM 12A
919 PRESIDIO DR
COSTA MESA, CA, 92626

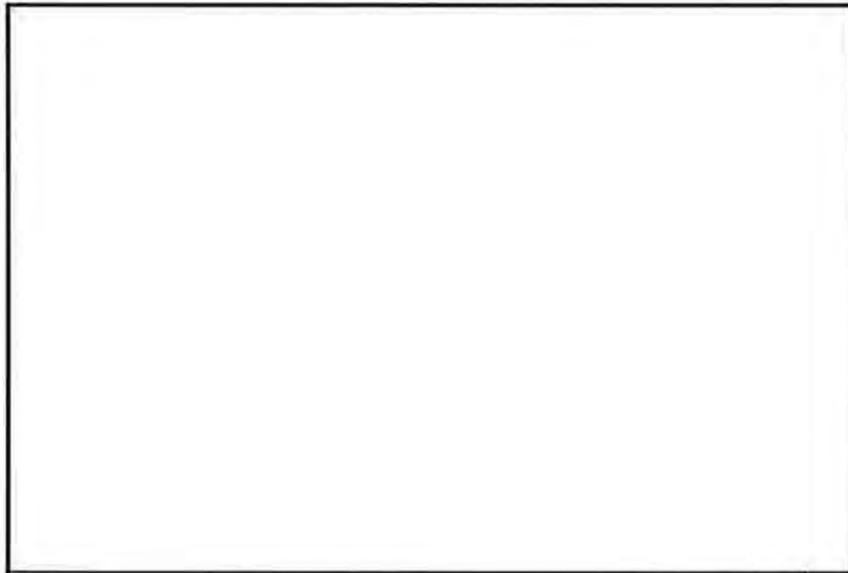
SHEET TITLE
DETAILS

SHEET NUMBER
D-1

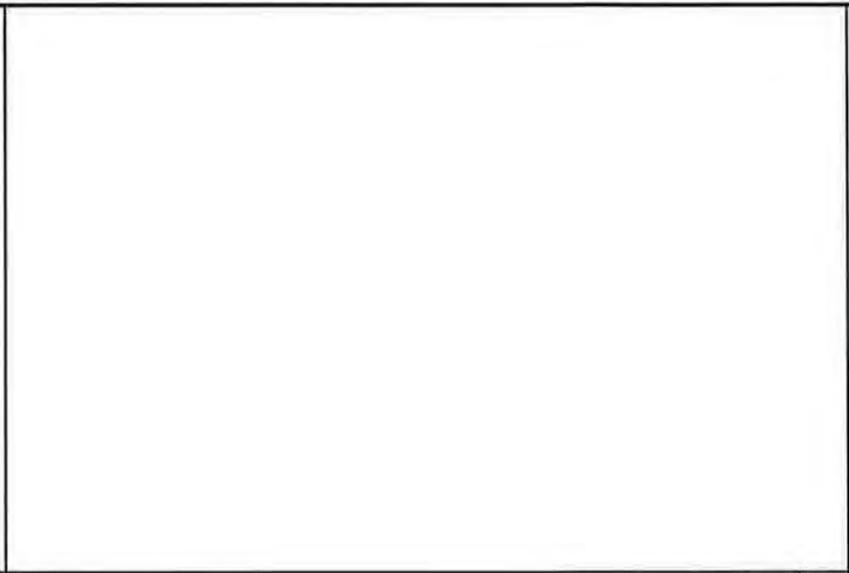
AT&T MOBILITY FUSED DISCONNECT 24"x36" SCALE: NTS 11"x17" SCALE: NTS 9

HANDHOLE 24"x36" SCALE: NTS 11"x17" SCALE: NTS 6

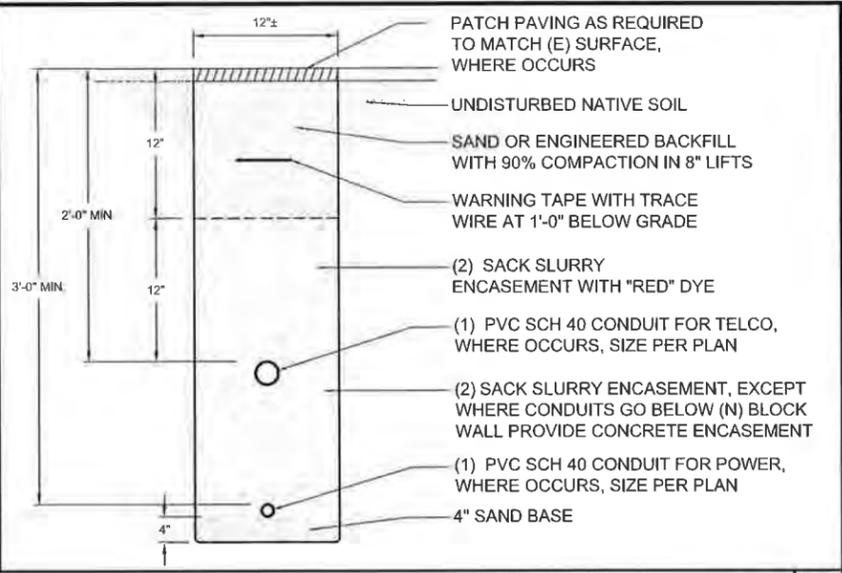
EQUIPMENT SHROUD 24"x36" SCALE: NTS 11"x17" SCALE: NTS 3



NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS 7



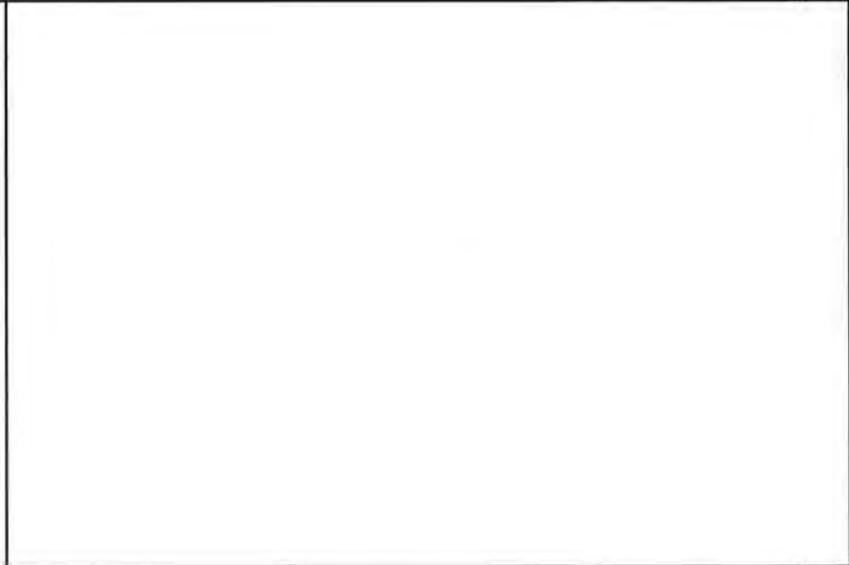
NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS 8



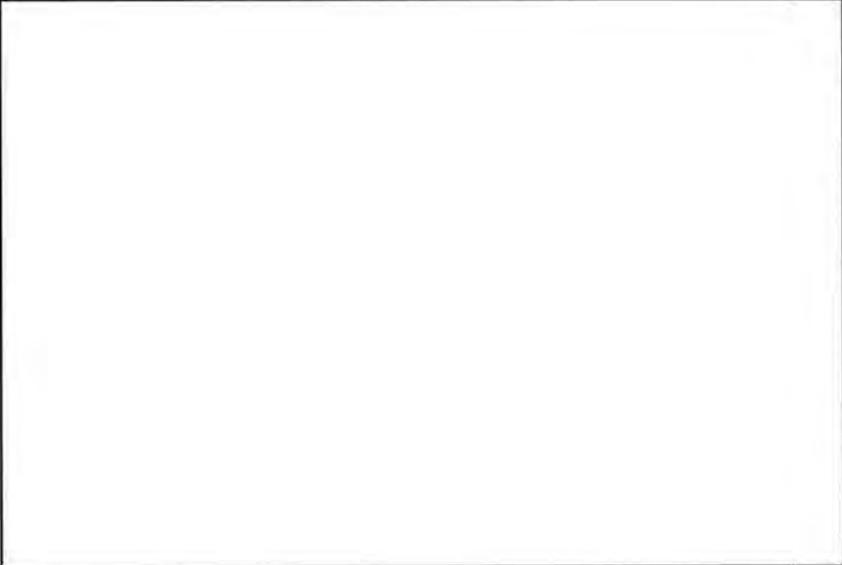
UTILITY TRENCH DETAIL 24"x36" SCALE: NTS 11"x17" SCALE: NTS 4 1



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



NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS 6



NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS 3



DRAWN BY: EG
CHECKED BY: MM

REV	DATE	DESCRIPTION
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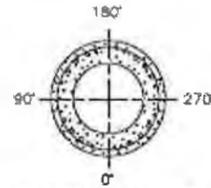
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE ID: CSTAM 12A
919 PRESIDIO DR
COSTA MESA, CA, 92626

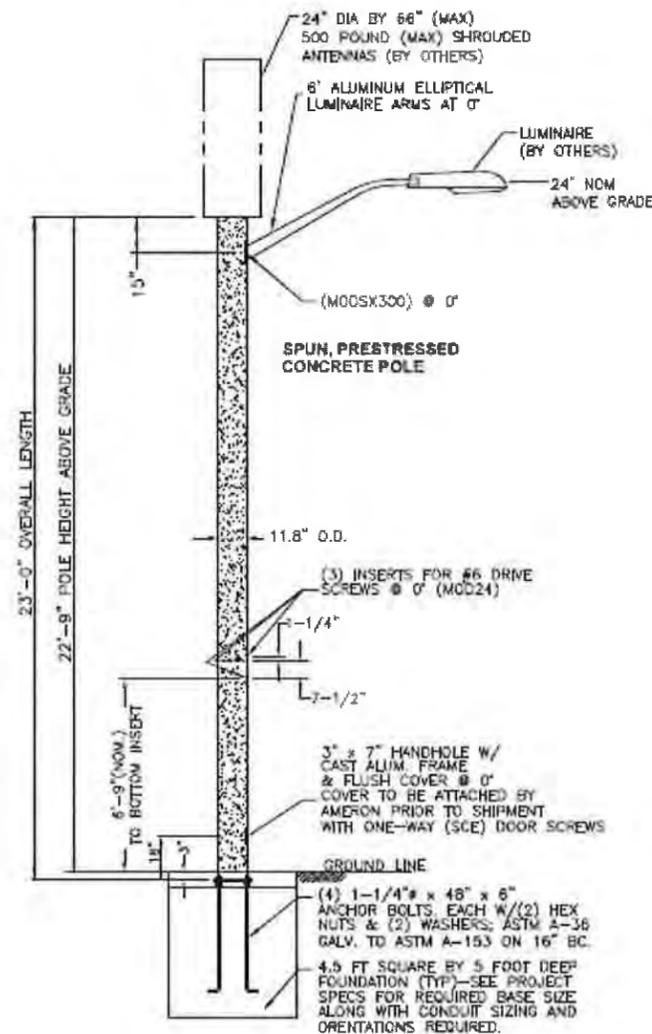
SHEET TITLE
DETAILS

SHEET NUMBER
D-2

FOR REFERENCE ONLY



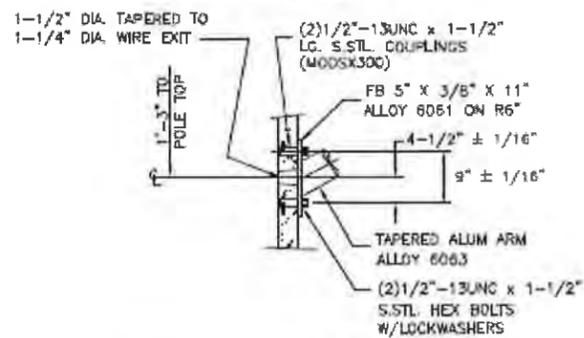
HAND HOLE, MOD24, & (MODSX300) FOR LMA
POLE ORIENTATION



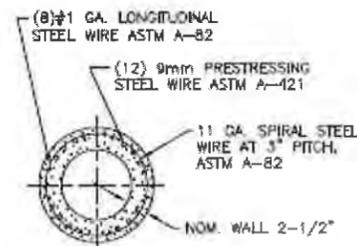
(4) 3/4"-LONG TOP MOUNT COUPLING NUTS @ 90° ON 240mm (9.45") BOLT CIRCLE FOR ANTENNA ATTACHMENT (BY OTHERS) (MOD98 POLE TOP)



POLE TOP DETAIL



BRACKET ARM TO POLE CONNECTION



SECTION



BASE PLATE

REV.	DATE	DESCRIPTION	DRN.	APPR.
A	06/07	INCREASED ARM HEIGHT	SJB	
B	01/08	GENERAL UPDATES	A.C.	
C	01/08	040-01798 WAS SK062107	A.C.	

"F" LEVEL CONFIG CODES			"F" LEVEL CONFIG CODES		
OPTION CLASS	ENTRY	INFO	OPTION CLASS	ENTRY	INFO
COATING	S		MIX	81	
HH COVER	66546E		FINISH	5	
HH PAINT	BARE		POLE TOP CON.	MOD98	
COLLAR PAINT	N/A		COLLAR SHAPE	NONE	
DOOR SCR	SCE		BASEPLATE	63250E	
DRILL IN	MOD24		CAST IN MOD	MODSX300	

300MM NON-TAPERED BASE PLATE ROUND POLE

POLE DESIGNATION	POLE HEIGHT ABOVE GROUND	OVER-ALL LENGTH	ANCHOR BOLT CIRCLE	POLE DIA.	ULTIMATE G.L. MOMENT (ft. lbs.)	WEIGHT (lbs.)
BP300X07	22'-9"	23'-0"	16"	11-13/16"	65,000	2260

() POLES REQ'D (P/N: BP300X07-16043), EA WITH 6' WALL BRACKET ALUMINUM ELLIPTICAL ARM (P/N: LAEB6A).

NOTES:

- MIX (815S): SCE BLACK & WHITE, LIGHTLY EXPOSED AGGREGATE FINISH, WITH FLAT, WATER SEALER COATING,
- ASTM C-150 TYPE III GRAY CEMENT.
- f_c @ 28 DAYS = 7,000 PSI, USING SPUN CYLINDER TEST.
- f_c @ 28 DAYS = 5,000 PSI, USING ASTM C-31 CYLINDER TEST.
- POLES MANUFACTURED PER ASTM C-1089-06 SPECIFICATIONS.
- PROTECTIVE COAT EXPOSED P.C. WIRES AT POLE ENDS.
- SCE MAX ANTENNA; 500 POUNDS; CENTERED 3 FT ABOVE POLE TOP, - MAXIMUM PROJECTED AREA - ROUND SHAPE IS 11 SQUARE FEET. - MAXIMUM PROJECTED AREA - FLAT SHAPE IS 3.5 SQUARE FEET.
- DUE TO THE NATURE & CHARACTERISTICS OF CONCRETE, SIDE MOUNT SPACING DIMENSIONS CAN ONLY BE TAKEN TO THE NEAREST 1/8 INCH.

APPROVED BY _____ DATE _____

Ameron POLE PRODUCTS DIVISION

SOUTHERN CALIFORNIA EDISON
BP300X07 POLE WITH SINGLE 6' ARM

THIS DOCUMENT CONTAINS INFORMATION WHICH IS PROPRIETARY TO AMERON. IT SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO ANYONE WITHOUT THE PRIOR WRITTEN PERMISSION OF AMERON.

DRAWN: SJB	06/07	SCALE	DWG. NO.	REV
CHK'D:		N.T.S.	040-01798	C



ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602



1367 CALLE AVANZADO
SAN CLEMENTE CA 95073 (949) 391-0854

DRAWN BY: EG
CHECKED BY: MM

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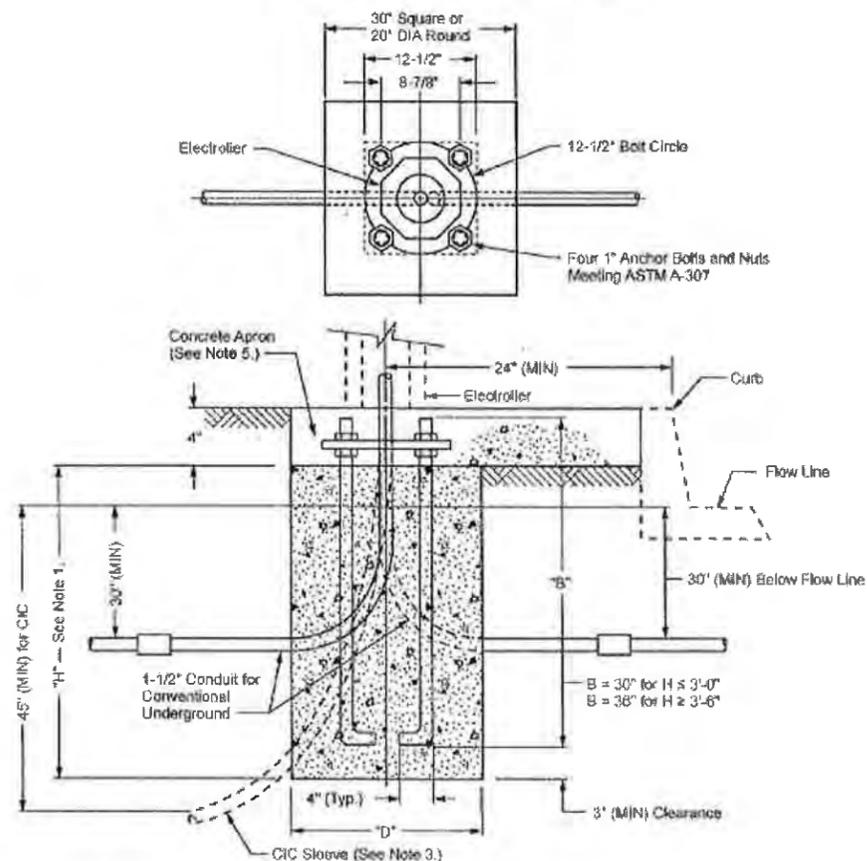
SHEET TITLE
POLE DETAILS

SHEET NUMBER
S-1



MC 890 Foundation Detail for Fiberglass Nostalgic, Fiberglass, Steel, or Concrete Electroliners
Scope MC 890.1 Electroliner Foundation Detail

Figure MC 890-1: Electroliner Foundation Detail



- Note(s):
- The footing depth will vary depending on the type of soil and wind loading requirements. Consult local government agency for requirements. See Table MC 890-1 (Sheet 3) through Table MC 890-4 (Sheet 4).
 - Foundation shall be installed after conduit or CIC (for Underground Service), curbs, and sidewalks are in place and grades are established.
 - 1-1/2" Plastic CIC Sleeve for UG Concrete Electroliner (tape both ends to prevent debris from entering the sleeve).
 - Concrete to reach a minimum compression strength of 2800 psi in 28 days. See UGS 20.3.
 - Place a minimum size concrete apron of 30" x 30" x 4" thick around the pole at the ground level to provide a constrained surface condition when required. Grout to be placed after pole is set and plumbed.

Approved by: <i>PLH</i>	Foundation Detail for Fiberglass Nostalgic, Fiberglass, Steel, or Concrete Electroliners	MC 890
Effective Date: 10-26-2012	What's Changed? The acronym for the Miscellaneous Chapter of the UGS Manual has been changed from 'MS' to 'MC' for clarity.	Sheet 1 of 4 UGS SCE Public



Scope MC 890.3 Electroliner Foundation Requirements

Table MC 890-1: 70 MPH Wind Zone, Constrained Surface Condition

	Soil Type	Electroliner Foundation Requirements						
		Fiberglass, Concrete, or Steel				Nostalgic		
		23' Shaft		28' Shaft		All Poles	Fiberglass	Marbelite
I.	Massive Crystalline Bedrock	H	D	H	D	H	D	D
		2'-6"	20" dia.	2'-8"	20" dia.	2'-6"	20" dia.	24" dia.
II.	Sedimentary and Foliated Rock	H	D	H	D	H	D	D
		2'-6"	30" x 30"	2'-8"	30" x 30"	2'-6"	30" x 30"	30" x 30"
III.	Sandy Gravel, Gravel	H	D	H	D	H	D	D
		2'-6"	20" dia.	2'-8"	20" dia.	2'-6"	20" dia.	24" dia.
IV.	Sand, Silty Sand, Clayey Sand, Silty Gravel, Clayey Gravel	H	D	H	D	H	D	D
		3'-0"	20" dia.	3'-0"	20" dia.	3'-0"	30" x 30"	30" x 30"
V.	Clay, Sands, Sandy Clay, Silty Clay, Clayey Silt	H	D	H	D	H	D	D
		2'-6"	30" x 30"	2'-8"	30" x 30"	2'-6"	30" x 30"	30" x 30"

¹ Uniform Building Code — 1991

Note(s):

- H = Depth of footing
- D = Diameter of round footing or the side dimension of square footing.

Table MC 890-2: 70 MPH Wind Zone, Non-Constrained Surface Condition

	Soil Type	Electroliner Foundation Requirements						
		Fiberglass, Concrete, or Steel				Nostalgic		
		23' Shaft		28' Shaft		All Poles	Fiberglass	Marbelite
I.	Massive Crystalline Bedrock	H	D	H	D	H	D	D
		2'-6"	20" dia.	2'-6"	20" dia.	2'-6"	20" dia.	24" dia.
II.	Sedimentary and Foliated Rock	H	D	H	D	H	D	D
		3'-0"	20" dia.	3'-6"	20" dia.	3'-0"	20" dia.	24" dia.
III.	Sandy Gravel, Gravel	H	D	H	D	H	D	D
		2'-6"	30" x 30"	2'-6"	30" x 30"	2'-6"	30" x 30"	30" x 30"
IV.	Sand, Silty Sand, Clayey Sand, Silty Gravel, Clayey Gravel	H	D	H	D	H	D	D
		3'-0"	20" dia.	4'-0"	20" dia.	3'-6"	20" dia.	24" dia.
V.	Clay, Sands, Sandy Clay, Silty Clay, Clayey Silt	H	D	H	D	H	D	D
		3'-0"	30" x 30"	3'-8"	30" x 30"	3'-0"	30" x 30"	30" x 30"

¹ Uniform Building Code — 1991

Note(s):

- H = Depth of footing
- D = Diameter of round footing or the side dimension of square footing.

Approved by: <i>PLH</i>	Foundation Detail for Fiberglass Nostalgic, Fiberglass, Steel, or Concrete Electroliners	MC 890
Effective Date: 10-26-2012	What's Changed? The acronym for the Miscellaneous Chapter of the UGS Manual has been changed from 'MS' to 'MC' for clarity.	Sheet 3 of 4 UGS SCE Public



ERICSSON

330 COMMERCE, STE. 200
IRVINE, CA 92602



1387 CALLE AVANZADO
SAN CLEMENTE CA 95073 (408) 291-6864

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CHECKED BY: MM

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REV	DATE	DESCRIPTION



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SITE ID: CSTAM 12A
919 PRESIDIO DR
COSTA MESA, CA, 92626

SHEET TITLE
POLE FOUNDATION
DETAILS

SHEET NUMBER

S-2

AT&T Mobility CRAN_RLOS_CSTAM_009

Background

New Cingular Wireless PCS, LLC dba AT&T Mobility's (AT&T) mission is to connect people with their world everywhere they live, work and play. AT&T delivers advance mobile services, high speed internet and smart solutions for people and business. AT&T is the global leader in Technology, Media and Telecommunications industry and is committed to the development, growth and improvement of communications in the United States. AT&T is a nationwide wireless service provider located throughout the United States and in U.S. territories. Millions of wireless connections take advantage of the company's mobile products and services. AT&T is committed to improve the customer experience of their hand-held devices, portable computing, and connected automobiles. The company's commitment is to have a robust network of cell sites that could bring faster data speeds and voice connectivity.

AT&T Mobility is a Telephone Corporation registered with the California Public Utilities Commission. The CPUC registration number is U 3060 C. As a telephone corporation, AT&T has a legal right to access public rights-of-way and place its equipment under Section 7901 of the California Public Utilities Code.

Mobile Wireless Services

Traditional macro sites are the fundamental building blocks needed to provide wireless voice and data services. AT&T uses high-band and low-band spectrum licensed from the Federal Communications Commission to provide wireless service. Each spectrum band has different propagation characteristics, which may experience varied noise or signal interference at a given location. To increase the service quality and reduce noise and interference to the customer, AT&T uses multiple layers of its licensed spectrum. Signal interference created by environmental clutter or noise from surrounding sources degrades the signal quality in a manner that affects data rates, service quality, and ultimately coverage. Placing small cells in locations where macro facilities are constrained and in areas of high-volume mobile traffic helps produce faster data rates and a more efficient use of the limited spectrum.

Adding macro sites has been the typical design solution to increase coverage, capacity and to offload existing cell sites in the network. This design alternative consists of multiple antennas mounted to a large support structure and a base station of several radio cabinets. The topography of a given area, dense concentration of buildings, the lack of available real estate, the high construction costs and other environmental factors has made it more difficult to bring wireless services closer to the end user in order to reduce weak signals and noise interference, and to increase the data rates which support existing and future demands for optimal user experience of mobile devices.

AT&T solution to increase the densification of wireless signals and coverage capacity of its network in any given geographical area is the implementation of small cells within the public rights-of-way. Small cells are lightweight and low power antenna solutions. The typical configuration is an omni-directional antenna or a set of small antennas mounted to right-of-way infrastructure, including utility poles, replacement streetlights or other infrastructure. Small cell installations are non-intrusive to the local community and can easily blend in with the natural urban or suburban landscape.

AT&T is committed to improving vital wireless services to residential portions of the city. Robust wireless services are essential in residential areas. The Center for Disease Control and Prevention (“CDC”) tracks the rates at which American households are shifting from landlines to wireless telecommunications. According to the CDC’s latest Wireless Substitution Report, more than 70% of American households now rely exclusively or primarily on wireless telecommunications.¹ The FCC estimates that 70% of all 911 calls are made from wireless devices.² And with AT&T’s selection by FirstNet as the wireless service provider to build and manage the nationwide first responder wireless network, each new or modified facility will strengthen first responder communications.

Project Description

AT&T engineers have identified several locations in Costa Mesa that require small cells in order to increase data speeds to meet the existing and future demands. These locations are shown in the attached network map. Additional areas may be identified in the future as conditions change over time.

For this small cell, AT&T proposes to install a 10-inch diameter omni-directional antenna and radios at the top of a replacement streetlight, fully concealed within a 14-inch diameter shroud. The concealment will be painted gray to match the final color of the aggregate pole. The proposed stealth installation is small in scale and will blend with the existing street landscape for each proposed location.

The project scope will consist of the following:

- Removal and replacement of a streetlight by SCE.
- Installation of a single omni-directional antenna, four remote radio units and raycap disconnect switch within a shroud.
- Installation of below grade power and fiber handholds.

Plans depicting the project location, design, height and style with the new wireless antenna installation are attached. Photographic simulations showing the final antenna installation are also included.

¹ See *Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, July-December 2017*, available at <http://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless201806.pdf>.

² See *911 Wireless Services*, available at <https://www.fcc.gov/consumers/guides/911-wireless-services>.



Brian P. Ryan
Principle Manager
Telephone: 909-274-1949
Brian.Ryan@sce.com

December 13, 2018

To Whom It May Concern:

Since 1994, Southern California Edison (SCE) has assisted wireless service providers in expanding their networks to meet customers' needs for telecommunications service. SCE makes available existing structures that can be used to co-locate the wireless service providers' equipment, while lessening the visual impacts on the community and constituency that is served. This letter requests that you help us in this endeavor.

In an effort to minimize the potential clutter that new vertical structures would produce, many California jurisdictions have adopted ordinances and policies encouraging wireless facilities to be mounted on street light poles within the public rights of way.

As you are aware, SCE owns and maintains street light poles in your jurisdiction pursuant to our LS-1 tariff. In order to accommodate the increasing demand for micro-cell site locations, SCE has agreed to allow wireless service providers to attach their antennas to some of these streetlight poles, and contractually requires the wireless service provider to comply with certain requirements, including a requirement that the facility will not impact SCE's ability to provide street lighting service.

Costa Mesa has and retains full control over the entitlement and permitting process for these and future sites. The wireless service providers also pay for electrical usage resulting from their sites. This electrical service is metered and billed separately, and the Jurisdiction is not impacted.

While SCE believes this approach benefits local governments as well as their constituency, we would not engage in this solution if doing so resulted in extra costs to SCE or Costa Mesa. We would therefore appreciate confirmation that Costa Mesa consents to use of its public rights of way for the purpose of licensing space on an SCE Streetlight Pole # **4708600E** located at: **NORTH SIDE OF MERRIMAC WAY 982 FORT WEST OF FAIRVIEW DRIVE. AT&T Site number: SCL CSTAM 009 PTN 3551A0J10W FA 14823063.**

Please sign this letter to indicate your consent and return it to me at the below address. If you have any questions, please feel free to call Alexandra Martin (714) 323-5951.

Regards,

A handwritten signature in black ink, appearing to read "Brian P. Ryan".

Brian P. Ryan

Signature _____
Name _____
Title _____
Date: _____

SCE Edison Carrier Solutions
2 Innovation Way 1st Floor
Pomona, CA 91768



Brian Ryan
Principal Manager Telecom Sales
Edison Carrier Solutions
e-mail: Brian.Ryan@sce.com

December 13, 2018

Costa Mesa Planning / Permitting Department

To Whom It May Concern:

Re: Letter of Authorization

SCE streetlight identified as – SCE Streetlight Pole # **4708600E** located adjacent: **NORTH SIDE OF MERRIMAC WAY 982 FORT WEST OF FAIRVIEW DRIVE. AT&T Site Name: SCL CSTAM 009 PTN 3551A0J10W FA 14823063.**

Southern California Edison Company (SCE) is the owner of the Light Pole, located in Costa Mesa, CA. AT&T "Carrier" has requested that SCE replace the existing Light Pole so that it can be used for operating a wireless communications facility, ("Site").

SCE has reviewed Carrier's preliminary plans for this Site and believe these plans are compatible with SCE's use of this Light Pole. Thus, as a representative of SCE, I hereby authorize Carrier, and its representatives, to seek and secure all right(s), including any environmental review associated with granting such rights, that are needed from the Jurisdiction to use the Light Pole and other property for this purpose as long as there are no costs to SCE.

Notwithstanding this authorization, SCE reserves the right to reject Carrier's request for use of its Light Pole for any reason, including imposed conditions or required changes to the light pole by the Jurisdiction, are unacceptable to SCE.

All correspondence and/or notices regarding use of SCE's Light Pole by Carrier, or any later requests by the Carrier for authorizations or approvals needed for construction, operation or maintenance of an approved Site, should include a copy to SCE.

If you have any questions concerning this project, please contact Alexandra Martin 714-323-5951.

Sincerely,

A handwritten signature in black ink that reads "Brian P. Ryan". The signature is written in a cursive style with a long horizontal stroke at the end.

Brian P. Ryan

PLEASE TRANSFER LETTER TO CITY LETTERHEAD

Date

Brian Ryan
Southern California Edison
Carrier Solutions Division
2 Innovation Way 1st Floor
Pomona, Ca 91768

Dear Mr. Ryan:

This letter authorizes Southern California Edison (SCE) to disconnect the SCE streetlight identified as – SCE Streetlight Pole #**4708600E** located adjacent: **NORTH SIDE OF MERRIMAC WAY 982 FORT WEST OF FAIRVIEW DRIVE. AT&T Site number: SCL CSTAM 009 PTN 3551A0J10W FA 14823063** so that work can be performed to replace the existing Streetlight.

AT&T (Wireless Carrier) has requested that SCE replace the Southern California Edison streetlight with a new streetlight that will be used for operating the wireless communications facility identified as SCE Light Pole #**4708600E** located adjacent: **NORTH SIDE OF MERRIMAC WAY 982 FORT WEST OF FAIRVIEW DRIVE. AT&T Site number: SCL CSTAM 009 PTN 3551A0J10W FA 14823063.**

Please coordinate the disconnecting of the streetlight directly with Costa Mesa, (please provide County Contact Name, Phone) so that the light will be out only for the above referenced work to be completed.

If you have any questions, please do not hesitate to call me.

Sincerely,

Name
Public Agency

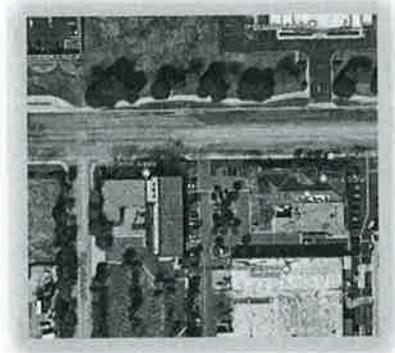
Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Analysis Completed For:
Site No. CRAN_RLOS_HBNPB_020
MRLOS045170
HBNPB 20B
3590 Harbor Gateway North
Costa Mesa, California 92626
Orange County
33.701857; -117.923339 NAD83
Utility Pole

Note that these results can also be applied to other Costa Mesa locations using the same antenna and power configurations with a greater than or equal to antenna radiation center.

The proposed AT&T installation will be in compliance with FCC regulations upon proper installation of recommended signage.

EBI Project No. 6218004289
June 19, 2018



Prepared for:
AT&T Mobility, LLC
100 West Alondra Boulevard
Gardena, California 90248

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

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EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CRAN_RLOS_HBNPB_020 located at 3590 Harbor Gateway North in Costa Mesa, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible utility line level and ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014.

The following signage is recommended at this site:

- Blue NOTICE decals posted around the bottom of the radome of the antenna.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 4.0 and Appendix B of this report.

1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

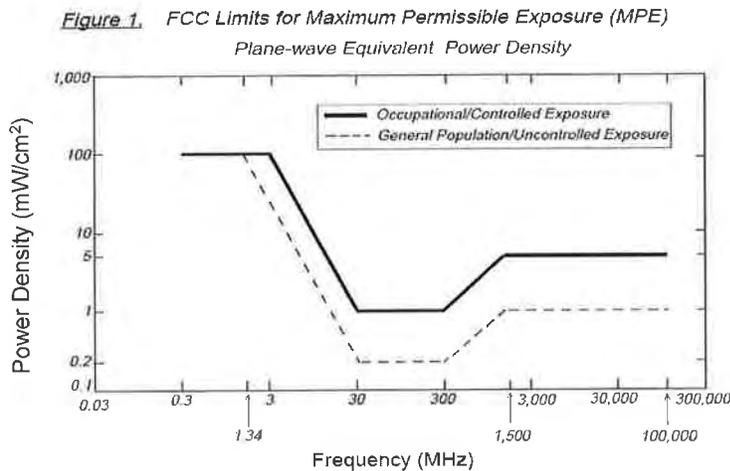
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm²)	Averaging Time [E]², [H]², or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

3.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site utility line level and ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible utility line level and ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

At the nearest walking/working surfaces to the AT&T antenna, the maximum power density generated by the AT&T antenna is approximately 57.10 percent of the FCC's general public limit (11.42 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 57.10 percent of the FCC's general public limit (11.42 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed AT&T antenna that exceed the FCC's occupational or general public exposure limits at this site. At ground level, the maximum power density generated by the antenna is approximately 1.00 percent of the FCC's general public limit (0.20 percent of the FCC's occupational limit).

A graphical representation of the RoofView® modeling results is presented in Appendix B. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		
	INFO 2		
	INFO 3		
	INFO 4		

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

- Blue NOTICE decals posted around the bottom of the radome of the antenna.

No barriers are required for this site. The signage is graphically represented in the Signage Plan presented in Appendix B.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 3590 Harbor Gateway North in Costa Mesa, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible utility line level and ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

Signage is recommended at the site as presented in Section 4.0 and Appendix B. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

6.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Personnel Certifications

Reviewed and Approved by:



sealed 6jun2018

Michael McGuire
Electrical Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the structure, as well as the impact of the antennas and broadcast equipment on the structural integrity of the structure, are specifically excluded from EBI's scope of work.

Preparer Certification

I, Ryan Eaton, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



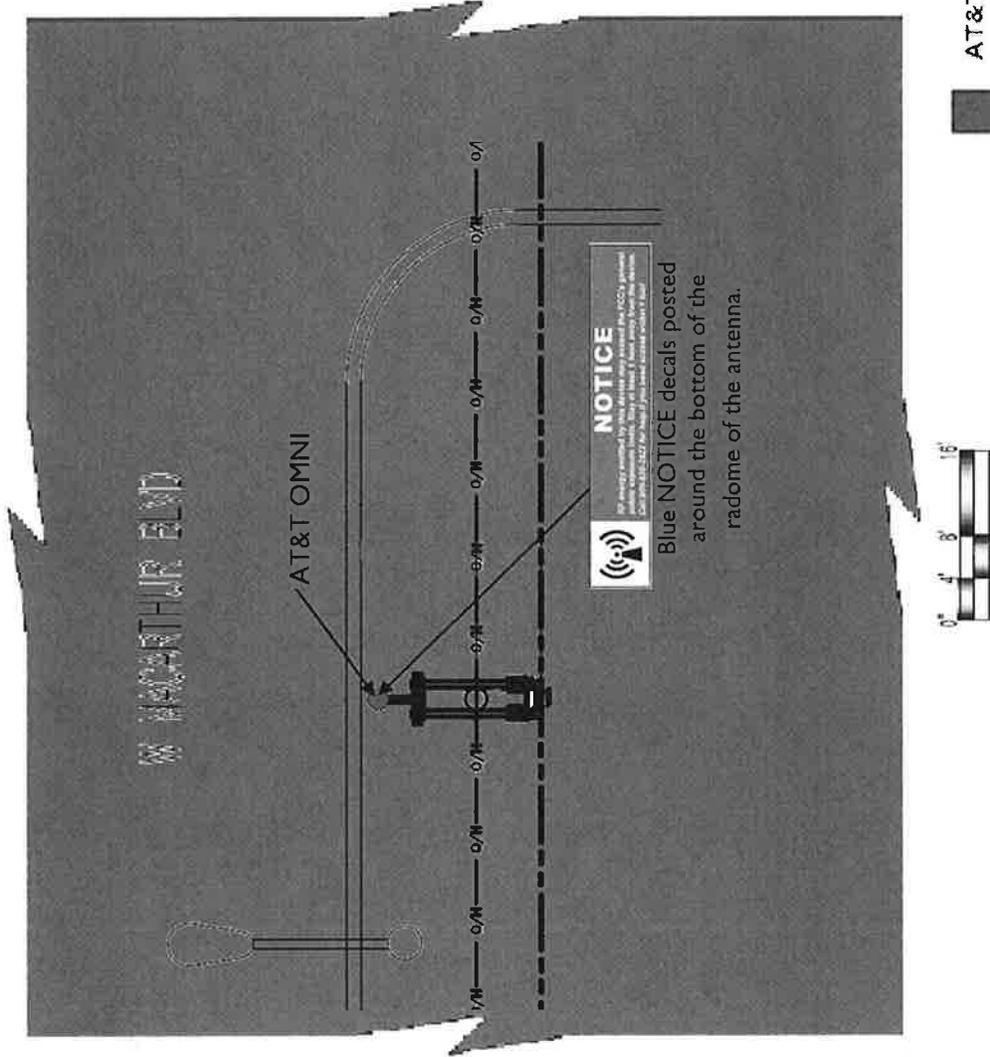
Appendix B

Compliance/Signage Plan

At the nearest walking/working surfaces to the AT&T antenna, the maximum power density generated by the AT&T antenna is approximately 57.10 percent of the FCC's general public limit (11.42 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 57.10 percent of the FCC's general public limit (11.42 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed AT&T antenna that exceed the FCC's occupational or general public exposure limits at this site. At ground level, the maximum power density generated by the AT&T antenna is approximately 1.00 percent of the FCC's general public limit (0.20 percent of the FCC's occupational limit).

% FCC Public Exposure Limit	
	Exposure Level \geq 5,000
	500 < Exposure Level \leq 5,000
	100 < Exposure Level \leq 500
	Exposure Level \leq 100

Sign Identification Legend	
	Denotes AT&T Information Sign 1
	Denotes AT&T Information Sign 2
	Denotes AT&T Information Sign 3
	Denotes AT&T Information Sign 4
	Denotes AT&T NOTICE Sign
	Denotes AT&T CAUTION Sign
	Denotes AT&T CAUTION Tower Sign
	Denotes AT&T WARNING Sign



Compliance/Signage Plan
 Facility Operator: AT&T Mobility
 Site Name: HBNPB 20B
 AT&T Site Number: CRAN_RLOS_HBNPB_020
 USID Number: 188431
 Report Date: 06-19-18



APPENDIX A

*Optional Checklist for Determination
Of Whether a Facility is Categorically Excluded*

**Optional Checklist for Local Government
To Determine Whether a Facility is Categorically Excluded**

Purpose: The FCC has determined that many wireless facilities are unlikely to cause human exposures in excess of RF exposure guidelines. Operators of those facilities are exempt from routinely having to determine their compliance. These facilities are termed "categorically excluded." Section 1.1307(b)(1) of the Commission's rules defines those categorically excluded facilities. This checklist will assist state and local government agencies in identifying those wireless facilities that are categorically excluded, and thus are highly unlikely to cause exposure in excess of the FCC's guidelines. Provision of the information identified on this checklist may also assist FCC staff in evaluating any inquiry regarding a facility's compliance with the RF exposure guidelines.

BACKGROUND INFORMATION

- 1. Facility Operator's Legal Name: AT&T Mobility
- 2. Facility Operator's Mailing Address: 1452 Edinger Avenue, Tustin, CA 92618
- 3. Facility Operator's Contact Name/Title: Amelia Pineda
- 4. Facility Operator's Office Telephone: (800) 832-6662
- 5. Facility Operator's Fax: _____
- 6. Facility Name: CRAN RLOS CSTAM 009
- 7. Facility Address: N/S/O Merrimac Way, 982 W/O Fairview (Public Right-of-Way)
- 8. Facility City/Community: Costa Mesa
- 9. Facility State and Zip Code: CA 92626
- 10. Latitude: 33.667488
- 11. Longitude: -117.91097

continue
→

Optional Local Government Checklist (page 2)

EVALUATION OF CATEGORICAL EXCLUSION

- 12. Licensed Radio Service (see attached Table 1): Personal Communications Services
- 13. Structure Type (free-standing or building/roof-mounted): Free-standing
- 14. Antenna Type [omnidirectional or directional (includes sectored)]: Omni
- 15. Height above ground of the lowest point of the antenna (in meters): 9.98
- 16. Check if all of the following are true:
 - (a) This facility will be operated in the Multipoint Distribution Service, Paging and Radiotelephone Service, Cellular Radiotelephone Service, Narrowband or Broadband Personal Communications Service, Private Land Mobile Radio Services Paging Operations, Private Land Mobile Radio Service Specialized Mobile Radio, Local Multipoint Distribution Service, or service regulated under Part 74, Subpart I (see question 12).
 - (b) This facility will not be mounted on a building (see question 13).
 - (c) The lowest point of the antenna will be at least 10 meters above the ground (see question 15).

If box 16 is checked, this facility is categorically excluded and is unlikely to cause exposure in excess of the FCC's guidelines. The remainder of the checklist need not be completed. If box 16 is not checked, continue to question 17.

- 17. Enter the power threshold for categorical exclusion for this service from the attached Table 1 in watts ERP or EIRP* (note: $EIRP = (1.64) \times ERP$): 1640 per Table 1 PCS (part 24)
- 18. Enter the total number of channels if this will be an omnidirectional antenna, or the maximum number of channels in any sector if this will be a sectored antenna: 4
- 19. Enter the ERP or EIRP per channel (using the same units as in question 17): 20
- 20. Multiply answer 18 by answer 19: 80
- 21. Is the answer to question 20 less than or equal to the value from question 17 (yes or no)? yes

If the answer to question 21 is YES, this facility is categorically excluded. It is unlikely to cause exposure in excess of the FCC's guidelines.

If the answer to question 21 is NO, this facility is not categorically excluded. Further investigation may be appropriate to verify whether the facility may cause exposure in excess of the FCC's guidelines.

*"ERP" means "effective radiated power" and "EIRP" means "effective isotropic radiated power"

TABLE 1 (cont.)

SERVICE (TITLE 47 CFR RULE PART)	EVALUATION REQUIRED IF:
<p>Personal Communications Services (part 24)</p>	<p>(1) Narrowband PCS (subpart D): <u>non-building-mounted antennas</u>: height above ground level to lowest point of antenna < 10 m and total power of all channels > 1000 W ERP (1640 W EIRP) <u>building-mounted antennas</u>: total power of all channels > 1000 W ERP (1640 W EIRP)</p> <p>(2) Broadband PCS (subpart E): <u>non-building-mounted antennas</u>: height above ground level to lowest point of antenna < 10 m and total power of all channels > 2000 W ERP (3280 W EIRP) <u>building-mounted antennas</u>: total power of all channels > 2000 W ERP (3280 W EIRP)</p>
<p>Satellite Communications (part 25)</p>	<p>all included</p>
<p>General Wireless Communications Service (part 26)</p>	<p>total power of all channels > 1640 W EIRP</p>
<p>Wireless Communications Service (part 27)</p>	<p>total power of all channels > 1640 W EIRP</p>
<p>Radio Broadcast Services (part 73)</p>	<p>all included</p>

Statement of CLEC and CPUC Status

New Cingular Wireless PCS LLC ("NCW") dba AT&T Mobility is a telephone corporation that provides wireless service in the City of Costa Mesa pursuant to a Wireless Identification Registration Number, U 3060 C, issued by the California Public Utilities Commission. Section 7901 of the California Public Utilities Code authorizes telephone corporations to construct facilities in the public right of way. Thus, as a registered wireless carrier, NCW is allowed to construct facilities in the public right of way.

NCW does not have and is not required to have a Certificate of Public Convenience and Necessity (CPCN). The CPUC terminated the requirement for wireless carriers to have CPCNs in 1994 and replaced it with the registration process. Please see Section 1013 of the Cal. Pub. Util. Code and attached letter from CPUC.

Under Cal. Pub. Utils. Code §§ 7901 & 7901.1 (excerpted below), AT&T has an affirmative right to deploy its facilities in public right-of-way subject to the city's police power to control the location and manner of an installation. The city police power, however, is limited, and it must exercise this authority in a reasonable and nondiscriminatory manner. See 7901.1.

PUBLIC UTILITIES CODE SECTION 7901-7901.1

7901. Telegraph or telephone corporations may construct lines of telegraph or telephone lines along and upon any public road or highway, along or across any of the waters or lands within this State, and may erect poles, posts, piers, or abutments for supporting the insulators, wires, and other necessary fixtures of their lines, in such manner and at such points as not to incommode the public use of the road or highway or interrupt the navigation of the waters.

7901.1. (a) It is the intent of the Legislature, consistent with Section 7901, that municipalities shall have the right to exercise reasonable control as to the time, place, and manner in which roads, highways, and waterways are accessed.

(b) The control, to be reasonable, shall, at a minimum, be applied to all entities in an equivalent manner.

(c) Nothing in this section shall add to or subtract from any existing authority with respect to the imposition of fees by municipalities.

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298



To: CMSR Registration Applicant

Subject: Information Required to Obtain Wireless Identification Registration (WIR) Number (U Number).

Dear Applicant,

For your information, Commission Decision 94-10-031, (issued on October 12, 1994) established a wireless registration process for all Commercial Mobile Radiotelephone Services (CMRS) providers within California. The Commission has eliminated the Certificate of Public Necessity and Convenience (CPCN) for all CMRS providers. This policy change is a result of action by Congress in the Omnibus Budget Reconciliation Act of 1993, which removed states authority to regulate entry and rates of CMRS providers effective August 10, 1994.

In lieu of the CPCN, the Commission now requires CMRS providers who did not hold a CPCN prior to August 10, 1994, and who intend to offer intrastate wireless telecommunications services within California, to file a Wireless Identification Registration containing the following information concurrent with undertaking such service. This information must be on company letterhead, type of service to be offered, and signed by at least one officer of the company.

1. The legal name of the business offering such service.
2. Any fictitious or other names under which such service will be offered.
3. The local business address for the utility, if any.
4. The home office business address if different than the local business address.
5. The name and address of the designated agent for service of process.
6. Name, title, address, and telephone number of the person to be contacted regarding the reported information.
7. The identity of the directors and principal officers of the business.
8. Names of all affiliated companies and their relationship, indicating if the affiliate is a regulated public utility.
9. Telephone numbers to which service or other customer complaints should be directed.

The information should be filed with the Telecommunications Division. Service can be commenced upon receiving the WIN from the CPUC. You should receive a WIN within a few days after the Commission receives the registration information.

Within 30 days of a change in the status of any of the information items listed above, the carrier shall notify the Telecommunications Division of such change in writing.

If you have questions or need further clarification please call Rudy Sastra at (415) 703-2673.

Sincerely,

Jack Leutza, Director
Telecommunications Division

PLEASE SEND THIS INFORMATION TO:

Rudy Sastra
Carrier Branch
Telecommunications Division
California Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102
(415) 703-2673

CRAN_RLOS_CSTAM_009

N/S/O MERRIMAC WAY, 982' W/O FAIRVIEW ROAD, COSTA MESA, CA 92626



LOCATION



EXISTING



PROPOSED

CRAN_RLOS_CSTAM_009

N/S/O MERRIMAC WAY, 982' W/O FAIRVIEW ROAD, COSTA MESA, CA 92626



LOCATION



EXISTING



PROPOSED

CRAN_RLOS_CSTAM_009

N/S/O MERRIMAC WAY, 982' W/O FAIRVIEW ROAD, COSTA MESA, CA 92626



LOCATION



EXISTING



PROPOSED

SITE NAME: CSTAM 09A
 SITE NUMBER: CRAN_RLOS_CSTAM_009
 PROJECT: CRAN/ SMALL CELL/ PICO
 USID: 213736
 PACE: MRLOS051922



POLE TYPE: (N) CONCRETE LIGHT POLE
 POLE ID #: 4708600E
 LATITUDE/LONGITUDE: 33.667488/ -117.91097
 SITE ADDRESS: N/S/O MERRIMAC WAY,
 982' W/O FAIRVIEW RD,
 COSTA MESA, CA 92626

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

- 2016 CALIFORNIA ADMINISTRATIVE CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRIC CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA FIRE CODE
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.

CODE COMPLIANCE

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

GENERAL NOTES



Dig Alert

Know what's below.
 Call before you dig.

CALIFORNIA SOUTH
 Call Two Working Days Before You Dig!
 811 / 800-227-2600

DIG ALERT

PUBLIC/PRIVATE: PUBLIC RIGHT-OF-WAY
 ADDRESS: N/S/O MERRIMAC WAY, 982' W/O FAIRVIEW RD, COSTA MESA, CA 92626
 APPLICANT: AT&T
 ADDRESS: 1452 EDINGER AVE, TUSTIN, CA 92780, 33 667488
 LATITUDE (NAD 83): -117.91097
 LONGITUDE (NAD 83): 33.667488
 LAT/LONG TYPE: NAD-83
 GROUND ELEVATION (NAVD 88): ±X'
 JURISDICTION: CITY OF COSTA MESA
 CURRENT ZONING: PUBLIC RIGHT OF WAY
 PROPOSED USE: UNMANNED TELECOMMUNICATIONS
 POWER COMPANY: SCE
 ADDRESS: 1 INNOVATION WAY, POMONA, CA 91768

PROJECT SITE INFORMATION

PROJECT MANAGER:
 M SQUARED WIRELESS
 1387 CALLE AVANZADO
 SAN CLEMENTE, CA 92673
 SAC/ZONING/PERMITTING:
 M SQUARED WIRELESS
 1387 CALLE AVANZADO
 SAN CLEMENTE, CA 92673
 RF ENGINEER:
 AT&T
 1452 EDINGER AVE,
 TUSTIN, CA 92618
 CONTACT: KARLO DAVINAGRACIA
 EMAIL: KD270J@ATT.COM

ENGINEER:
 M SQUARED WIRELESS
 1387 CALLE AVANZADO
 SAN CLEMENTE, CA 92673
 SENIOR TECHNICAL PROJECT MANAGER:
 AT&T
 1452 EDINGER AVE,
 TUSTIN, CA 92618
 CONTACT: TED SUEKAWA
 EMAIL: TS4994@ATT.COM

PROJECT TEAM

AREA MAPS

DISTRIBUTION STLT

DISTRIBUTION STLT	
STRUCTURE NUMBER	4708600E
TYPES	LS-1
MATERIAL	CONCRETE
POLE HEIGHT	20
SAP_ASSET_NAME	DISTRIBUTION STLT
# OF LAMPS	1
LONGITUDE	-117.91097
LATITUDE	33.667488
POLE PURPOSE	COSTA MESA
NAME_ALF	Costa Mesa
CITY NAME	COSTA MESA
County	ORANGE

VICINITY MAP

LOCATION MAP

DIRECTIONS FROM AT&T OFFICE:

DIRECTION ARE TAKEN FROM
 1452 EDINGER AVE,
 TUSTIN, CA 92780

- TURN LEFT ONTO EDINGER AVE
- TURN LEFT ONTO STATE ROUTE 55 S
- MERGE ONTO STATE ROUTE 55 S
- TAKE EXIT 4 TOWARD DEL MAR AVE/ FAIR DR
- MERGE ONTO NEWPORT BLVD
- TURN LEFT ONTO MESA DR

DIRECTIONS FROM AT&T OFFICE:

DIRECTION ARE TAKEN FROM
 1452 EDINGER AVE,
 TUSTIN, CA 92780

- TURN LEFT ONTO NEWPORT BLVD
- TURN LEFT ONTO BRISTOL ST
- TURN LEFT ONTO NEWPORT BLVD
- TURN RIGHT ONTO PRESIDIO DR
- TURN RIGHT ONTO DRAKE AVE
- TURN LEFT ONTO CORTEZ ST

DESTINATION WILL BE ON THE LEFT.
 N/S/O MERRIMAC WAY, 982' W/O FAIRVIEW RD, COSTA MESA, CA 92626

DRIVING DIRECTIONS

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

CONSTRUCTION DRAWING

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

APPROVED BY:	INITIALS:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION MANAGER:		
PROJECT MANAGER:		
ZONING VENDOR:		
LEASING VENDOR:		
CONSTRUCTION MANAGER:		
AE MANAGER:		
PROPERTY OWNER:		
UTILITY MANAGER:		

APPROVALS

AT&T PROPOSES TO INSTALL A NEW WIRELESS INSTALLATION LOCATED IN THE PUBLIC RIGHT OF WAY TO (N) CONCRETE LIGHT POLE.

THE SCOPE WILL CONSIST OF THE FOLLOWING:

- * SCE TO REMOVE (1) EXISTING CONCRETE STREETLIGHT
- * SCE TO INSTALL (1) 29'-3" CONCRETE STREETLIGHT
- * AT&T TO INSTALL (4) NEW AT&T REMOTE RADIO UNITS
- * AT&T TO INSTALL (1) NEW AT&T OMNI-DIRECTIONAL ANTENNA
- * AT&T TO INSTALL (1) NEW AT&T EQUIPMENT SHROUD
- * AT&T TO INSTALL (1) NEW RAYCAP DISCONNECT
- * AT&T TO INSTALL (1) NEW HANDHOLE

PROJECT DESCRIPTION

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
GN-1	GENERAL NOTES
A-1	SITE PLAN
A-2	ELEVATIONS
A-3	ELEVATIONS
A-4	SITE IMAGE
D-1	DETAILS
D-2	DETAILS
S-1	POLE DETAILS
S-2	POLE FOUNDATION DETAILS
E-1	ELECTRICAL & GROUNDING DETAILS

DRAWING INDEX

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

DO NOT SCALE DRAWINGS



ERICSSON
 330 COMMERCE, STE. 200
 IRVINE, CA 92602



1387 CALLE AVANZADO
 SAN CLEMENTE CA 92673 (949) 391-0854

DRAWN BY: TJ
 CHECKED BY: MM

REV	DATE	DESCRIPTION
B	09/21/2018	100% CONSTRUCTION
A	09/17/2018	90% CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

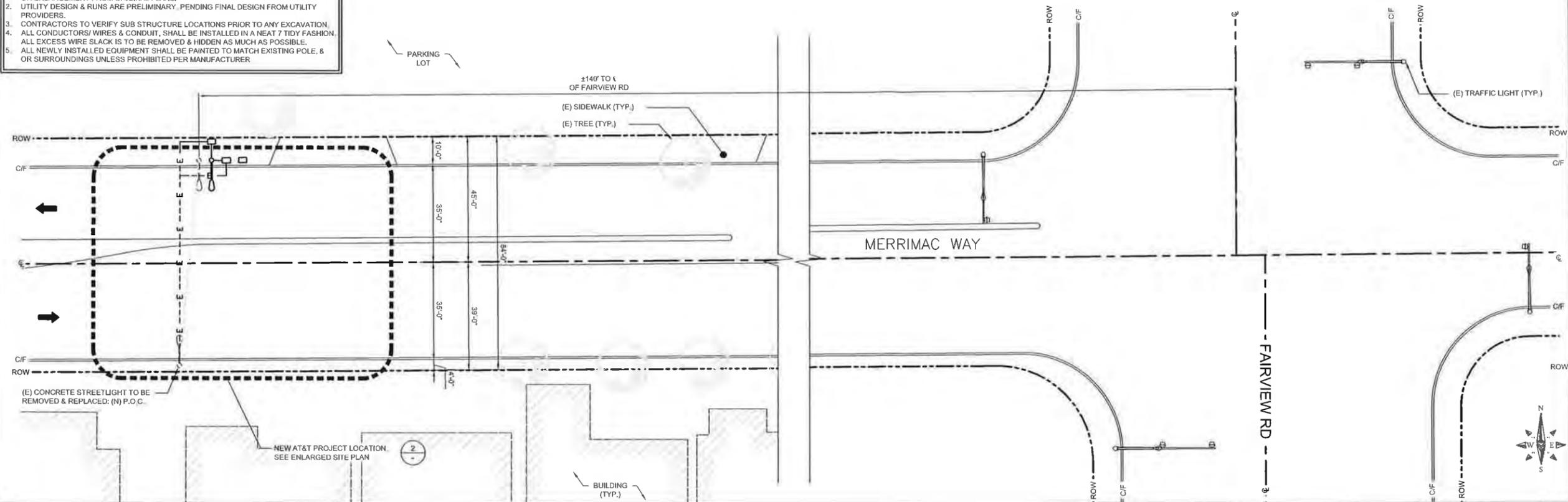
SITE ID: CSTAM 09A
 N/S/O MERRIMAC WAY, 982'
 W/O FAIRVIEW RD
 COSTA MESA, CA 92626

SHEET TITLE
 TITLE SHEET

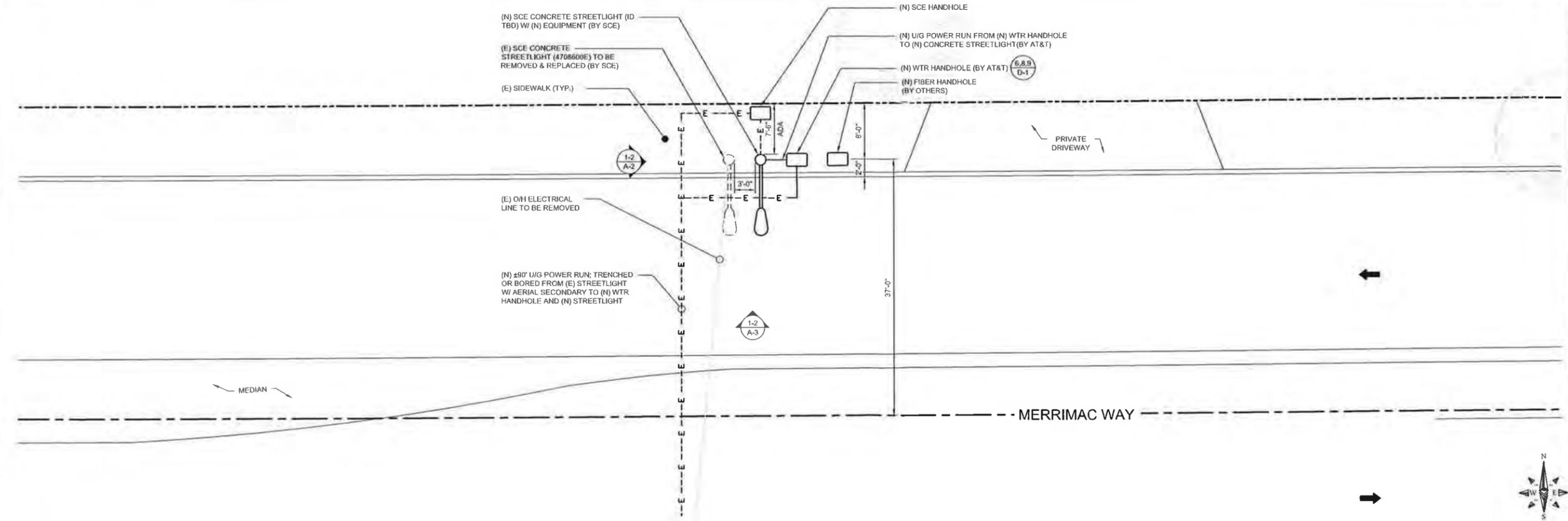
SHEET NUMBER

T-1

NOTE:
 1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 2. UTILITY DESIGN & RUNS ARE PRELIMINARY, PENDING FINAL DESIGN FROM UTILITY PROVIDERS.
 3. CONTRACTORS TO VERIFY SUB STRUCTURE LOCATIONS PRIOR TO ANY EXCAVATION.
 4. ALL CONDUCTORS/ WIRES & CONDUIT, SHALL BE INSTALLED IN A NEAT & TIDY FASHION. ALL EXCESS WIRE SLACK IS TO BE REMOVED & HIDDEN AS MUCH AS POSSIBLE.
 5. ALL NEWLY INSTALLED EQUIPMENT SHALL BE PAINTED TO MATCH EXISTING POLE, & OR SURROUNDINGS UNLESS PROHIBITED PER MANUFACTURER



SITE PLAN



ENLARGED SITE PLAN



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 CHECKED BY: MM

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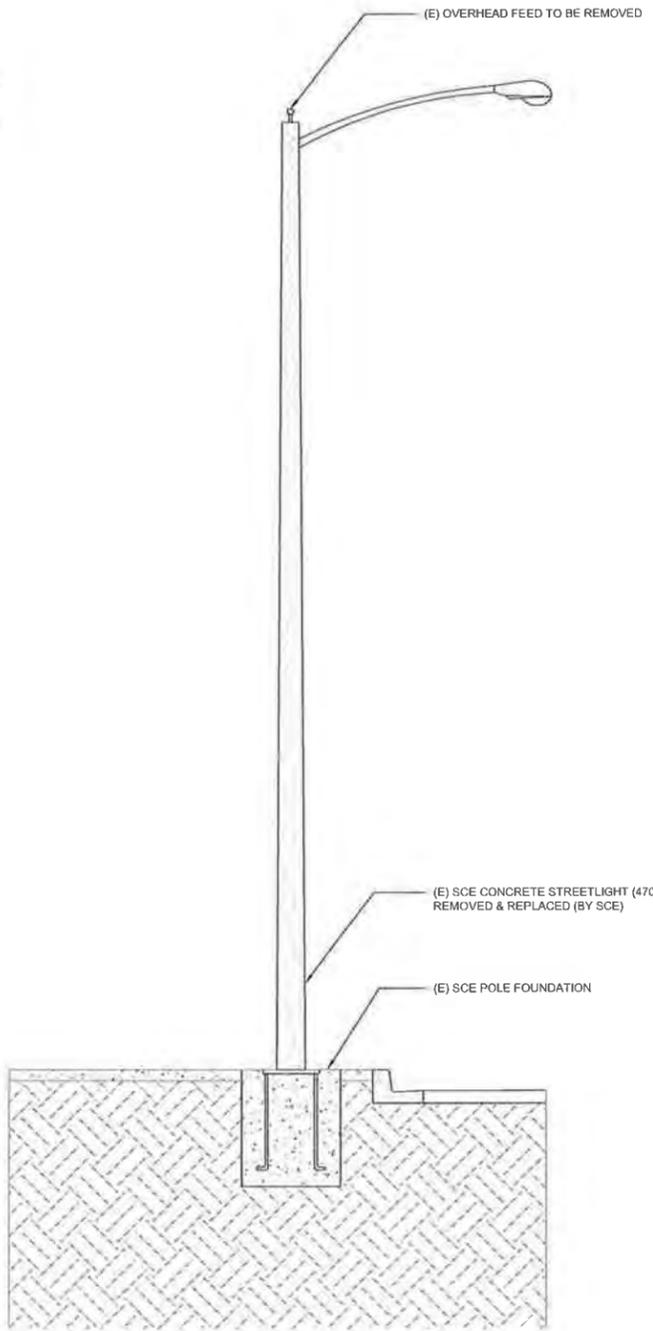
SITE ID: CSTAM 09A
 N/S/O MERRIMAC WAY, 982'
 W/O FAIRVIEW RD
 COSTA MESA, CA 92626

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

T/OF (E) LUMINAIRE
29'-7" A.G.L.

T/OF (E) POLE
28'-4" A.G.L.



EXISTING WEST ELEVATION

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

NOTE:
ALL NEW EQUIPMENT SHALL BE PAINTED TO
MATCH NEW UTILITY POLE

BILL OF MATERIALS							
ATTACHMENT ITEM	MANUF. SPEC#	# OF ATTACHMENTS	DIMENSIONS	WEIGHT PER ITEM	TOTAL WEIGHT	WEIGHT ATTACHED ABOVE T/O POLE	WEIGHT ATTACHED TO SIDES OF POLE
ANTENNA	GQ2410-06621	1	24.9"x10"	17.2 LBS	17.2 LBS	17.2 LBS	-
RRU	MICRO RADIO 2203	2	7.8"x3.94"x7.87"	9.92 LBS	19.84 LBS	19.84 LBS	-
RRU	MICRO RADIO 2205	2	7.8"x3.94"x7.87"	9.92 LBS	19.84 LBS	19.84 LBS	-
DISCONNECT	RSCAC-6533-P-120-D	1	8.58"x5.06"x10.08"	2.25 LBS	2.25 LBS	2.25 LBS	-
EQUIPMENT SHROUD SHROUD	CONCEALFAB	1	65"x 14"Ø	72 LBS	72 LBS	72 LBS	-
TOTAL:		7			131.13	131.13 LBS	-

T/OF (N) ANTENNA
34'-9" A.G.L.

C/L OF (N) ANTENNA
33'-8" A.G.L.

B/OF (N) ANTENNA
32'-8" A.G.L.

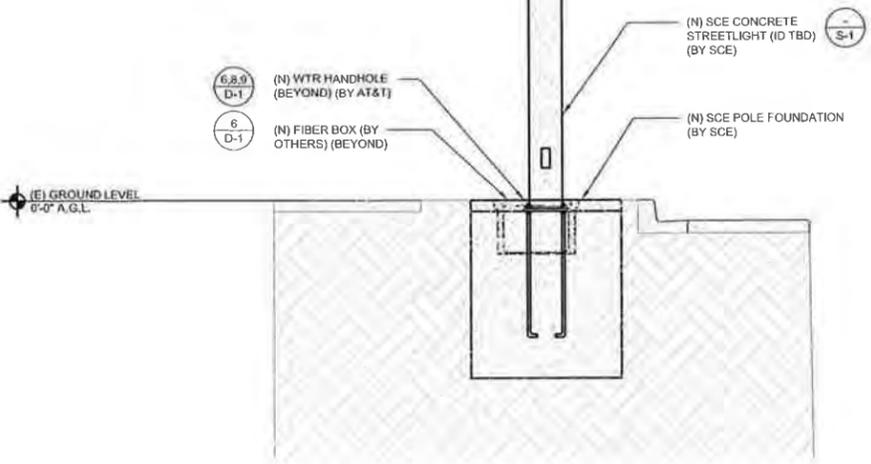
T/OF (N) EQUIPMENT SHROUD
32'-8" A.G.L.

T/OF (N) LUMINAIRE
30'-0" A.G.L.

B/OF (N) EQUIPMENT SHROUD
29'-3" A.G.L.

T/OF (N) POLE
29'-3" A.G.L.

(N) 14" DIA. EQUIPMENT SHROUD W/
(1) (N) ANTENNA, (1) (N) AT&T 2203,
(1) (N) 2205 RADIO & (1) FUTURE
2205 RAYCAP RADIO WITHIN SHROUD;
PAINTED GREY TO MATCH POLE



2 NEW WEST ELEVATION

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



DRAWN BY: TJ

CHECKED BY: MM

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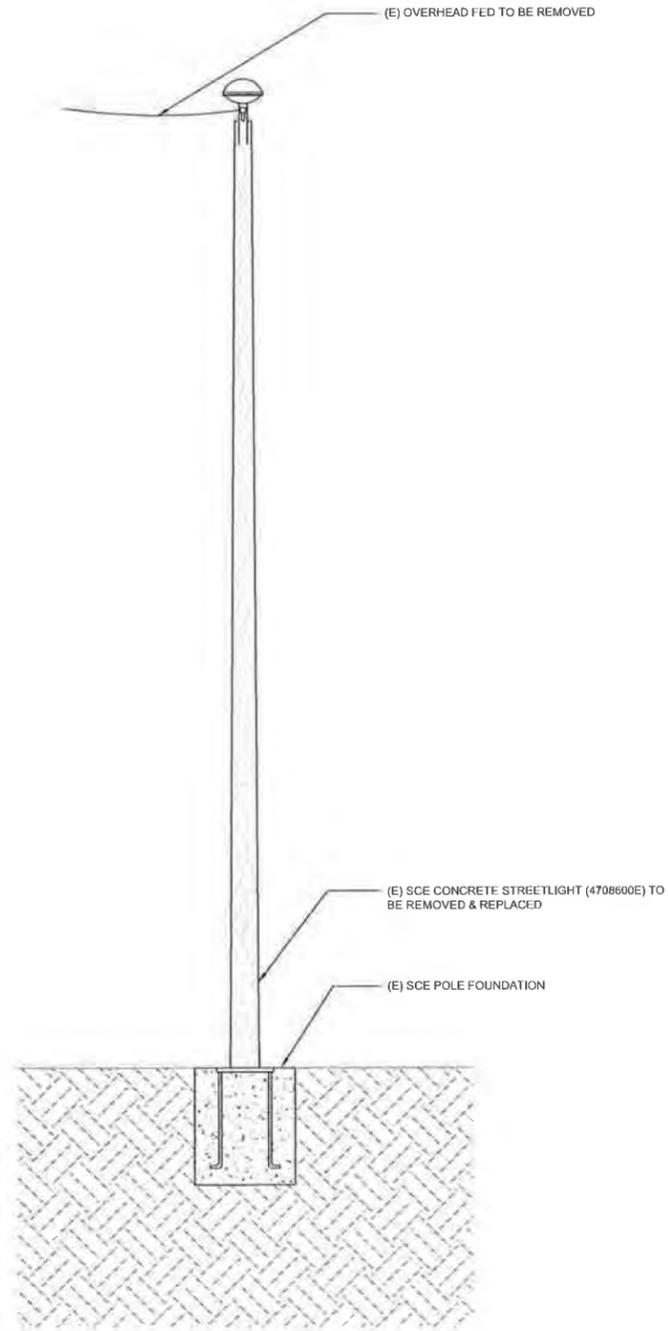
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SITE ID: CSTAM 09A
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W/O FAIRVIEW RD
COSTA MESA, CA 92626

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-2

- T/ OF (E) LUMINAIRE
29'-7" A.G.L.
- T/ OF (E) POLE
28'-4" A.G.L.



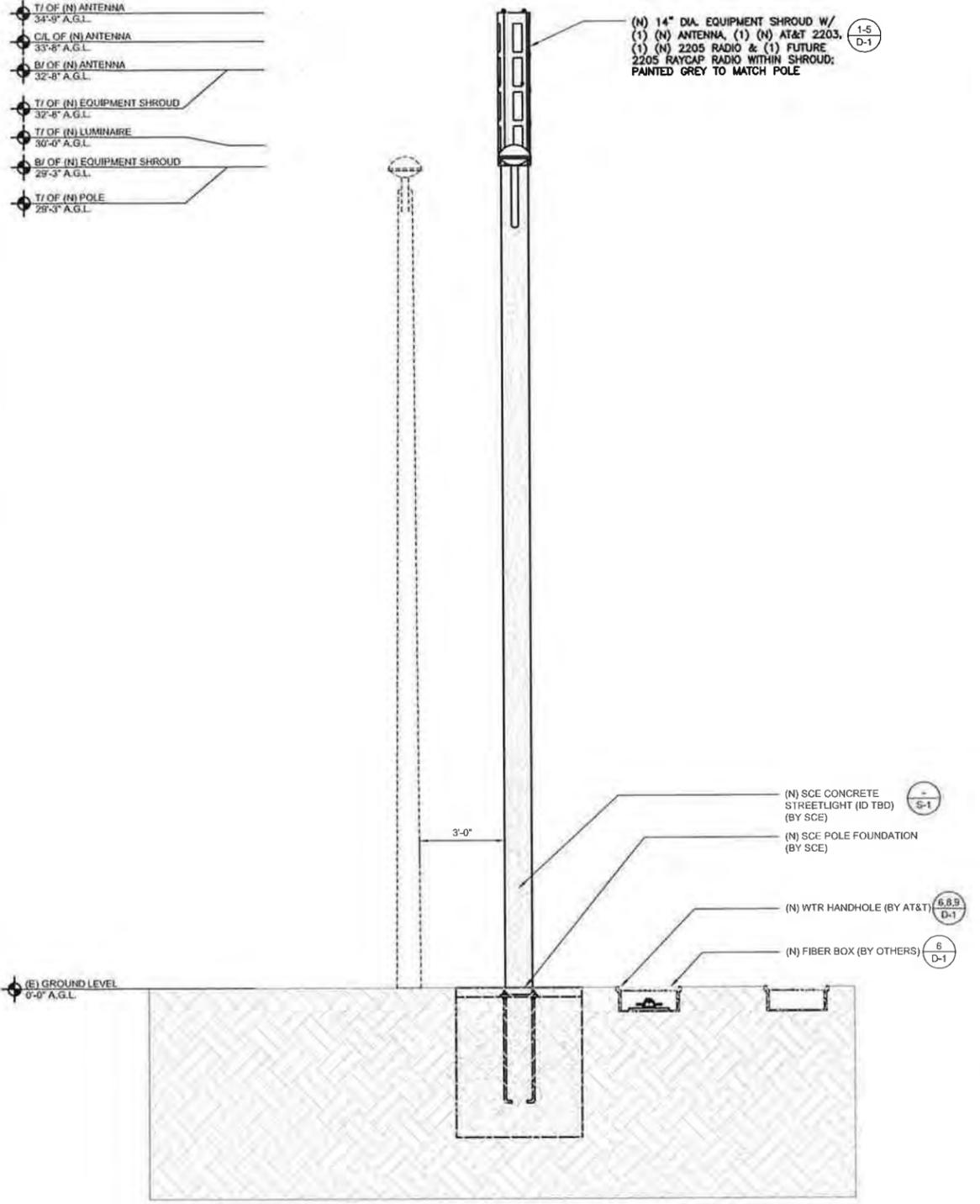
EXISTING SOUTH ELEVATION

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

NOTE:
ALL NEW EQUIPMENT SHALL BE PAINTED TO
MATCH NEW UTILITY POLE

BILL OF MATERIALS							
ATTACHMENT ITEM	MANUF. SPEC#	# OF ATTACHMENTS	DIMENSIONS	WEIGHT PER ITEM	TOTAL WEIGHT	WEIGHT ATTACHED ABOVE T/O POLE	WEIGHT ATTACHED TO SIDES OF POLE
ANTENNA	GQ2410-06621	1	24.9"x10"	17.2 LBS	17.2 LBS	17.2 LBS	-
RRU	MICRO RADIO 2203	2	7.87"x3.94"x7.87"	9.92 LBS	19.84 LBS	19.84 LBS	-
RRU	MICRO RADIO 2205	2	7.87"x3.94"x7.87"	9.92 LBS	19.84 LBS	19.84 LBS	-
DISCONNECT	RSCAC-6533-P-120-D	1	8.58"x5.06"x10.08"	2.25 LBS	2.25 LBS	2.25 LBS	-
EQUIPMENT SHROUD SHROUD	CONCEALFAB	1	65"x 14"Ø	72 LBS	72 LBS	72 LBS	-
TOTAL :		7			131.13	131.13 LBS	-

- T/ OF (N) ANTENNA
34'-9" A.G.L.
- C/L OF (N) ANTENNA
33'-8" A.G.L.
- B/ OF (N) ANTENNA
32'-8" A.G.L.
- T/ OF (N) EQUIPMENT SHROUD
32'-6" A.G.L.
- T/ OF (N) LUMINAIRE
30'-0" A.G.L.
- B/ OF (N) EQUIPMENT SHROUD
29'-3" A.G.L.
- T/ OF (N) POLE
28'-3" A.G.L.



NEW SOUTH ELEVATION

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



DRAWN BY: TJ
CHECKED BY: MM

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COSTA MESA, CA 92626

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3



NEW 22'-9" POLE LOCATION (28'-3"
OVERALL POLE HEIGHT) (RAD
CENTER 27'-3")



ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602



M SQUARE WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 301-6884

DRAWN BY: T.J.

CHECKED BY: M.M.

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COSTA MESA, CA 92626

SHEET TITLE

SITE IMAGE

SHEET NUMBER

A-4

AVAILABLE FROM EXCEL SIGN AND DECAL:
<http://www.weneedsigns.com/home.php?cal+1135> AND CLICK ON AT&T
 PH: 510-651-0445
 N01-DC-16 1"x6" NOTICE DECAL
 "For 1 Foot Distance" VINYL DECAL WITH ADHESIVE BACKING



NOTICE
 RF energy emitted by this device may exceed the FCC's general public exposure limits. Stay at least 1 foot away from the device. Call 800-638-2822 for help if you need access within 1 foot

Place 3 NOTICE sticker at the bottom of the front of the radome of each antenna.

ERICSSON - MICRO RADIO 2205

MECHANICAL SPECIFICATIONS:
 DIMENSIONS (WxDxH): 7.87"x4.84"x7.87", INCLUDING MOUNTING BRACKET AND ESTHETIC FRONT COVER
 VOLUME AND WEIGHT: 4 LITRES AND 4.5 kg (9.92 lbs)
 MOUNTING: WALL AND POLE MOUNT

INTERFACE SPECIFICATIONS:
 ANTENNA PORTS: 2 x 4.3-10F
 CPRI: 2 x 2.5/5/10 Gbps (EXCHANGEABLE SFP MODULES)
 OPTICAL INDICATORS: 6
 EXTERNAL ALARM: 2
 FIELD GROUND: 1

ELECTRICAL SPECIFICATIONS:
 POWER SUPPLY: -48 VDC OR 100-250 VAC
 POWER OUTPUT: 87 WATTS MAX
 MAX HEAT DISSIPATION: 90 WATTS
 MINIMUM AC FUSE RATING: 6 AMP

GALTRONICS OMNI-POLE POLYURETHANE CAMBER ANTENNA

MECHANICAL SPECIFICATIONS:
 DIMENSIONS (WxDxH): 24.9 x 10 INCHES (643 x 255 mm)
 WEIGHT EXCL MOUNTING BRACKETS: 17.2 lbs (9 kg)
 NO. OF CONNECTORS: 10 x 4.3-10 DWH FEMALE
 CONNECTOR TYPE & FREQUENCY BAND (MHz):
 4 x 4.3-10 DWH FEMALE (3550-3700) MHz
 4 x 4.3-10 DWH FEMALE (1695-2360) MHz
 2 x 4.3-10 DWH FEMALE (5150-6950) MHz

MAX WIND SPEED: 150 mph
 RADOME MATERIAL: ASA
 SHIPPING DIMS (LxWxD): 30"x19"x19" (762x483x483)mm
 GROSS SHIPPING WEIGHT: 25 lbs (12kg)

PART NO. G02410-00021-11 (GRAY)
 PART NO. G02410-00021-10 (BROWN)
 PART NO. G02410-00021-11 (CHROME)



OMNI ANTENNA DISCLAIMER LABEL 24"x36" SCALE: NTS 11"x17" SCALE: NTS 7

ERICSSON - RADIO 2205 24"x36" SCALE: NTS 11"x17" SCALE: NTS 4

GALTRONICS OMNI ANTENNA 24"x36" SCALE: NTS 11"x17" SCALE: NTS 1

ELECTROMATE
 HINGED 3R ENCLOSURE # D221NRB

DIMENSIONS:

A	12"
B	12"
C	6"

RAYCAP - RSCAP-6203-P-120-D

ELECTRICAL:
 SURGE PROTECTION DEVICE (SPD) TYPE TO UL: STRIKESORB 30-A
 NUMBER OF CIRCUITS PROTECTED: 4
 SURGE PROTECTIVE DEVICE (SPD) TYPE PER UL 1449 4TH EDITION: TYPE 2 COMPONENT ASSEMBLY
 SURGE PROTECTION DEVICE (SPD) CLASS TO REC 61643-11: CLASS II
 NOMINAL OPERATING VOLTAGE (UNB) 120V
 NOMINAL DISCHARGE CURRENT (IN) PER IEC 60384-11 (10 KA @ 20 MS)
 MAXIMUM DISCHARGE CURRENT (MAX) PER IEC 61643-11 (10 KA @ 20 MS)
 MAXIMUM CONTINUOUS OPERATING VOLTAGE (MCOV) 150V
 VOLTAGE PROTECTION LEVEL (VPL) PER IEC 61643-11: 280V
 VOLTAGE PROTECTION RATING (VPR) 20 KA @ 20
 SUPPRESSION TECHNOLOGY: MOV
 PROTECTION MODES (DUAL MODE): LINE TO NEUTRAL, NEUTRAL TO GROUND

MECHANICAL:
 CONSTRUCTION TERMINAL: COMPRESSION LUG #6 - #14 AWG (13-2MM2)
 TERMINAL BLOCK #10-#26 AWG (6-0.14MM2)
 ENVIRONMENTAL INGRESS PROTECTION (IP) RATING: NEMA 4X
 OPERATION TEMPERATURE: (C) -40° C TO +80° C
 STORAGE TEMPERATURE: (C) -70° C TO +80° C
 ENCLOSURE TYPE: (OUTDOOR) POLYCARBONATE
 UL 94V-0 RATED
 UL 94V-0 RATED
 ENCLOSURE DIMENSION: (L x W x H) 8.58" x 5.06" x 10.08"
 WEIGHT: 2.25 LBS (1.02KG)

ERICSSON - MICRO RADIO 2203

MECHANICAL SPECIFICATIONS:
 DIMENSIONS (WxDxH): 7.87"x4.84"x7.87", INCLUDING MOUNTING BRACKET AND ESTHETIC FRONT COVER
 VOLUME AND WEIGHT: 4 LITRES AND 4.5 kg (9.92 lbs)
 MOUNTING: WALL AND POLE MOUNT

INTERFACE SPECIFICATIONS:
 ANTENNA PORTS: 2 x 4.3-10F
 CPRI: 2 x 2.5/5/10 Gbps (EXCHANGEABLE SFP MODULES)
 OPTICAL INDICATORS: 6
 EXTERNAL ALARM: 2
 FIELD GROUND: 1

ELECTRICAL SPECIFICATIONS:
 POWER SUPPLY: -48 VDC OR 100-250 VAC
 POWER OUTPUT: 87 WATTS MAX
 MAX HEAT DISSIPATION: 90 WATTS
 MINIMUM AC FUSE RATING: 6 AMP

DRAWN BY: TJ
 CHECKED BY: MM

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SCE UN-METERED FUSED PANEL 24"x36" SCALE: NTS 11"x17" SCALE: NTS 8

RAYCAP DISCONNECT 24"x36" SCALE: NTS 11"x17" SCALE: NTS 5

ERICSSON - RADIO 2203 24"x36" SCALE: NTS 11"x17" SCALE: NTS 2

SQUARE-D
 HINGED 3R ENCLOSURE # D221NRB

DIMENSIONS:

A	7.75"
B	9.63"
C	3.75"

COVER FEATURES:
 • STANDARD LOAD RATING: 20,800 LBS. WHEEL LOAD ON 10"x20" PLATE
 • 2 BOLT DOWN LOCATIONS
 • STAINLESS STEEL BOX INSERTS
 • POLYMER CONCRETE CONSTRUCTION
 • NON-SKID SURFACE STANDARD
 • 20K TO BE EMBOSSED ON COVER
 • APPROXIMATE WEIGHT = 120 LBS.

COVER FEATURES:
 • POLYMER CONCRETE CONSTRUCTION
 • LIGHTWEIGHT
 • STACKABLE FOOT
 • APPROX. WEIGHT 188 LBS.

(OR APPROVED EQUAL)

CONCRETE POLE CONCEALMENT POLE TOP ECCENTRIC

MECHANICAL SPECIFICATIONS:
 DIMENSIONS (WxDxH): 6.5"x11"
 MOUNTING: MOUNTS TO TOP OF POLE



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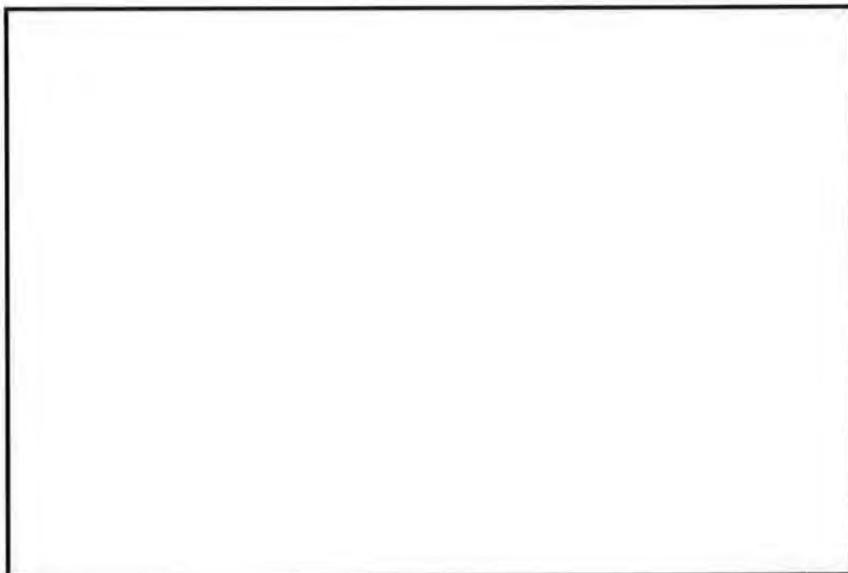
SHEET TITLE
 DETAILS

SHEET NUMBER
D-1

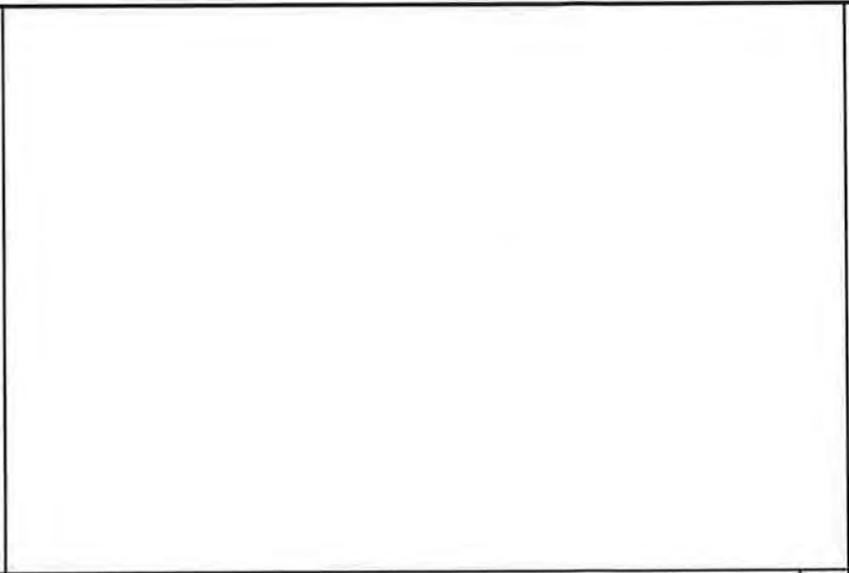
AT&T MOBILITY FUSED DISCONNECT 24"x36" SCALE: NTS 11"x17" SCALE: NTS 9

HANDHOLE 24"x36" SCALE: NTS 11"x17" SCALE: NTS 6

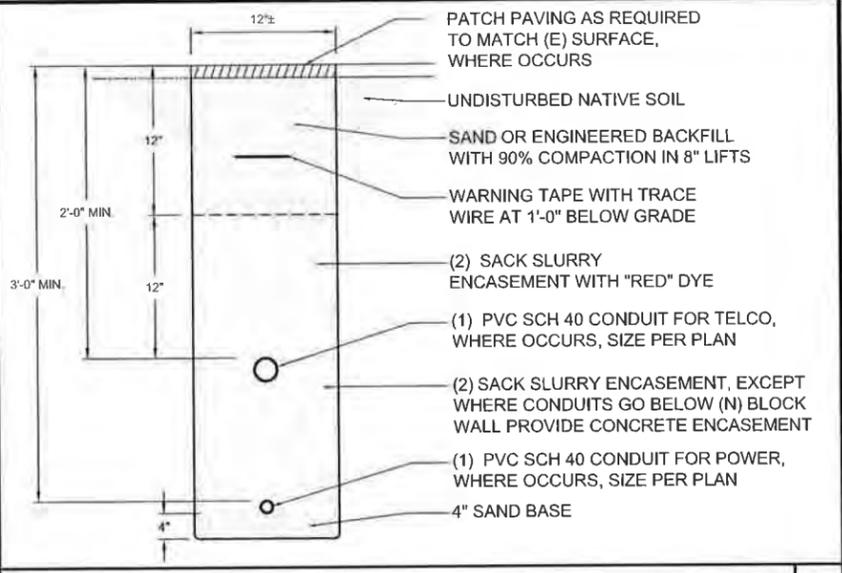
EQUIPMENT SHROUD 24"x36" SCALE: NTS 11"x17" SCALE: NTS 3



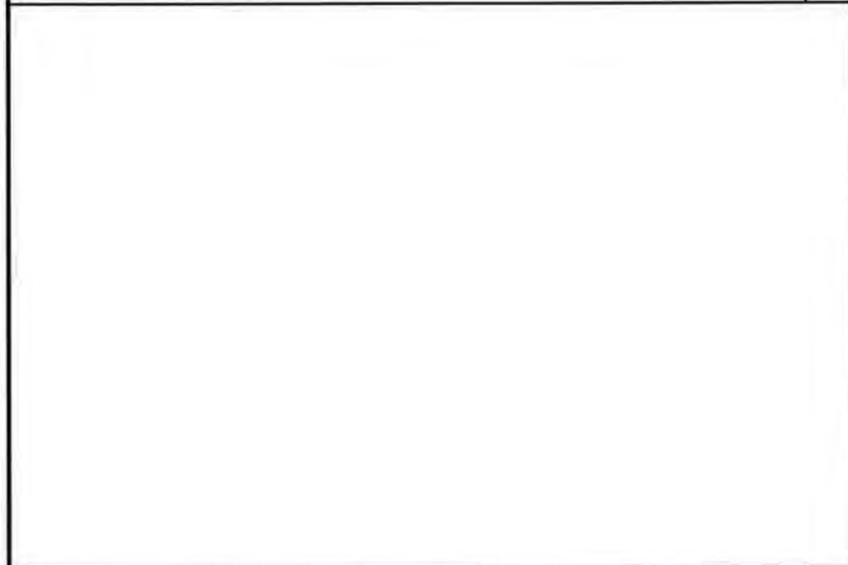
NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS 7



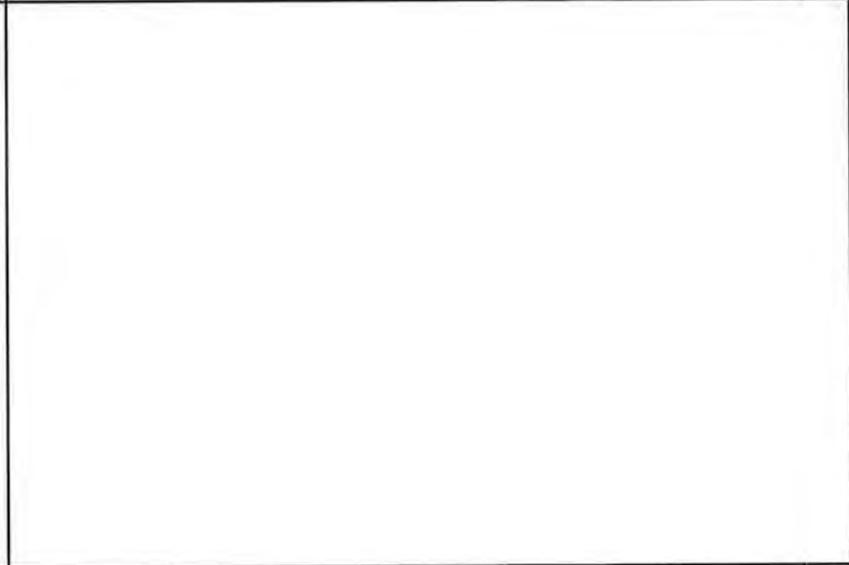
NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS 8



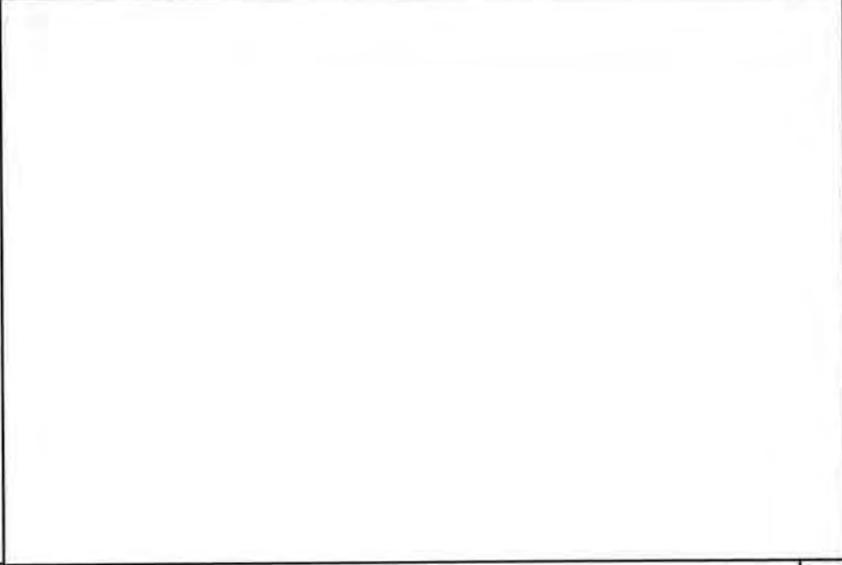
UTILITY TRENCH DETAIL 24"x36" SCALE: NTS 11"x17" SCALE: NTS 4 1



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



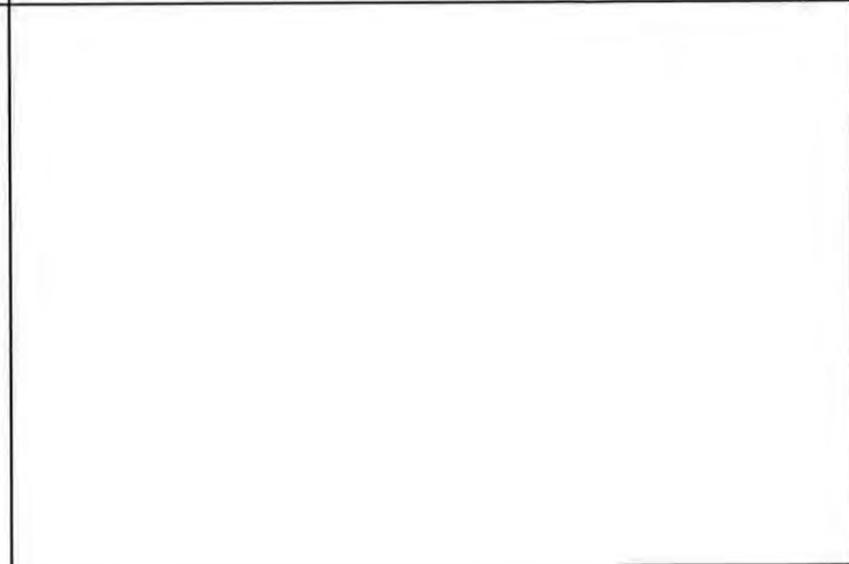
NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS 6



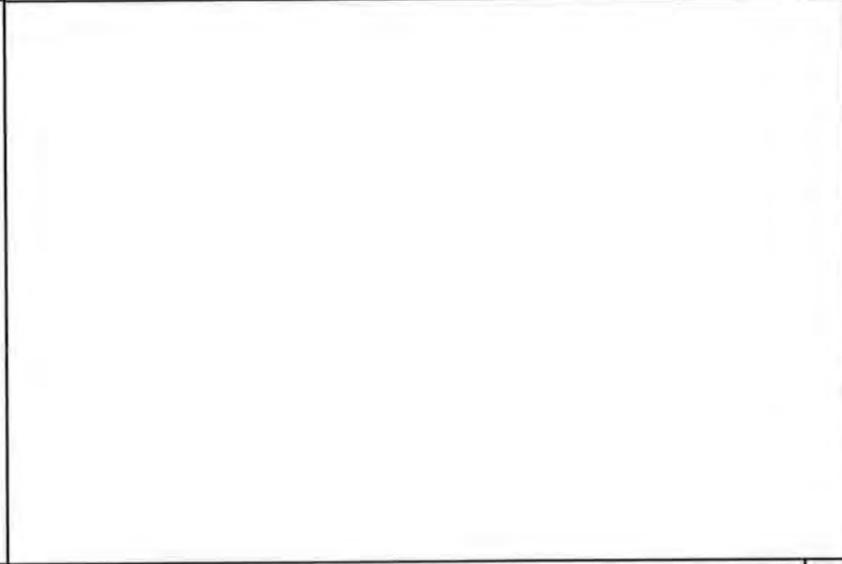
NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS 5 2



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



NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS 6

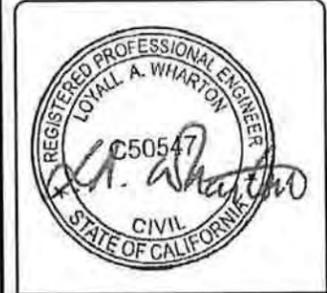


NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS 5 3



DRAWN BY: T.J.
CHECKED BY: MM

REV	DATE	DESCRIPTION
B	09/21/2018	100% CONSTRUCTION
A	09/17/2018	90% CONSTRUCTION



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SITE ID: CSTAM 09A
N/S/O MERRIMAC WAY, 982'
W/O FAIRVIEW RD
COSTA MESA, CA 92626

SHEET TITLE
DETAILS

SHEET NUMBER
D-2



ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602



1887 CALLE AVANZADO
SAN CLEMENTE CA 95073 (949) 361-8884

DRAWN BY: TJ
CHECKED BY: MM

REV	DATE	DESCRIPTION
B	09/21/2018	100% CONSTRUCTION
A	09/17/2018	90% CONSTRUCTION

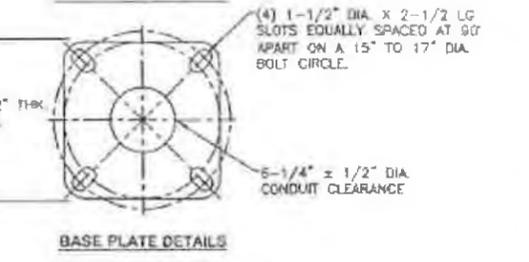
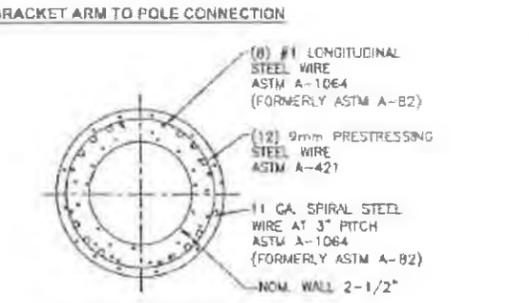
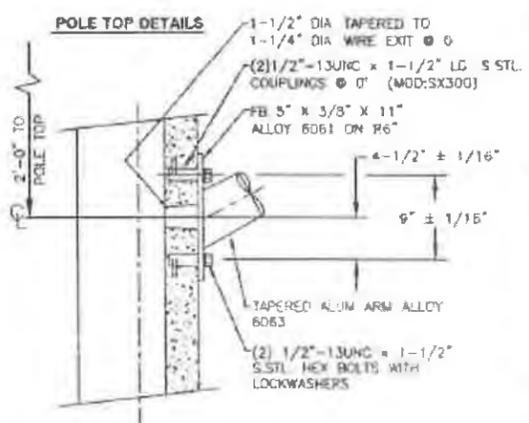
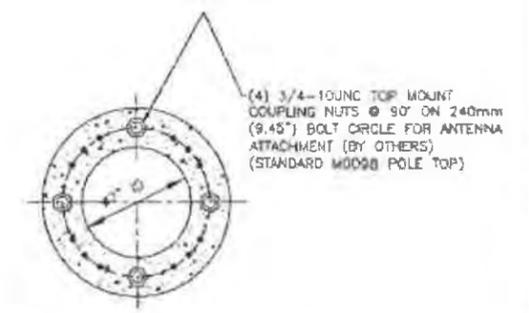
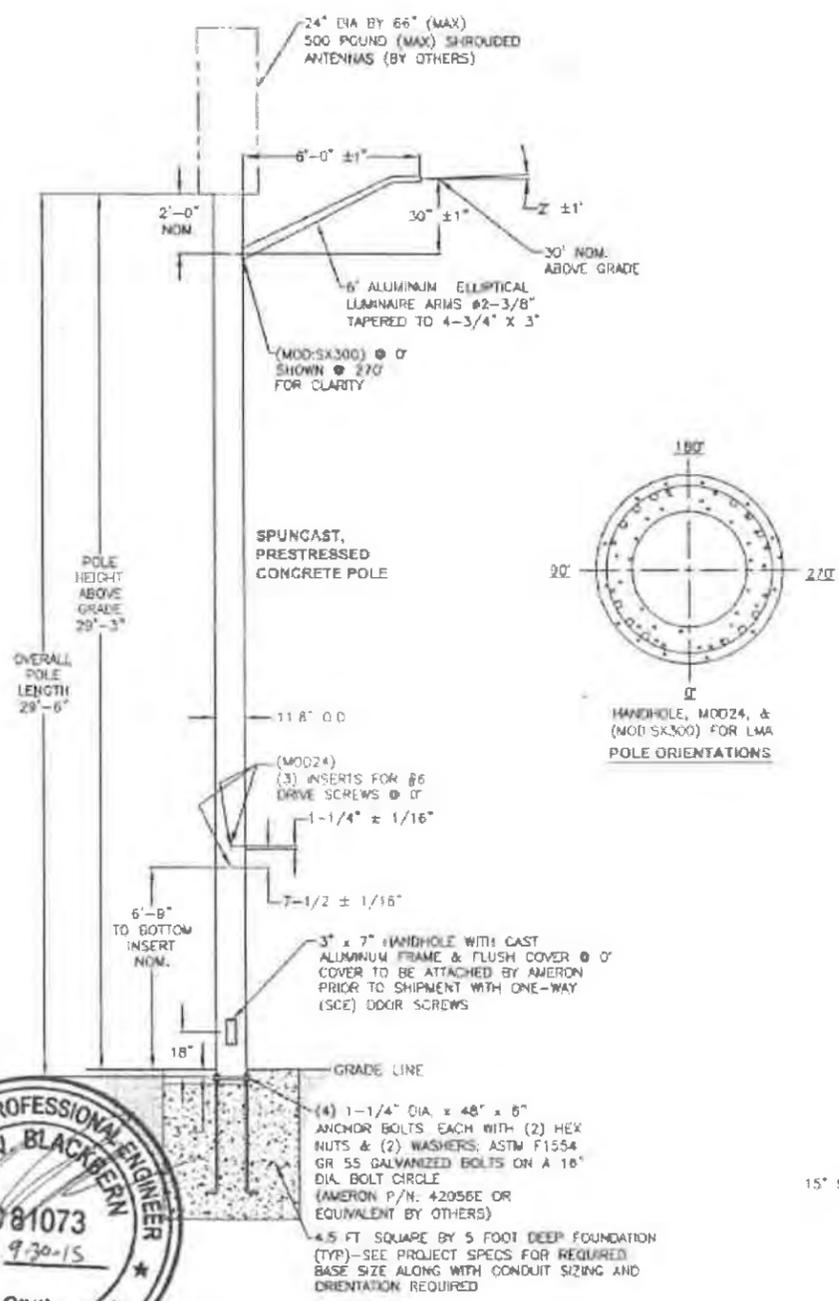


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SITE ID: CSTAM 09A
N/S/O MERRIMAC WAY, 982'
W/O FAIRVIEW RD
COSTA MESA, CA 92626

SHEET TITLE
POLE DETAILS

SHEET NUMBER
S-1



REV.	DATE	DESCRIPTION	DRN.	APPR.
A	09/07	REDRAWN, ADDED POLE P/N	A.C.	
B	05/08	UPDATED FOR ORACLE	T.L.	
C	02/10	A/B WERE A36M55, NOW A307	J.C.	
D	06/15	UPDATED TO NEW DWG. STDS.	L.P.	

"F" LEVEL CONFIG CODES			"P" LEVEL CONFIG CODES		
OPTION CLASS	ENTRY	INFO.	OPTION CLASS	ENTRY	INFO.
COATING	5		MIX	81	
HH COVER	66548E		FINISH	5	
DOOR SCRS	SCE		BASEPLATE	63250E	
DRILL IN MOD	MOD24		COLLAR	NONE	
			POLE TOP CON.	MOD98	
			CAST-IN MOD	MODSX300	

300MM NON-TAPERED BASE PLATE ROUND POLE

POLE DESIGNATION	POLE HEIGHT ABOVE GRADE	OVERALL POLE LENGTH	BOLT CIRCLE	BASE O.D.	ULTIMATE G.L. MOMENT (ft.-lbs.)	POLE WEIGHT (lbs.)
BP300X09	29'-3"	29'-6"	16"	11-13/16"	65,000	2900

() POLES REQUIRED (P/N: BP300X09-16137), EACH WITH 6" WALL BRACKET ELLIPTICAL ARM (P/N: LAEB6A)

NOTES:

- MIX (8155): SCE BLACK & WHITE, LIGHTLY EXPOSED AGGREGATE FINISH WITH FLAT WATER SEALER COATING.
- ASTM C-150 TYPE III GRAY CEMENT.
- f_c @ 28 DAYS=7,000 PSI, USING SPUN CYLINDER TEST.
- f_c @ 28 DAYS=5,000 PSI, USING ASTM C-31 CYLINDER TEST.
- POLES MANUFACTURED TO ASTM C-1089-13 SPECIFICATIONS.
- PROTECTIVE COAT EXPOSED P.C. WIRES AT POLE ENDS.
- THE POLE DEPICTED ON THIS DRAWING IS DESIGNED TO WITHSTAND THE LOADS IMPARTED BY A SINGLE SIDE MOUNTED TAPERED ELLIPTICAL ALUMINUM ARM (NOT TO EXCEED 6' OFFSET, 3.7 SQ. FT. EPA, 25 LBS.) WITH THE ARM HOLDING A DOWNWARD FACING AREA OR PENDENT LUMINAIRE (NOT TO EXCEED 2.0 SQ. FT. EPA, 50 POUNDS); THE POLE ALSO SUPPORTS (1) ANTENNA SHROUD CENTERED 3' ABOVE THE POLE TOP (NOT TO EXCEED 6.3 SQ. FT. EPA, 225 LBS. MAX) AS DESIGNED PER THE 2013 AASHTO LTS-8 (CRITERIA FOR STREET LIGHTING POLES), 2010 CALIFORNIA BUILDING CODE & ASCE7-05 FOR 90 MPH WIND AND SEISMIC ZONE (3-SECOND GUSTS) & SEISMIC CRITERIA S_s=1.75 & S₁=0.6 PLEASE CONTACT & ADVISE AMERON ENGINEERING IF THE INTENDED VALUES EXCEED THESE VALUES.
- DUE TO THE NATURE & CHARACTERISTICS OF CONCRETE, SIDE MOUNT SPACING DIMENSIONS CAN ONLY BE TAKEN TO THE NEAREST 1/8 INCH.

APPROVED BY: _____ DATE: _____

SOUTHERN CALIFORNIA EDISON
BP300X09 POLE WITH SINGLE 6' ARM

THIS DOCUMENT CONTAINS INFORMATION WHICH IS PROPRIETARY TO AMERON. IT SHALL NOT BE REPRODUCED, USED, OR DISCLOSED TO ANYONE WITHOUT THE PRIOR WRITTEN PERMISSION OF AMERON.

	DRAWN: SJB	DATE: 10/2003
	SCALE: N.T.S.	DWG. NO. 040-01277
		REV D

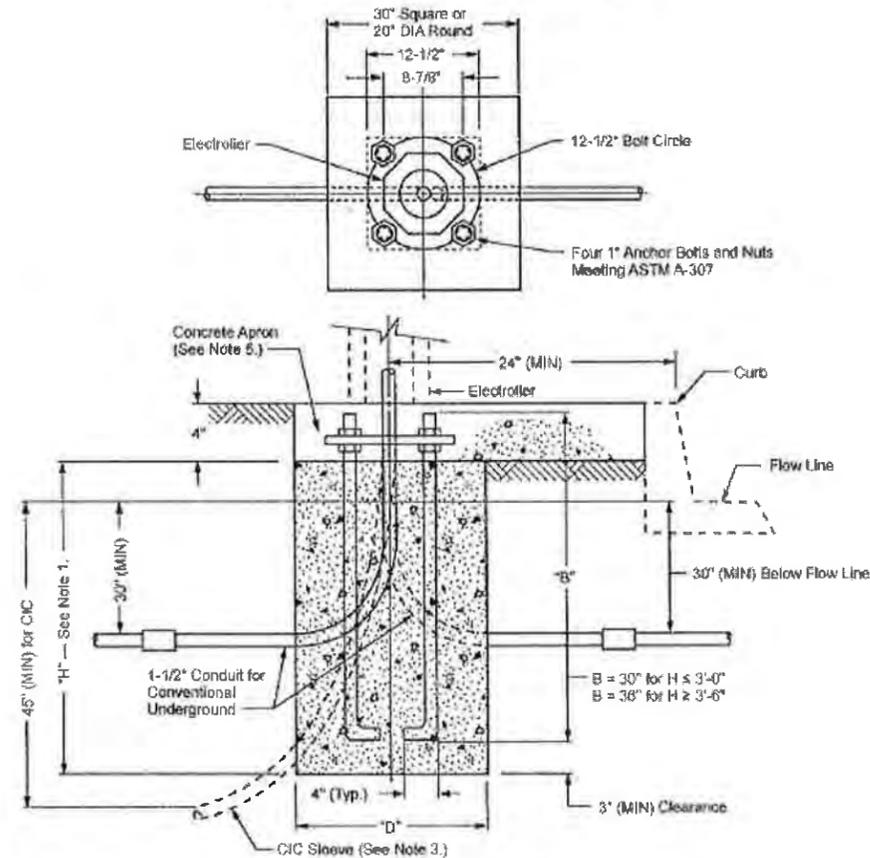


COMPLIANCE TO ANY CODE NOT EXPRESSLY LISTED ON THIS DRAWING IS NOT GUARANTEED. PLEASE CONTACT AMERON ENGINEERING IF YOU HAVE SPECIFIC CODE REQUIREMENTS.



MC 890 Foundation Detail for Fiberglass Nostalgic, Fiberglass, Steel, or Concrete Electroliers
Scope MC 890.1 Electrolier Foundation Detail

Figure MC 890-1: Electrolier Foundation Detail



- Note(s):
- The footing depth will vary depending on the type of soil and wind loading requirements. Consult local government agency for requirements. See Table MC 890-1 (Sheet 3) through Table MC 890-4 (Sheet 4).
 - Foundations shall be installed after conduit or CIC (for Underground Services), curbs, and sidewalks are in place and grades are established.
 - 1-1/2" Plastic CIC Sleeve for UG Concrete Electrolier (tape both ends to prevent debris from entering the sleeve).
 - Concrete to reach a minimum compression strength of 2800 psi in 28 days. See UGS 20.3.
 - Place a minimum size concrete apron of 30" x 30" x 4" thick around the pole at the ground level to provide a constrained surface condition when required. Grout to be placed after pole is set and plumbed.

Approved By:	<i>PLH</i>	Foundation Detail for Fiberglass Nostalgic, Fiberglass, Steel, or Concrete Electroliers	MC 890
Effective Date:	10-26-2012	What's Changed? The acronym for the Miscellaneous Chapter of the UGS Manual has been changed from 'MS' to 'MC' for clarity.	Sheet 1 of 4 UGS SCE Public



Scope MC 890.3 Electrolier Foundation Requirements

Table MC 890-1: 70 MPH Wind Zone, Constrained Surface Condition

	Soil Type	Electrolier Foundation Requirements					
		Fiberglass, Concrete, or Steel				Nostalgic	
		23' Shaft		28' Shaft		All Poles	Fiberglass
I.	Massive Crystalline Bedrock	H	D	H	D	H	D
		2'-6"	20" dia.	2'-6"	20" dia.	2'-6"	20" dia.
II.	Sedimentary and Foliated Rock	H	D	H	D	H	D
		2'-6"	30" x 30"	2'-6"	30" x 30"	2'-6"	30" x 30"
III.	Sandy Gravel, Gravel	H	D	H	D	H	D
		3'-0"	20" dia.	3'-0"	20" dia.	3'-0"	20" dia.
IV.	Sand, Silty Sand, Clayey Sand, Silty Gravel, Clayey Gravel	H	D	H	D	H	D
		3'-6"	20" dia.	3'-6"	20" dia.	3'-6"	20" dia.
V.	Clay, Sands, Sandy Clay, Silty Clay, Clayey Silt	H	D	H	D	H	D
		4'-0"	20" dia.	4'-6"	20" dia.	4'-0"	20" dia.

^U Uniform Building Code — 1991

- Note(s):
- H = Depth of footing
 - D = Diameter of round footing or the side dimension of square footing.

Table MC 890-2: 70 MPH Wind Zone, Non-Constrained Surface Condition

	Soil Type	Electrolier Foundation Requirements					
		Fiberglass, Concrete, or Steel				Nostalgic	
		23' Shaft		28' Shaft		All Poles	Fiberglass
I.	Massive Crystalline Bedrock	H	D	H	D	H	D
		2'-6"	20" dia.	2'-6"	20" dia.	2'-6"	20" dia.
II.	Sedimentary and Foliated Rock	H	D	H	D	H	D
		2'-6"	30" x 30"	2'-6"	30" x 30"	2'-6"	30" x 30"
III.	Sandy Gravel, Gravel	H	D	H	D	H	D
		3'-0"	20" dia.	3'-0"	20" dia.	3'-0"	20" dia.
IV.	Sand, Silty Sand, Clayey Sand, Silty Gravel, Clayey Gravel	H	D	H	D	H	D
		4'-0"	20" dia.	4'-6"	20" dia.	4'-0"	20" dia.
V.	Clay, Sands, Sandy Clay, Silty Clay, Clayey Silt	H	D	H	D	H	D
		4'-6"	20" dia.	5'-0"	20" dia.	4'-6"	20" dia.

^U Uniform Building Code — 1991

- Note(s):
- H = Depth of footing
 - D = Diameter of round footing or the side dimension of square footing.

Approved By:	<i>PLH</i>	Foundation Detail for Fiberglass Nostalgic, Fiberglass, Steel, or Concrete Electroliers	MC 890
Effective Date:	10-26-2012	What's Changed? The acronym for the Miscellaneous Chapter of the UGS Manual has been changed from 'MS' to 'MC' for clarity.	Sheet 3 of 4 UGS SCE Public



330 COMMERCE, STE. 200
IRVINE, CA 92602



1387 CALLE AVANZADO
SAN CLEMENTE CA 95073 (408) 301-8884

DRAWN BY: TJ

CHECKED BY: MM

B	09/21/2018	100% CONSTRUCTION
A	09/17/2018	90% CONSTRUCTION
REV	DATE	DESCRIPTION

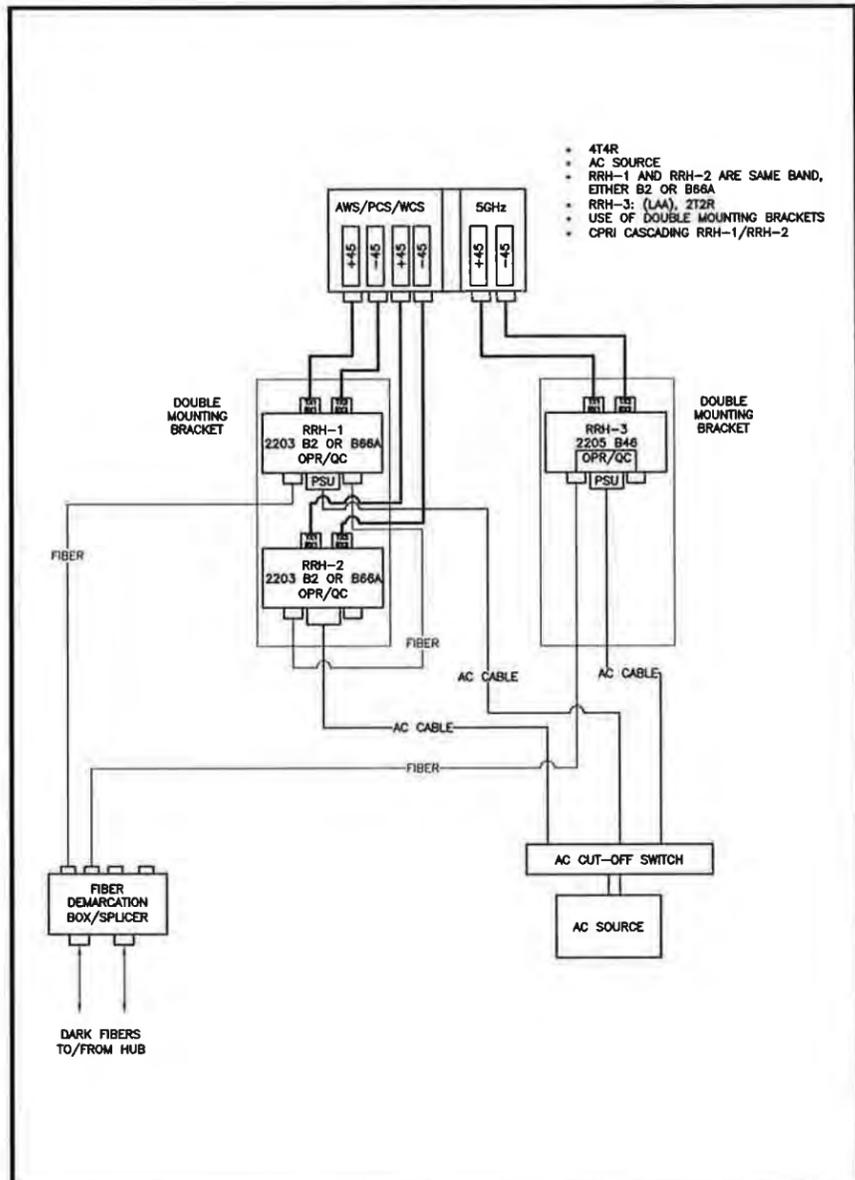


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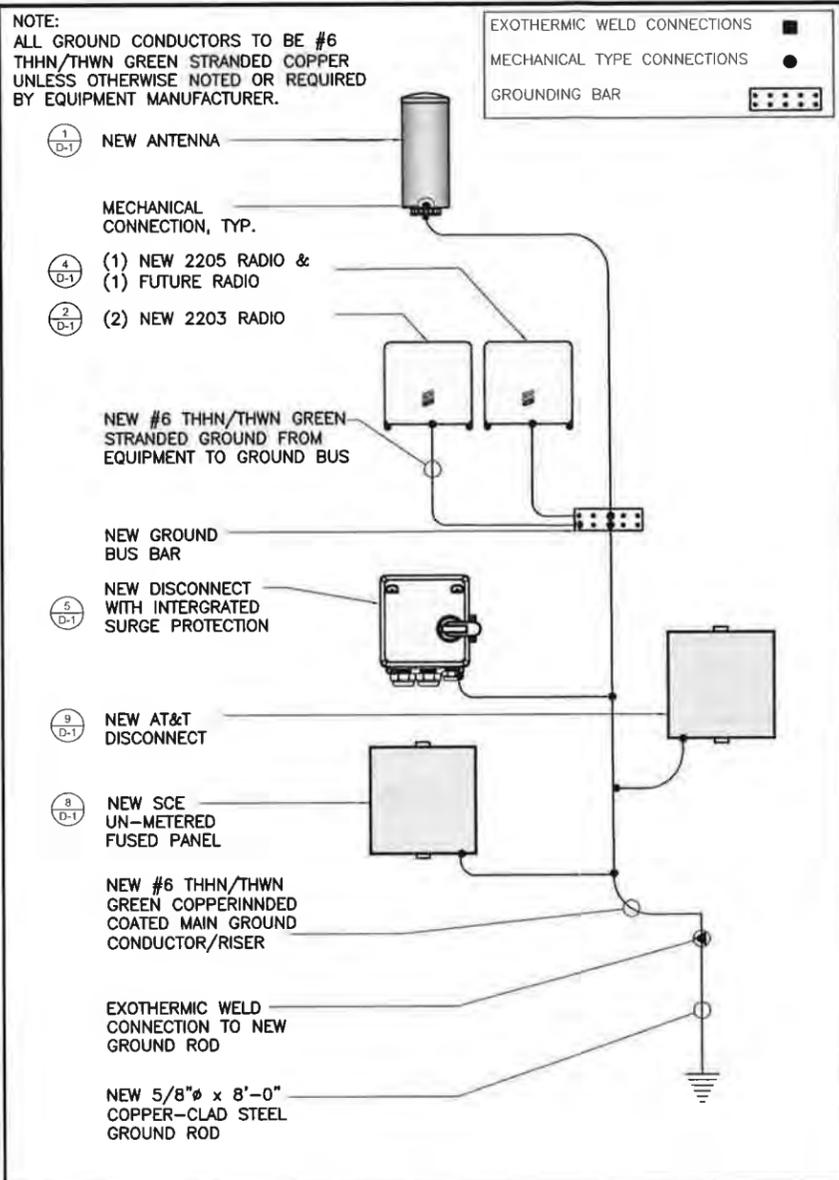
SITE ID: CSTAM 09A
N/S/O MERRIMAC WAY, 982'
W/O FAIRVIEW RD
COSTA MESA, CA 92626

SHEET TITLE
POLE FOUNDATION
DETAILS

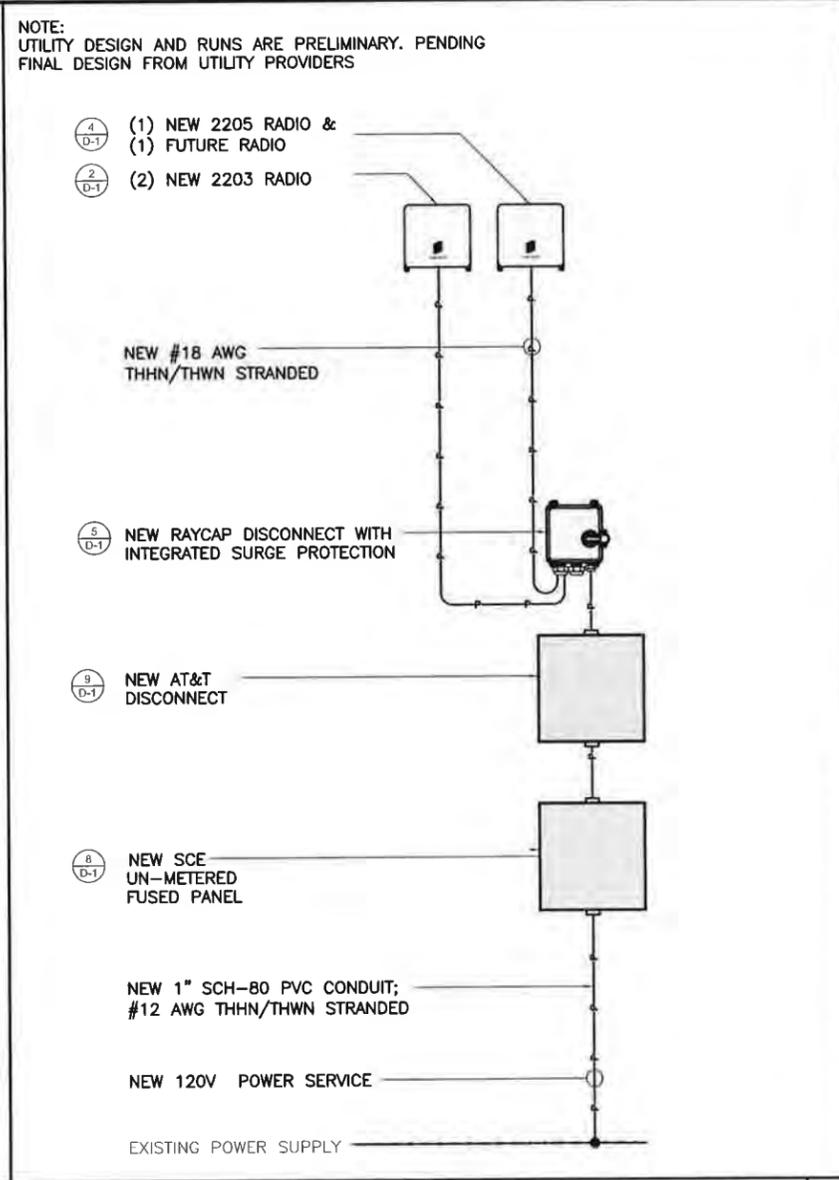
SHEET NUMBER
S-2



PICO PLUMBING DIAGRAM 24"x36" SCALE: NTS 11"x17" SCALE: NTS 5



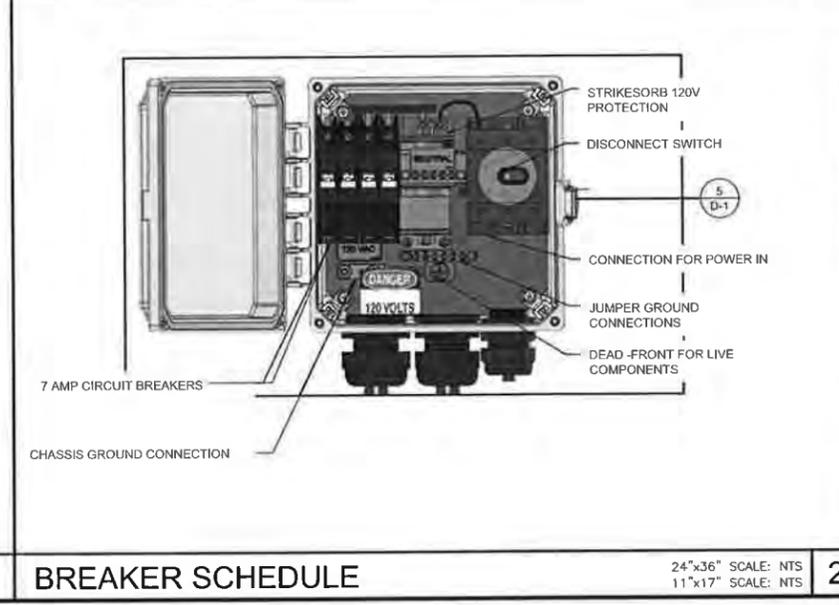
GROUNDING SCHEMATIC 24"x36" SCALE: NTS 11"x17" SCALE: NTS 3



SINGLE LINE DIAGRAM 24"x36" SCALE: NTS 11"x17" SCALE: NTS 1

NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS 6

NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS 4



BREAKER SCHEDULE 24"x36" SCALE: NTS 11"x17" SCALE: NTS 2



DRAWN BY: TJ
 CHECKED BY: MM

REV	DATE	DESCRIPTION
B	09/21/2018	100% CONSTRUCTION
A	09/17/2018	90% CONSTRUCTION



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SITE ID: CSTAM 09A
 N/S/O MERRIMAC WAY, 982'
 W/O FAIRVIEW RD
 COSTA MESA, CA 92626

SHEET TITLE
ELECTRICAL DETAILS

SHEET NUMBER
E-1

AT&T Mobility CRAN_RLOS_CSTAM_016

Background

New Cingular Wireless PCS, LLC dba AT&T Mobility's (AT&T) mission is to connect people with their world everywhere they live, work and play. AT&T delivers advance mobile services, high speed internet and smart solutions for people and business. AT&T is the global leader in Technology, Media and Telecommunications industry and is committed to the development, growth and improvement of communications in the United States. AT&T is a nationwide wireless service provider located throughout the United States and in U.S. territories. Millions of wireless connections take advantage of the company's mobile products and services. AT&T is committed to improve the customer experience of their hand-held devices, portable computing, and connected automobiles. The company's commitment is to have a robust network of cell sites that could bring faster data speeds and voice connectivity.

AT&T Mobility is a Telephone Corporation registered with the California Public Utilities Commission. The CPUC registration number is U 3060 C. As a telephone corporation, AT&T has a legal right to access public rights-of-way and place its equipment under Section 7901 of the California Public Utilities Code.

Mobile Wireless Services

Traditional macro sites are the fundamental building blocks needed to provide wireless voice and data services. AT&T uses high-band and low-band spectrum licensed from the Federal Communications Commission to provide wireless service. Each spectrum band has different propagation characteristics, which may experience varied noise or signal interference at a given location. To increase the service quality and reduce noise and interference to the customer, AT&T uses multiple layers of its licensed spectrum. Signal interference created by environmental clutter or noise from surrounding sources degrades the signal quality in a manner that affects data rates, service quality, and ultimately coverage. Placing small cells in locations where macro facilities are constrained and in areas of high-volume mobile traffic helps produce faster data rates and a more efficient use of the limited spectrum.

Adding macro sites has been the typical design solution to increase coverage, capacity and to offload existing cell sites in the network. This design alternative consists of multiple antennas mounted to a large support structure and a base station of several radio cabinets. The topography of a given area, dense concentration of buildings, the lack of available real estate, the high construction costs and other environmental factors has made it more difficult to bring wireless services closer to the end user in order to reduce weak signals and noise interference, and to increase the data rates which support existing and future demands for optimal user experience of mobile devices.

AT&T solution to increase the densification of wireless signals and coverage capacity of its network in any given geographical area is the implementation of small cells within the public rights-of-way. Small cells are lightweight and low power antenna solutions. The typical configuration is an omni-directional antenna or a set of small antennas mounted to right-of-way infrastructure, including utility poles, replacement streetlights or other infrastructure. Small cell installations are non-intrusive to the local community and can easily blend in with the natural urban or suburban landscape.

AT&T is committed to improving vital wireless services to residential portions of the city. Robust wireless services are essential in residential areas. The Center for Disease Control and Prevention (“CDC”) tracks the rates at which American households are shifting from landlines to wireless telecommunications. According to the CDC’s latest Wireless Substitution Report, more than 70% of American households now rely exclusively or primarily on wireless telecommunications.¹ The FCC estimates that 70% of all 911 calls are made from wireless devices.² And with AT&T’s selection by FirstNet as the wireless service provider to build and manage the nationwide first responder wireless network, each new or modified facility will strengthen first responder communications.

Project Description

AT&T engineers have identified several locations in Costa Mesa that require small cells in order to increase data speeds to meet the existing and future demands. These locations are shown in the attached network map. Additional areas may be identified in the future as conditions change over time.

For this small cell, AT&T proposes to install a 10-inch diameter omni-directional antenna and radios at the top of a replacement streetlight, fully concealed within a 14-inch diameter shroud. The concealment will be painted gray to match the final color of the aggregate pole. The proposed stealth installation is small in scale and will blend with the existing street landscape for each proposed location.

The project scope will consist of the following:

- Removal and replacement of a streetlight by SCE.
- Installation of a single omni-directional antenna, four remote radio units and raycap disconnect switch within a shroud.
- Installation of below grade power and fiber handholds.

Plans depicting the project location, design, height and style with the new wireless antenna installation are attached. Photographic simulations showing the final antenna installation are also included.

¹ See *Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, July-December 2017*, available at <http://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless201806.pdf>.

² See *911 Wireless Services*, available at <https://www.fcc.gov/consumers/guides/911-wireless-services>.

Construction and Maintenance

Construction of the proposed project will take approximately 30-days. All construction will be done in a manner that minimizes impact to residents and/or business in the area. Existing underground or overhead power and fiber connections will be used with minimal trenching. Directional boring will be used when deemed appropriate for each specific location.

Maintenance of the subject facility is minimal. Monitoring is typically done from AT&T's switching offices. If needed, a site visit to change any radio equipment will be coordinated with the city through the appropriate process.

Construction and Maintenance

Construction of the proposed project will take approximately 30-60 days. All construction will be done in a manner that minimizes impact to residents and business in the area. Existing underground or overhead power and fiber connections will be used with minimal trenching. Directional boring will be used when deemed appropriate for each specific location.

Maintenance of the subject facility is minimal. The majority of the monitoring is done from AT&T's switching offices. If needed, a site visit to change any radio equipment will be coordinated with the existing utility providers and city.

Project Code Compliance / Findings

The subject project complies with the City of Costa Mesa Telecommunication Regulatory Ordinance in the Public Right-of-Way, Section 19-15 in the following ways:

1. The proposed wireless facility is a small cell installation to be placed on a replaced SCE streetlight in the public right-of-way.
2. The proposed facility is small in scale and is visually compatible with the surrounding development.
3. The project is allowed subject to the city's approval of a Minor Use Permit and Encroachment Permit.
4. The proposed installation will not interfere with the use of the existing right-of-way. No additional ground mounted equipment is being proposed.
5. The proposed facility is a low powered antenna designed to work in conjunction with other small cell sites in the area and to off-load capacity from an existing macro facility. The installation will comply with applicable regulations of the Federal Communications Commission.
6. As stated in the project description, the purpose for the deployment of small cells is to increase the signal quality and capacity to the identified area near the site. As such, implementation of the small cell project will reduce a data signal gap that currently existing at this location as shown on the attached coverage maps.
7. The applicant will conform to all City of Costa Mesa requirements.



Brian P. Ryan
Principle Manager
Telephone: 909-274-1949
Brian.Ryan@sce.com

December 13, 2018

To Whom It May Concern:

Since 1994, Southern California Edison (SCE) has assisted wireless service providers in expanding their networks to meet customers' needs for telecommunications service. SCE makes available existing structures that can be used to co-locate the wireless service providers' equipment, while lessening the visual impacts on the community and constituency that is served. This letter requests that you help us in this endeavor.

In an effort to minimize the potential clutter that new vertical structures would produce, many California jurisdictions have adopted ordinances and policies encouraging wireless facilities to be mounted on street light poles within the public rights of way.

As you are aware, SCE owns and maintains street light poles in your jurisdiction pursuant to our LS-1 tariff. In order to accommodate the increasing demand for micro-cell site locations, SCE has agreed to allow wireless service providers to attach their antennas to some of these streetlight poles, and contractually requires the wireless service provider to comply with certain requirements, including a requirement that the facility will not impact SCE's ability to provide street lighting service.

Costa Mesa has and retains full control over the entitlement and permitting process for these and future sites. The wireless service providers also pay for electrical usage resulting from their sites. This electrical service is metered and billed separately, and the Jurisdiction is not impacted.

While SCE believes this approach benefits local governments as well as their constituency, we would not engage in this solution if doing so resulted in extra costs to SCE or Costa Mesa. We would therefore appreciate confirmation that Costa Mesa consents to use of its public rights of way for the purpose of licensing space on an SCE Streetlight Pole # **1347794E** located at: **833 CORTEZ STREET**. AT&T Site number: **SCL CSTAM 016 PTN 3551A0J11L FA 14823059**.

Please sign this letter to indicate your consent and return it to me at the below address. If you have any questions, please feel free to call Alexandra Martin (714) 323-5951.

Regards,

A handwritten signature in black ink that reads "Brian P. Ryan".

Brian P. Ryan

Signature _____
Name _____
Title _____
Date: _____

SCE Edison Carrier Solutions
2 Innovation Way 1st Floor
Pomona, CA 91768



Brian Ryan
Principal Manager Telecom Sales
Edison Carrier Solutions
e-mail: Brian.Ryan@sce.com

December 13, 2018

Costa Mesa Planning / Permitting Department

To Whom It May Concern:

Re: Letter of Authorization

SCE streetlight identified as – SCE Streetlight Pole # **1347794E** located adjacent: **833 CORTEZ STREET. AT&T Site Name: SCL CSTAM 016 PTN 3551A0J11L FA 14823059.**

Southern California Edison Company (SCE) is the owner of the Light Pole, located in Costa Mesa, CA. AT&T "Carrier" has requested that SCE replace the existing Light Pole so that it can be used for operating a wireless communications facility, ("Site").

SCE has reviewed Carrier's preliminary plans for this Site and believe these plans are compatible with SCE's use of this Light Pole. Thus, as a representative of SCE, I hereby authorize Carrier, and its representatives, to seek and secure all right(s), including any environmental review associated with granting such rights, that are needed from the Jurisdiction to use the Light Pole and other property for this purpose as long as there are no costs to SCE.

Notwithstanding this authorization, SCE reserves the right to reject Carrier's request for use of its Light Pole for any reason, including imposed conditions or required changes to the light pole by the Jurisdiction, are unacceptable to SCE.

All correspondence and/or notices regarding use of SCE's Light Pole by Carrier, or any later requests by the Carrier for authorizations or approvals needed for construction, operation or maintenance of an approved Site, should include a copy to SCE.

If you have any questions concerning this project, please contact Alexandra Martin 714-323-5951.

Sincerely,

A handwritten signature in black ink that reads "Brian P. Ryan".

Brian P. Ryan

PLEASE TRANSFER LETTER TO CITY LETTERHEAD

Date

Brian Ryan
Southern California Edison
Carrier Solutions Division
2 Innovation Way 1st Floor
Pomona, Ca 91768

Dear Mr. Ryan:

This letter authorizes Southern California Edison (SCE) to disconnect the SCE streetlight identified as – SCE Streetlight Pole #**1347794E** located adjacent: **833 CORTEZ STREET**. **AT&T** Site number: **SCL CSTAM 016 PTN 3551A0J11L FA 14823059** so that work can be performed to replace the existing Streetlight.

AT&T (Wireless Carrier) has requested that SCE replace the Southern California Edison streetlight with a new streetlight that will be used for operating the wireless communications facility identified as SCE Light Pole #**1347794E** located adjacent: **833 CORTEZ STREET**. **AT&T** Site number: **SCL CSTAM 016 PTN 3551A0J11L FA 14823059**.

Please coordinate the disconnecting of the streetlight directly with Costa Mesa, (please provide County Contact Name, Phone) so that the light will be out only for the above referenced work to be completed.

If you have any questions, please do not hesitate to call me.

Sincerely,

Name
Public Agency

SOUTHERN CALIFORNIA EDISON STREETLIGHT AUTHORIZATION

**DEVELOPER/APPLICANT MUST PROVIDE THIS FORM
COMPLETED BY THE PUBLIC AUTHORITY**
FOR ANY SCE-OWNED STREETLIGHT INSTALLATION, REMOVAL OR CHANGE REQUESTS
Incomplete forms will be returned and not processed

PUBLIC AUTHORITY NAME: (Jurisdiction) _____

Builder/Developer Name: (Carrier / Vendor) _____ **Phone #:** (Vendor phone #) _____

Tract/Ref # (Site Number) _____ **Streetlight Location** (Pole #, adjacent address) _____

Please Check one: Installation Removal Change

Number of Lamp(s)	Lamp Size (wattage)	Lamp Type (LED or Sodium Vapor)
1 _____	_____	_____
_____	_____	_____
_____	_____	_____

New Installations
Public Authority Responsibility for Streetlight Monthly Billing
Please Check one and fill out applicable dates:

___ **Upon Energizing**
 If Public Authority is collecting Builder/Developer Advanced Energy Payment, indicate date collected. (_____)
 Monthly Billing: ___ Establish new Service Account (SA) Use existing SA # _____

___ **Commitment Date-**
 Date Agreed upon by SCE and Public Authority (_____) or no later than 36 months from first streetlight energized whichever is earlier.
 Monthly Billing: ___ Establish new Service Account (SA) Use existing SA # _____

Public Authority is not responsible
 HOA Area Name _____ Other Entity (please define) (Carrier name) _____

Public Authority Notes:
 Please notify (Jurisdiction contact name, phone #) when scheduling disconnect of existing streetlight.

0 day outage requested; Jurisdiction retains responsibility for LS-1 lighting electrical payment; Carrier xxxx covers costs of pole replacement

Authorized Public Authority Agent

_____ **Print name** _____ **Date** _____ **Signature**
 Phone # _____ _____ **Title**

TO BE COMPLETED BY SCE
ACTION: ENTER TRACT/REF# ON DM PROGRAM NAME FIELD.

District _____ Planning AOR _____ **PLANNER NAME (PRINT)** _____

DM SR # _____ **Product #** _____ **(one per SLA)**

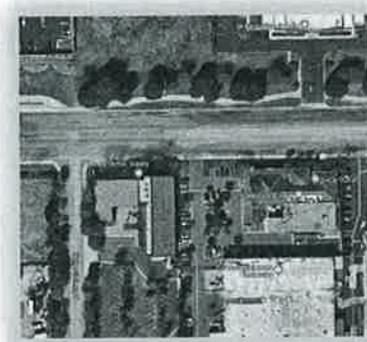
Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Analysis Completed For:
Site No. CRAN_RLOS_HBNPB_020
MRLOS045170
HBNPB 20B
3590 Harbor Gateway North
Costa Mesa, California 92626
Orange County
33.701857; -117.923339 NAD83
Utility Pole

Note that these results can also be applied to other Costa Mesa locations using the same antenna and power configurations with a greater than or equal to antenna radiation center.

The proposed AT&T installation will be in compliance with FCC regulations upon proper installation of recommended signage.

EBI Project No. 6218004289
June 19, 2018



Prepared for:

AT&T Mobility, LLC
100 West Alondra Boulevard
Gardena, California 90248

Prepared by:

 **EBI Consulting**
environmental | engineering | due diligence

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4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN 7

5.0 SUMMARY AND CONCLUSIONS..... 8

6.0 LIMITATIONS 8

APPENDICES

- Appendix A Personnel Certifications**
- Appendix B Compliance/Signage Plan**

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CRAN_RLOS_HBNPB_020 located at 3590 Harbor Gateway North in Costa Mesa, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible utility line level and ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014.

The following signage is recommended at this site:

- Blue NOTICE decals posted around the bottom of the radome of the antenna.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 4.0 and Appendix B of this report.

1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

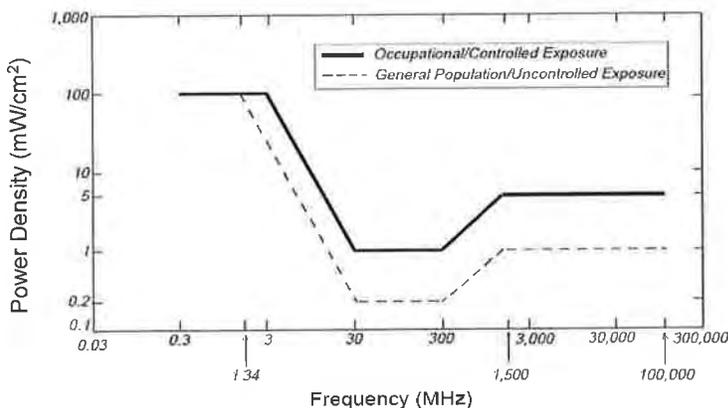
Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm²)	Averaging Time [E]², [H]², or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
 Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

3.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site utility line level and ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible utility line level and ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

At the nearest walking/working surfaces to the AT&T antenna, the maximum power density generated by the AT&T antenna is approximately 57.10 percent of the FCC's general public limit (11.42 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 57.10 percent of the FCC's general public limit (11.42 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed AT&T antenna that exceed the FCC's occupational or general public exposure limits at this site. At ground level, the maximum power density generated by the antenna is approximately 1.00 percent of the FCC's general public limit (0.20 percent of the FCC's occupational limit).

A graphical representation of the RoofView® modeling results is presented in Appendix B. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		
	INFO 2		
	INFO 3		
	INFO 4		

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

- Blue NOTICE decals posted around the bottom of the radome of the antenna.

No barriers are required for this site. The signage is graphically represented in the Signage Plan presented in Appendix B.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 3590 Harbor Gateway North in Costa Mesa, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible utility line level and ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

Signage is recommended at the site as presented in Section 4.0 and Appendix B. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

6.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Personnel Certifications

Reviewed and Approved by:



sealed 6jun2018

Michael McGuire
Electrical Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the structure, as well as the impact of the antennas and broadcast equipment on the structural integrity of the structure, are specifically excluded from EBI's scope of work.

Preparer Certification

I, Ryan Eaton, state that:

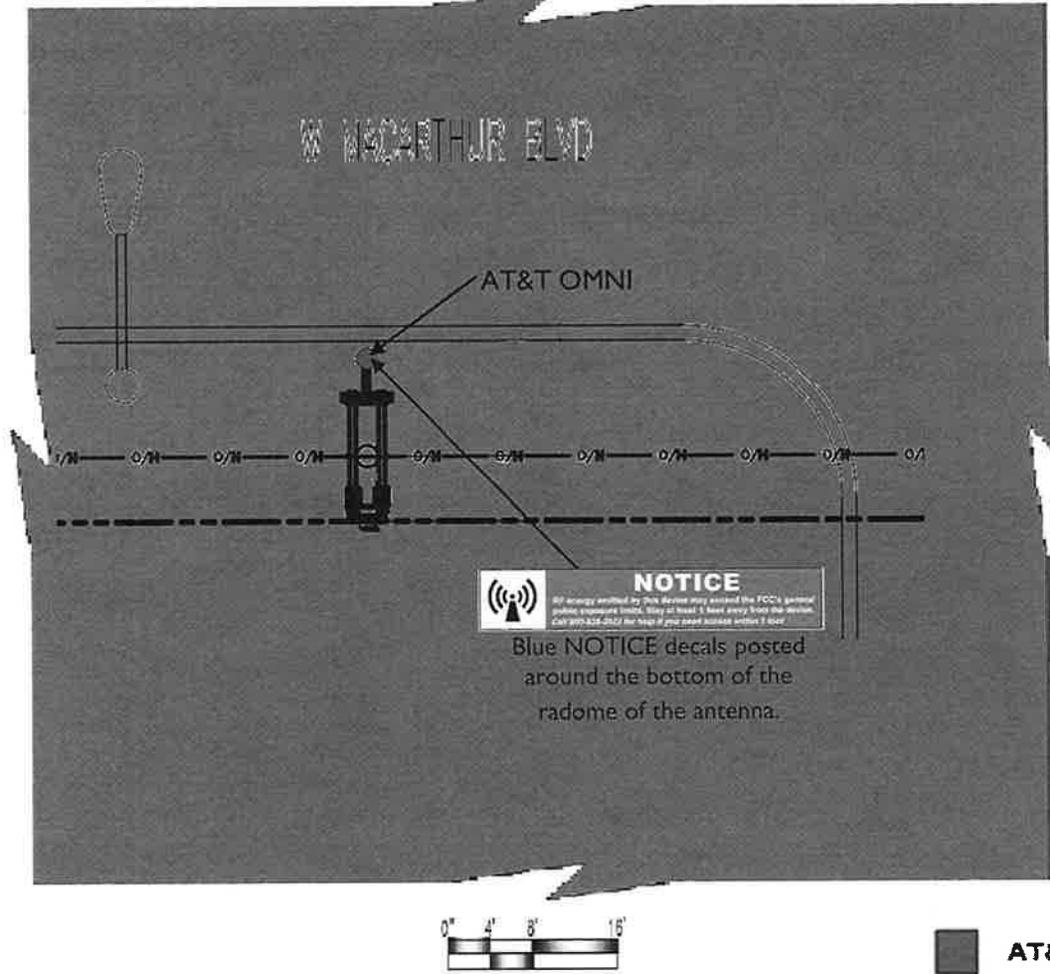
- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Appendix B

Compliance/Signage Plan

At the nearest walking/working surfaces to the AT&T antenna, the maximum power density generated by the AT&T antenna is approximately 57.10 percent of the FCC's general public limit (11.42 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 57.10 percent of the FCC's general public limit (11.42 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed AT&T antenna that exceed the FCC's occupational or general public exposure limits at this site. At ground level, the maximum power density generated by the AT&T antenna is approximately 1.00 percent of the FCC's general public limit (0.20 percent of the FCC's occupational limit).



% FCC Public Exposure Limit	
	Exposure Level \geq 5,000
	500 < Exposure Level \leq 5,000
	100 < Exposure Level \leq 500
	Exposure Level \leq 100

Sign Identification Legend			
	Denotes AT&T Information Sign 1		Denotes AT&T NOTICE Sign
	Denotes AT&T Information Sign 2		Denotes AT&T CAUTION Sign
	Denotes AT&T Information Sign 3		Denotes AT&T CAUTION Tower Sign
	Denotes AT&T Information Sign 4		Denotes AT&T WARNING Sign

Compliance/Signage Plan
Facility Operator: AT&T Mobility
Site Name: HBNPB 20B
AT&T Site Number: CRAN_RLOS_HBNPB_020
USID Number: 188431
Report Date: 06-19-18

APPENDIX A

*Optional Checklist for Determination
Of Whether a Facility is Categorically Excluded*

**Optional Checklist for Local Government
To Determine Whether a Facility is Categorically Excluded**

Purpose: The FCC has determined that many wireless facilities are unlikely to cause human exposures in excess of RF exposure guidelines. Operators of those facilities are exempt from routinely having to determine their compliance. These facilities are termed "categorically excluded." Section 1.1307(b)(1) of the Commission's rules defines those categorically excluded facilities. This checklist will assist state and local government agencies in identifying those wireless facilities that are categorically excluded, and thus are highly unlikely to cause exposure in excess of the FCC's guidelines. Provision of the information identified on this checklist may also assist FCC staff in evaluating any inquiry regarding a facility's compliance with the RF exposure guidelines.

BACKGROUND INFORMATION

1. Facility Operator's Legal Name: AT&T Mobility
2. Facility Operator's Mailing Address: 1452 Edinger Avenue, Tustin, CA 92618
3. Facility Operator's Contact Name/Title: Amelia Pineda
4. Facility Operator's Office Telephone: (800) 832-6662
5. Facility Operator's Fax: _____
6. Facility Name: CRAN RLOS CSTAM 016
7. Facility Address: Adjacent to 833 Cortez Street (Public Right-of-Way)
8. Facility City/Community: Costa Mesa
9. Facility State and Zip Code: CA 92626
10. Latitude: 33.6672757
11. Longitude: -117.892497

continue
→

Optional Local Government Checklist (page 2)

EVALUATION OF CATEGORICAL EXCLUSION

12. Licensed Radio Service (see attached Table 1): Personal Communications Services
13. Structure Type (free-standing or building/roof-mounted): Free-standing
14. Antenna Type [omnidirectional or directional (includes sectored)]: Omni
15. Height above ground of the lowest point of the antenna (in meters): 7.97
16. Check if all of the following are true:
- (a) This facility will be operated in the Multipoint Distribution Service, Paging and Radiotelephone Service, Cellular Radiotelephone Service, Narrowband or Broadband Personal Communications Service, Private Land Mobile Radio Services Paging Operations, Private Land Mobile Radio Service Specialized Mobile Radio, Local Multipoint Distribution Service, or service regulated under Part 74, Subpart I (see question 12).
 - (b) This facility will not be mounted on a building (see question 13).
 - (c) The lowest point of the antenna will be at least 10 meters above the ground (see question 15).

If box 16 is checked, this facility is categorically excluded and is unlikely to cause exposure in excess of the FCC's guidelines. The remainder of the checklist need not be completed. If box 16 is not checked, continue to question 17.

17. Enter the power threshold for categorical exclusion for this service from the attached Table 1 in watts ERP or EIRP* (note: $EIRP = (1.64) \times ERP$): 1640 per Table 1 PCS (part 24)
18. Enter the total number of channels if this will be an omnidirectional antenna, or the maximum number of channels in any sector if this will be a sectored antenna: 4
19. Enter the ERP or EIRP per channel (using the same units as in question 17): 20
20. Multiply answer 18 by answer 19: 80
21. Is the answer to question 20 less than or equal to the value from question 17 (yes or no)? yes

If the answer to question 21 is YES, this facility is categorically excluded. It is unlikely to cause exposure in excess of the FCC's guidelines.

If the answer to question 21 is NO, this facility is not categorically excluded. Further investigation may be appropriate to verify whether the facility may cause exposure in excess of the FCC's guidelines.

*"ERP" means "effective radiated power" and "EIRP" means "effective isotropic radiated power"

TABLE 1 (cont.)

SERVICE (TITLE 47 CFR RULE PART)	EVALUATION REQUIRED IF:
<p>Personal Communications Services (part 24)</p>	<p>(1) Narrowband PCS (subpart D): <u>non-building-mounted antennas</u>: height above ground level to lowest point of antenna < 10 m <u>and</u> total power of all channels > 1000 W ERP (1640 W EIRP) <u>building-mounted antennas</u>: total power of all channels > 1000 W ERP (1640 W EIRP)</p> <p>(2) Broadband PCS (subpart E): <u>non-building-mounted antennas</u>: height above ground level to lowest point of antenna < 10 m <u>and</u> total power of all channels > 2000 W ERP (3280 W EIRP) <u>building-mounted antennas</u>: total power of all channels > 2000 W ERP (3280 W EIRP)</p>
<p>Satellite Communications (part 25)</p>	<p>all included</p>
<p>General Wireless Communications Service (part 26)</p>	<p>total power of all channels > 1640 W EIRP</p>
<p>Wireless Communications Service (part 27)</p>	<p>total power of all channels > 1640 W EIRP</p>
<p>Radio Broadcast Services (part 73)</p>	<p>all included</p>

Statement of CLEC and CPUC Status

New Cingular Wireless PCS LLC ("NCW") dba AT&T Mobility is a telephone corporation that provides wireless service in the City of Costa Mesa pursuant to a Wireless Identification Registration Number, U 3060 C, issued by the California Public Utilities Commission. Section 7901 of the California Public Utilities Code authorizes telephone corporations to construct facilities in the public right of way. Thus, as a registered wireless carrier, NCW is allowed to construct facilities in the public right of way.

NCW does not have and is not required to have a Certificate of Public Convenience and Necessity (CPCN). The CPUC terminated the requirement for wireless carriers to have CPCNs in 1994 and replaced it with the registration process. Please see Section 1013 of the Cal. Pub. Util. Code and attached letter from CPUC.

Under Cal. Pub. Utils. Code §§ 7901 & 7901.1 (excerpted below), AT&T has an affirmative right to deploy its facilities in public right-of-way subject to the city's police power to control the location and manner of an installation. The city police power, however, is limited, and it must exercise this authority in a reasonable and nondiscriminatory manner. See 7901.1.

PUBLIC UTILITIES CODE SECTION 7901-7901.1

7901. Telegraph or telephone corporations may construct lines of telegraph or telephone lines along and upon any public road or highway, along or across any of the waters or lands within this State, and may erect poles, posts, piers, or abutments for supporting the insulators, wires, and other necessary fixtures of their lines, in such manner and at such points as not to incommode the public use of the road or highway or interrupt the navigation of the waters.

7901.1. (a) It is the intent of the Legislature, consistent with Section 7901, that municipalities shall have the right to exercise reasonable control as to the time, place, and manner in which roads, highways, and waterways are accessed.

(b) The control, to be reasonable, shall, at a minimum, be applied to all entities in an equivalent manner.

(c) Nothing in this section shall add to or subtract from any existing authority with respect to the imposition of fees by municipalities.

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298



To: CMSR Registration Applicant

Subject: Information Required to Obtain Wireless Identification Registration (WIR) Number (U Number).

Dear Applicant,

For your information, Commission Decision 94-10-031, (issued on October 12, 1994) established a wireless registration process for all Commercial Mobile Radiotelephone Services (CMRS) providers within California. The Commission has eliminated the Certificate of Public Necessity and Convenience (CPCN) for all CMRS providers. This policy change is a result of action by Congress in the Omnibus Budget Reconciliation Act of 1993, which removed states authority to regulate entry and rates of CMRS providers effective August 10, 1994.

In lieu of the CPCN, the Commission now requires CMRS providers who did not hold a CPCN prior to August 10, 1994, and who intend to offer intrastate wireless telecommunications services within California, to file a Wireless Identification Registration containing the following information concurrent with undertaking such service. This information must be on company letterhead, type of service to be offered, and signed by at least one officer of the company.

1. The legal name of the business offering such service.
2. Any fictitious or other names under which such service will be offered.
3. The local business address for the utility, if any.
4. The home office business address if different than the local business address.
5. The name and address of the designated agent for service of process.
6. Name, title, address, and telephone number of the person to be contacted regarding the reported information.
7. The identity of the directors and principal officers of the business.
8. Names of all affiliated companies and their relationship, indicating if the affiliate is a regulated public utility.
9. Telephone numbers to which service or other customer complaints should be directed.

The information should be filed with the Telecommunications Division. Service can be commenced upon receiving the WIN from the CPUC. You should receive a WIN within a few days after the Commission receives the registration information.

Within 30 days of a change in the status of any of the information items listed above, the carrier shall notify the Telecommunications Division of such change in writing.

If you have questions or need further clarification please call Rudy Sastra at (415) 703-2673.

Sincerely,

Jack Leutza, Director
Telecommunications Division

PLEASE SEND THIS INFORMATION TO:

Rudy Sastra
Carrier Branch
Telecommunications Division
California Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102
(415) 703-2673

CRAN_RLOS_CSTAM_016

919 PRESIDIO DRIVE, COSTA MESA, CA 92626



LOCATION



EXISTING



PROPOSED



LOCATION



EXISTING



PROPOSED

CRAN_RLOS_CSTAM_016

919 PRESIDIO DRIVE, COSTA MESA, CA 92626



LOCATION



EXISTING



PROPOSED

SITE NAME: CSTAM 16A
 SITE NUMBER: CRAN_RLOS_CSTAM_016
 PROJECT: CRAN/ SMALL CELL/ PICO
 USID: 213740
 PACE: MRLOS051991



POLE TYPE: (N) CONCRETE LIGHT POLE
 POLE ID #: 1347794E
 LATITUDE/LONGITUDE: 33.672757/ -117.892497
 SITE ADDRESS: 833 CORTEZ ST,
 COSTA MESA, CA 90292

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

1. 2016 CALIFORNIA ADMINISTRATIVE CODE
2. 2016 CALIFORNIA BUILDING CODE
3. 2016 CALIFORNIA ELECTRIC CODE
4. 2016 CALIFORNIA MECHANICAL CODE
5. 2016 CALIFORNIA PLUMBING CODE
6. 2016 CALIFORNIA FIRE CODE
7. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
8. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11035.

CODE COMPLIANCE

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

GENERAL NOTES



Dig Alert

Know what's below.
 Call before you dig.

CALIFORNIA SOUTH
 Call Two Working Days Before You Dig!
 811 / 800-227-2600

DIG ALERT

PUBLIC/PRIVATE:	PUBLIC RIGHT-OF-WAY
ADDRESS:	833 CORTEZ ST, COSTA MESA, CA 90292
APPLICANT:	AT&T
ADDRESS:	1452 EDINGER AVE TUSTIN, CA 92780
LATITUDE (NAD 83):	33.672757
LONGITUDE (NAD 83):	-117.892497
LAT/LONG TYPE:	NAD-83
GROUND ELEVATION (NAVD 88):	±45'
JURISDICTION:	CITY OF COSTA MESA
CURRENT ZONING:	PUBLIC RIGHT OF WAY
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS
POWER COMPANY:	SCE
ADDRESS:	1 INNOVATION WAY POMONA, CA 91768

PROJECT SITE INFORMATION

PROJECT MANAGER: M SQUARED WIRELESS 1387 CALLE AVANZADO SAN CLEMENTE, CA 92673	ENGINEER: M SQUARED WIRELESS 1387 CALLE AVANZADO SAN CLEMENTE, CA 92673
SAC/ZONING/PERMITTING: M SQUARED WIRELESS 1387 CALLE AVANZADO SAN CLEMENTE, CA 92673	SENIOR TECHNICAL PROJECT MANAGER: AT&T 1452 EDINGER AVE. TUSTIN, CA 92618 CONTACT: TED SUEKAWA EMAIL: TS4994@ATT.COM
RF ENGINEER: AT&T 1452 EDINGER AVE. TUSTIN, CA 92618 CONTACT: KARLO DAVINAGRACIA EMAIL: KD270J@ATT.COM	

PROJECT TEAM

AREA MAPS



VICINITY MAP

LOCATION MAP

DIRECTIONS FROM AT&T OFFICE:
 DIRECTION ARE TAKEN FROM
 1452 EDINGER AVE
 TUSTIN, CA 92780

1. TURN LEFT ONTO EDINGER AVE
2. TURN LEFT ONTO STATE ROUTE 55 S
3. MERGE ONTO STATE ROUTE 55 S
4. TAKE EXIT 4 TOWARD DEL MAR AVE/ FAIR DR
5. MERGE ONTO NEWPORT BLVD
6. TURN LEFT ONTO MESA DR

7. TURN LEFT ONTO NEWPORT BLVD
8. TURN LEFT ONTO BRISTOL ST
9. TURN LEFT ONTO NEWPORT BLVD
10. TURN RIGHT ONTO PRESIDIO DR
11. TURN RIGHT ONTO DRAKE AVE
12. TURN LEFT ONTO CORTEZ ST

DESTINATION WILL BE ON THE LEFT,
 833 CORTEZ ST, COSTA MESA, CA 90292

DRIVING DIRECTIONS

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

CONSTRUCTION DRAWING

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

APPROVED BY:	INITIALS:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION MANAGER:		
PROJECT MANAGER:		
ZONING VENDOR:		
LEASING VENDOR:		
CONSTRUCTION MANAGER:		
A/E MANAGER:		
PROPERTY OWNER:		
UTILITY MANAGER:		

APPROVALS

AT&T PROPOSES TO INSTALL A NEW WIRELESS INSTALLATION LOCATED IN THE PUBLIC RIGHT OF WAY TO (N) CONCRETE LIGHT POLE.

THE SCOPE WILL CONSIST OF THE FOLLOWING:

- * SCE TO REMOVE (1) EXISTING CONCRETE STREETLIGHT
- * SCE TO INSTALL (1) 22'-9" CONCRETE STREETLIGHT
- * AT&T TO INSTALL (4) NEW AT&T REMOTE RADIO UNITS
- * AT&T TO INSTALL (1) NEW AT&T OMNI-DIRECTIONAL ANTENNA
- * AT&T TO INSTALL (1) NEW AT&T EQUIPMENT SHROUD
- * AT&T TO INSTALL (1) NEW RAYCAP DISCONNECT
- * AT&T TO INSTALL (1) NEW HANDHOLE

PROJECT DESCRIPTION

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
GN-1	GENERAL NOTES
A-1	SITE PLAN
A-2	ELEVATIONS
A-3	ELEVATIONS
A-4	SITE IMAGE
D-1	DETAILS
D-2	DETAILS
S-1	POLE DETAILS
S-2	POLE FOUNDATION DETAILS
E-1	ELECTRICAL & GROUNDING DETAILS

DRAWING INDEX

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

DO NOT SCALE DRAWINGS



330 COMMERCE, STE. 200
 IRVINE, CA 92602



1387 CALLE AVANZADO
 SAN CLEMENTE, CA 92673 (949) 361-9624

DRAWN BY: EG

CHECKED BY: MM

REV	DATE	DESCRIPTION
B	10/26/2018	SCE COMMENTS
A	09/17/2018	90% CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE ID: CSTAM 16A
 833 CORTEZ ST
 COSTA MESA, CA, 90292

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

	NEW ANTENNA		GROUT OR PLASTER		TELCO RUN		5/8" X 10'-0" CU GND ROD IN TEST WELL 30" MIN. BELOW GRADE.
	EXISTING ANTENNA		(E) BRICK		POWER/TELCO RUN		CHEMICAL GROUND ROD (XIT GROUND ROD)
	GROUND ROD		(E) MASONRY		GROUNDING CONDUCTOR		CADWELD CONNECTION
	GROUND BUS BAR		CONCRETE		GROUNDING CONDUCTOR		MECHANICAL CONNECTION
	MECHANICAL GRND. CONN		EARTH		GROUNDING CONDUCTOR		HALO GROUND CONNECTION
	CADWELD		GRAVEL		CONDUIT UNDERGROUND		CIRCUIT BREAKER
	GROUND ACCESS WELL		PLYWOOD		FUSE, SIZE AND TYPE AS INDICATED		UTILITY METER BASE
	ELECTRIC BOX		WOOD CONT.		SAFETY SWITCH, 2P-240V-40A W/8DA FUSES, NEMA 3R ENCLOSURE, SQ D CATALOG NO. H222NRB		TRANSFORMER
	TELEPHONE BOX		WOOD BLOCKING		MANUAL TRANSFER SWITCH, 2P-240V-200A, NO FUSE, NEMA 3R ENCLOSURE		STEPPDOWN TRANSFORMER
	LIGHT POLE		STEEL		LIGHTING FIXTURE, FLUORESCENT, 10.94" x 4'-0", 240W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #WSW232T		RECEPTACLE, 2P-3W-125V-15A, DUPLEX, GROUND TYPE, HUBBELL CATALOG #562
	FND. MONUMENT		CENTERLINE		LIGHTING FIXTURE, FLUORESCENT, 10.94" x 8'-0", 285W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #TWSM232T		TOGGLE SWITCH, 1P-125V-15A, HUBBELL CATALOG #HBL 1201CN
	SPOT ELEVATION		PROPERTY/LEASE LINE		EXIT SIGN, THERMOPLASTIC LED, SINGLE FACE, UNIVERSAL MOUNTING, WBATTERY PACK, HUBBELL LIGHTING CATALOG #PRB		TOGGLE SWITCH, 1P-120V-15A, "WP"
	SET POINT		MATCH LINE		COMBINATION, EXIT SIGN & EMERGENCY LIGHTING, HUBBELL LIGHTING CATALOG #PRC		IONIZATION SMOKE DETECTOR W/ALARM HORN & AUXILIARY CONTACT, 120 VAC, GENTEX PART NO. 7100F
	REVISION		WORK POINT		EMERGENCY LIGHTING, 2/50W, HUBBELL LIGHTING CATALOG #HE6-50-2-R81		POLE
	GRID REFERENCE		GROUND CONDUCTOR		LIGHTING FIXTURE, INCANDESCENT, 1/100W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #BRH-100-06-1		(N) POLE MOUNTED XFMR
	DETAIL REFERENCE		COAXIAL CABLE		LIGHTING FIXTURE, HALOGEN, QUARTZ, 1/300W, HUBBELL LIGHTING CATALOG #QL-505		(E) POLE MOUNTED XFMR
	ELEVATION REFERENCE		OVERHEAD SERVICE CONDUCTORS		LIGHTING FIXTURE, 1/175W METAL HALIDE, HUBBELL CAT #MIC-0175H-336		(N) PAD MOUNTED XFMR
	SECTION REFERENCE		CHAIN LINK FENCING		5/8" X 10'-0" CU GND ROD 30" MIN. BELOW GRADE.		(E) PAD MOUNTED XFMR

ABBREVIATIONS

A	AMPERE	EMT	ELECTRICAL METALLIC TUBING	MTD.	MOUNTED	T.O.F.	TOP OF FOUNDATION
A.B.	ANCHOR BOLT	E.N.	EDGE NAIL	MTG.	MOUNTING	T.O.P.	TOP OF PLATE (PARAPET)
ABV	ABOVE	ENCL.	ENCLOSURE	MTL.	METAL	T.O.S.	TOP OF STEEL
AC	ALTERNATE CURRENT/AIR CONDITIONER	ENG.	ENGINEER	MTS.	MANUAL TRANSFER SWITCH	T.O.W.	TOP OF WALL
ACCA	ANTENNA CABLE COVER ASSEMBLY	EQ	EQUAL	N	NEUTRAL	TYP.	TYPICAL
ADD'L	ADDITIONAL	EXST (E)	EXISTING	(N)	NEW	UG	UNDER GROUND
A.F.F.	ABOVE FINISHED FLOOR	EXP	EXPANSION	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC	U.L.	UNDERWRITERS LABORATORY INC.
A.F.G.	ABOVE FINISHED GRADE	EXT	EXTERIOR	NO.(#)	NUMBER	UMTS	UNIVERSAL MOBIL TECH. SYS. (3G MOBILE TECH)
AIC	AMPERE INTERRUPTING CAPACITY	F.A.B.	FABRICATION(OR)	N.T.S.	NOT TO SCALE	UN.O.	UNLESS NOTED OTHERWISE
ALUM.	ALUMINUM	FAC	FACTOR	OBIF	OPTICAL BASEBAND INTERFACE	V	VOLT
ALT.	ALTERNATE	F/A	FIRE ALARM	OH	OVERHEAD	VAC	VOLT ALTERNATING CURRENT
ANT	ANTENNA	F/F	FINISH FLOOR	O.C.	ON CENTER	V.I.F.	VERIFY IN FIELD
APPROX	APPROXIMATE(LY)	F.G.	FINISH GRADE	OPNG.	OPENING	W	WATT OR WIRE
ARCH	ARCHITECT(URAL)	FIN	FINISH(ED)	P	POLE	WD	WIDE(WIDTH)
AT	AMPERE TRIP	FLR	FLOOR	P/C	PRECAST CONCRETE	W	WITH
AWG.	AMERICAN WIRE GAUGE	FLUOR	FLUORESCENT	P/CS	PERSONAL COMMUNICATION SERVICES	W/O	WITHOUT
BATT.	BATTERY	FDN	FOUNDATION	PH	PHASE	WD	WOOD
BD.	BOARD	F.O.C.	FACE OF CONCRETE	PLY.	PLYWOOD	W.P.	WEATHERPROOF
BLDG.	BUILDING	F.O.M.	FACE OF MASONRY	PNLBD	PANELBOARD	WT	WEIGHT
BLK.	BLOCK	F.O.S.	FACE OF STUD	PPC	POWER PROTECTION CABINET	XFMR	TRANSFORMER
BLKG.	BLOCKING	F.O.W.	FACE OF WALL	PRC	PRIMARY RADIO CABINET	XFMR	TRANSFORMER
BM	BEAM	F.S	FINISH SURFACE	PRF	PRIMARY	XLPE	CROSS-LINK POLYETHYLENE
B.N.	BOUNDARY NAILING	FT (F)	FOOT (FEET)	P.S.F.	POUNDS PER SQUARE FOOT	CL	CENTERLINE
BR	BRANCH	FTG.	FOOTING	P.S.I.	POUNDS PER SQUARE INCH	E	PLATE, PROPERTY LINE
BRKR.	BREAKER	FU	FUSE	P.T.	PRESSURE TREATED		
BTCW.	BARE TINNED COPPER WIRE	G	GROUND	PWR.	POWER (CABINET)		
BTS.	BASE TRANSMISSION SYSTEM	GR	GROWTH (CABINET)	QTY.	QUANTITY		
B.O.F.	BOTTOM OF FOOTING	GA	GAUGE	RAD.(R)	RADIUS		
BU	BACK-UP CABINET	GEN.	GENERATOR	RBS	RADIO BASE STATION		
C	CONDUIT	GI	GALVANIZED	RCPT.	RECEPTACLE		
CAB.	CABINET	G.F.C.I.	GROUND FAULT CIRCUIT INTERRUPTER	REF.	REFERENCE		
CANT.	CANTILEVER(ED)	GLB. (GLU-LAM)	GLUE LAMINATED BEAM	REINF.	REINFORCEMENT(ING)		
CB.	CIRCUIT BREAKER	GND	GROUND	REQD.	REQUIRED		
CDMA	CODE-DIVISION MULTIPLE ACCESS (2G & 3G)	GRND.	GROUND	RGS.	RIGID GALVANIZED STEEL		
CDUK	CONSOLIDATION DISTRIBUTION UNIT KIT	GSM	GLOBAL SYSTEM MOBILE (2G MOBILE TECH)	RRU	REMOTE RADIO UNIT		
C.I.P.	CAST IN PLACE	HDBC	HARD DRAWN COPPER WIRE		(RADIO TRANSCEIVER)		
CKT	CIRCUIT	HDR.	HEADER	RX-AIT	RECEIVER AIR INTERFACE TRAY		
CLG	CEILING	HGR.	HANGER	SAF	SAFETY		
CLR	CLEAR	HPS	HIGH PRESSURE SODIUM	SCH	SCHEDULE		
CMU	CONCRETE MASONRY UNIT (JAMB BLOCKS)	ICGB.	ISOLATED COPPER GROUND BUS	SDBG	SOFT DRAWN BARE COPPER		
COL.	COLUMN	IN.(")	INCH(ES)	SEC.	SECONDARY		
CONC.	CONCRETE	INT.	INTERIOR	SHT	SHEET		
CONN.	CONNECTION(OR)	IN.(#)	INCH(ES)	SIM	SIMILAR		
CONST.	CONSTRUCTION	LAG	LAG BOLTS	S.N	SOLID NEUTRAL		
CONT.	CONTINUOUS	L.F.	LINEAR FEET (FOOT)	SPEC.	SPECIFICATION(S)		
d	DOUBLE	LG.	LENGTH	SO.	SQUARE		
DBL.	DIRECT CURRENT	L.	LONG(TUDINAL)	S.S	STAINLESS STEEL		
DC	DEMAND	LPS	LOW PRESSURE SODIUM	STD.	STANDARD		
DEPT.	DEPARTMENT	LTE	LONG TERM EVOLUTION (4G MOBILE TECH)	STL.	STEEL		
D.F.	DIAMETER	MAS.	MASONRY	STRUC.	STRUCTURAL		
DIA.	DIAGONAL	MAX.	MAXIMUM	SURF.	SURFACE		
DIAG.	DIMENSION	M.B.	MACHINE BOLT	SW	SWITCH		
DM.	DRAWING(S)	M.C.H.	MECHANICAL	TEL.	TELEPHONE		
DWL.	DOWEL(S)	MFR.	MANUFACTURER	TEMP.	TEMPORARY		
EA.	EACH	MIN.	MINIMUM	THK.	THICK(NESS)		
EGR.	EMERGENCY GENERATOR RECEPTACLE	MISC.	MISCELLANEOUS	TMA5	TOWER MOUNTED AMPLIFIER		
EL.	ELEVATION	MLO	MAIN LUGS ONLY	T.N	TOP OF ANTENNA		
ELEC.	ELECTRICAL			T.O.A	TOP OF CURB		
ELEV.	ELEVATOR			T.O.C.	TOP OF CURB		

ABBREVIATIONS

- THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
- SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L LISTED AND FIRE CODE APPROVED MATERIALS.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET L51 OR SHEET C-1), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ENGINEER.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF AT&T.
- KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
- PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ENGINEER, IF NECESSARY, BEFORE PROCEEDING.
- BEFORE ORDERING AND/OR BEFORE FABRICATING/CONSTRUCTING/INSTALLING ANY ITEMS, VERIFY THE TYPES AND QUANTITIES.
- CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE AND PAGER, AND KEEP SAME ON SITE WHENEVER PERSONNEL ARE ON SITE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
- CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
- CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH WEED CONTROL. REPLACE WITH CLASS II AGGREGATE BASE AND CRUSHED WASHED ROCK, AS SPECIFIED ON SITE PLAN.
- CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR THE FABRICATION OF MATERIALS TO BE INSTALLED AT THE SITE, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INCLUDING AS-BUILT DIMENSIONS OF EXISTING STRUCTURES OR STRUCTURAL ELEMENTS HAVING A BEARING ON THE SCOPE OF THE WORK TO BE PERFORMED. IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE DIMENSIONS OR CONDITIONS FOUND TO BE EXISTING IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN DESIGN RESOLUTION PRIOR TO PROCEEDING WITH THE PORTION(S) OF THE WORK AFFECTED. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO SO NOTIFY THE ENGINEER AND OBTAIN RESOLUTION BEFORE PROCEEDING.



DRAWN BY:	EG
CHECKED BY:	MM

B	10/26/2018	SCE COMMENTS
A	09/17/2018	90% CONSTRUCTION
REV	DATE	DESCRIPTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE ID: CSTAM 16A
833 CORTEZ ST
COSTA MESA, CA, 90292

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1

EXISTING AT&T CELL SITE NOTES

GENERAL NOTES

- ### NOTES FOR EXISTING AT&T CELL SITES:
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
 - SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
 - THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
 - SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUT DOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
 - SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
 - SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

EXISTING AT&T CELL SITE NOTES

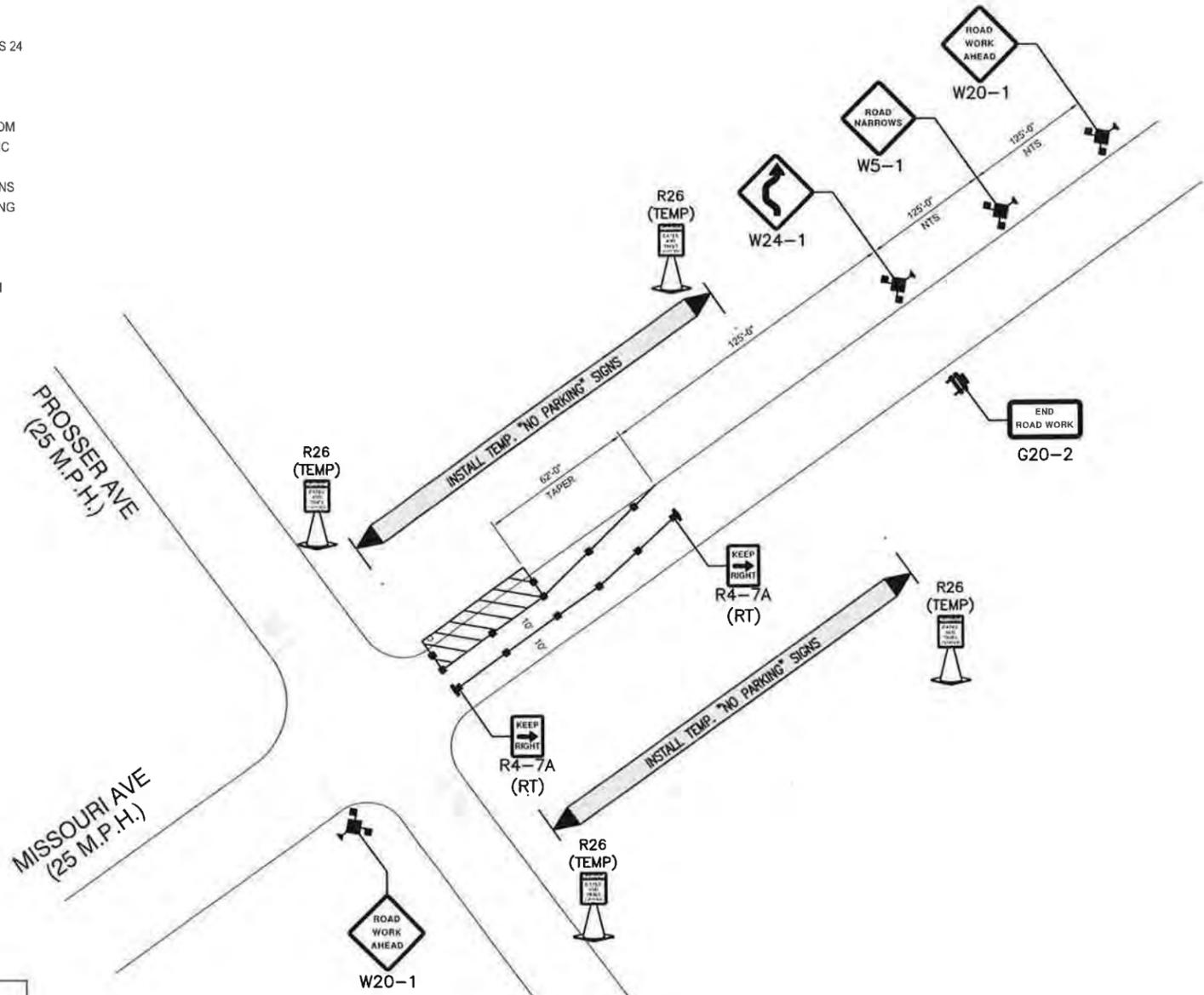
GENERAL NOTES

NOTES:

- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2012 CALIFORNIA MUTCD) AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- THE CITY TRAFFIC ENGINEER OR HIS REPRESENTATIVE HAS THE AUTHORITY TO INITIATE FIELD CHANGES TO ASSURE PUBLIC SAFETY.
- ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM VIEW WHEN NOT IN USE.
- WORK HOURS SHALL BE RESTRICTED TO THE PERIOD BETWEEN 7:00 A.M. AND 5:00 P.M., MONDAY THROUGH FRIDAY, UNLESS APPROVED OTHERWISE. WHEN NIGHT WORK IS REQUIRED, WORK HOURS SHALL BE 9:00 P.M. TO 5:00 A.M. SUNDAY THROUGH FRIDAY.
- TRENCHES MUST BE BACK FILLED OR PLATED DURING NON-WORKING HOURS.
- PEDESTRIAN CONTROLS SHALL BE PROVIDED AS SHOWN ON THE PLANS.
- TEMPORARY "NO PARKING" SIGNS SHALL BE POSTED 72 HOURS PRIOR TO COMMENCING WORK IN ALL PARKING ZONES.
- ACCESS TO DRIVEWAYS WILL BE MAINTAINED AT ALL TIMES UNLESS OTHER ARRANGEMENTS ARE MADE.
- THE CONTRACTOR SHALL REPLACE WITHIN 72 HOURS ALL TRAFFIC SIGNAL LOOP DETECTORS DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REPLACE WITHIN 24 HOURS, ALL STRIPING, REMOVED OR DAMAGED BY CONSTRUCTION WORK. (STRIPING MAY BE REPLACED TEMPORARILY WITH

TAPE.)

- ALL WORKERS SHALL BE EQUIPPED WITH AN ORANGE VEST (OR A REFLECTIVE VEST AT NIGHT) ALL FLAGGERS SHALL BE EQUIPPED WITH A HARD HAT, C28 "STOP/SLOW" PADDLE AND SHALL BE TRAINED IN THE PROPER FUNDAMENTALS OF FLAGGING TRAFFIC.
- ANY WORK THAT DISTURBS NORMAL TRAFFIC SIGNAL OPERATIONS SHALL BE COORDINATED WITH THE CITY 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC DEVICES 24 HOURS PER DAY AND 7 DAYS PER WEEK.
- A MINIMUM OF 10' TRAVEL LANES MUST BE MAINTAINED UNLESS OTHERWISE APPROVED THE CITY.
- ALL NIGHT WORK WILL REQUIRE WRITTEN APPROVAL FROM THE CITY. LANE CLOSURES, ROAD DETOURS, AND TRAFFIC SIGNAL MODIFICATIONS ASSOCIATED WITH OVERNIGHT CONSTRUCTION ACTIVITIES WILL REQUIRE WARNING SIGNS BE PLACED AT LEAST ONE WEEK IN ADVANCE OR STARTING CONSTRUCTION.
- A SOLAR POWERED FLASHING ARROW BOARD SHALL BE REQUIRED ON ALL ARTERIAL STREET LANE CLOSURES.
- THE CONTRACTOR SHALL NOTIFY TRANSIT AUTHORITY IN ADVANCE AND PROVIDE TEMPORARY RELOCATED BUS STOPS.



LEGEND

	FLASHING ARROW SIGN
	CHANNELIZING DEVICE
	HIGH LEVEL WARNING DEVICE W/ PROPOSED SIGN
	PROPOSED SIGN AND POST
	TYPE I BARRICADE
	TYPE I BARRICADE W/ PROPOSED SIGNS
	TYPE III BARRICADE
	TYPE III BARRICADE W/ PROPOSED SIGNS
	SIGNALIZED INTERSECTION
	CONSTRUCTION AREA
	FLAGGER

MINIMUM RECOMMENDED DELINEATOR/CONE & SIGN PLACEMENT

TABLE 6H-4
FORMULAS BASED ON 12' WIDE LANES:
40 MPH OR LESS L=WS²/60
45 MPH OR MORE L=WS

POSTED SPEED LIMIT	TAPER LENGTH "L" EACH LANE	DELINEATOR SPACING		SIGN SPACING "S" ADVANCE OF TAPERS & BETWEEN SIGNS	BUFFER SPACE
		TAPER	TANGENT		
25 MPH	125 FT	25 FT	50 FT	125 FT	158 FT
30 MPH	180 FT	30 FT	60 FT	180 FT	205 FT
35 MPH	245 FT	35 FT	70 FT	245 FT	257 FT
40 MPH	320 FT	40 FT	80 FT	320 FT	315 FT
45 MPH	540 FT	50 FT	100 FT	540 FT	378 FT
50 MPH	600 FT	50 FT	100 FT	600 FT	446 FT
55 MPH	660 FT	50 FT	100 FT	660 FT	520 FT
60 MPH	720 FT	50 FT	100 FT	720 FT	598 FT
65 MPH	780 FT	50 FT	100 FT	780 FT	682 FT

L FOR MERGE TAPER
1/2L FOR SHIFT TAPER
1/3L FOR SHOULDER TAPER

TANGENT SPACE = 100 FT MIN

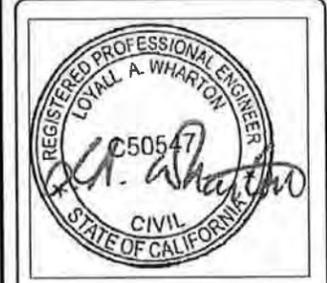
TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"



DRAWN BY: EG
CHECKED BY: MM

REV	DATE	DESCRIPTION
B	10/26/2018	SCE COMMENTS
A	09/17/2018	90% CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE ID: CSTAM 16A
833 CORTEZ ST
COSTA MESA, CA, 90292

SHEET TITLE
TRAFFIC CONTROL PLAN

SHEET NUMBER
TC-1



PROJECT DESCRIPTION

The subject property is located at 165 Merrill Place between Elden Avenue and Orange Avenue. The site is currently developed with single-family residence with an attached garage, both are proposed to be demolished for this project. The site is zoned R2-MD (Multiple-Family Residential, Medium Density), and has a General Plan land use designation of Medium Density Residential. The proposed project involves a Minor Conditional Use Permit (MCUP) to allow an incidental residential use that includes a toilet in combination with a bathtub or shower in the multi-family zone, in conjunction with the construction of a new two-story, single-family residence.

The proposed first floor plan of the new two-story residence consists of a great room containing the living and dining rooms as well as the kitchen and powder room, with a detached casita bedroom and ensuite bathroom (the reason for the MCUP). The second floor contains two bedrooms with their own bathrooms, a master bedroom suite, a loft area, and laundry room. Consequently, a total of four bedrooms and four and one-half bathrooms is proposed. All parking – including a two-car garage with two open parking spaces in the driveway leading to the garage – is accessed from Merrill Place.

The two-story structure is designed with articulated elevations to avoid a boxy appearance from the neighboring properties. Elevations are enhanced with varied roof forms, pop-outs, as well as a variety of materials and finishes. A combination of stucco finish, stone veneer, and wood shake siding as well as other materials such as wood guardrails, vinyl windows, and flat tile roofing will provide visual interest. The project satisfies all applicable development standards including open space, setbacks, parking, and building height.

ANALYSIS

Minor Conditional Use Permit Request

The proposed casita contains a bathroom with a shower; consequently, it would be considered an incidental residential use since the casita is separated from the main living area by an outdoor space. Under the City's Land Use Matrix (Table 13-30), an incidental residential use that includes a toilet in combination with a bathtub or shower in the multi-family zone requires approval of a MCUP.

Although the property is allowed to have two units on the property, based on zoning and lot size of the property, the proposed project does not provide the required parking if the casita is considered a second unit on the property. To ensure that the proposed casita is not converted to a second unit, staff is including a condition of approval requiring the recordation of a Land Use Restriction: The Land Use Restriction will notify future owners that the approved casita is not approved as a second unit that can be rented out (Condition of Approval No. 2).

Residential Design Guidelines

The design of the residence, as proposed and conditioned, will comply with the City's Residential Design Guidelines because the residence will incorporate appropriate building mass and form, will provide distinct architectural features and materials on all four sides of the building, have varied roof forms, takes into account window placement, and bestow appropriate site planning practices that would be consistent in the architectural design of the proposed residence.

- Second Story Design: Second-story floor areas should not exceed 100% of the first-story floor area. The new dwelling unit proposes a 90.7% second-floor to first-floor ratio. The intent of this guideline is to have two story structures designed with articulation and off-sets to avoid a boxy appearance from the street and neighboring views. The inclusion of an entry pop-out, as well as other pop-outs and off-sets, provide for varied elevations and avoids a boxy appearance.
- Second Story Side Setbacks: The Residential Design Guidelines allows for a minimum five-foot interior side setback for both stories when the two-story new construction does not exceed 2,700 sq. ft. in area (not including the garage) and does not cover more than 50 percent of the lot. Although the proposed residence is over 2,700 square feet (3,150 square feet), it does not exceed the 50 percent lot coverage standard (34 percent lot coverage proposed); therefore, the minimum 5-foot side setbacks proposed are permitted.
- Elevation Treatments, Building Mass, Roof Forms and Form Considerations: The design of the new residence complies with the building mass and form, setbacks, elevation treatments, window placement, and architectural consistency guidelines. Light, air, and privacy of adjacent properties have been take into consideration and the proposed project will not have a materially detrimental effect on adjacent properties. The two-story structure is designed with articulated elevations to avoid a boxy appearance from the alley and neighboring views. Elevations are enhanced with varied roof forms, pop-outs, as well as a variety of materials and finishes. A combination of stucco finish, stone veneer and wood shake siding will be provided for visual interest, as well as other materials such as wood guardrails, vinyl windows, and flat tile roofing. The project satisfies all applicable development standards including open space, setbacks, parking, and building height.
- Window Placement: The setbacks of existing neighboring structures, and visual impacts from second story windows were considered and window placement will not be an issue including direct views into the windows of existing, neighboring structures. The property to the west contains a single-story residence with no windows facing the subject property. The property to the east contains two, two-story residences: The front residence is separated by their driveway which is adjacent to the common property line and the rear residence is setback far enough that it will not overlap with the proposed residence.

The design of the proposed dwelling unit meets the purpose and intent of the City's Residential Design Guidelines. The design of the new residence, as conditioned, will provide appropriate building mass and form, provide unique elevation treatments and roof forms, considers window placement, and will be consistent in architectural design and materials.

GENERAL PLAN CONFORMITY

The R2-MD zone of the property would allow a maximum of two units on the property (one dwelling unit per 3,000 sq. ft. of lot area). Code allows density at one unit per 3,000 sq. ft. for legal lots existing as of March 16, 1992 that are less than 7,260 square feet in area but not less than 6,000 square feet. Consequently, the project is also consistent with the Medium Density Residential General Plan land use designation of the property, which allows 12 dwelling units to the acre: The existing lot size is 0.15 acres (6,441 square feet), which would allow a maximum of two units on the property; one unit is proposed.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. There will be a compatible and harmonious relationship between the proposed building and site development, and the building and site developments, and uses that exist or have been approved for the general neighborhood. The project will be developed to be consistent with the neighborhood character, in that the design of the new residence, as proposed and conditioned, will provide appropriate building mass and form, provide unique elevation treatments and roof forms, considers window placement, and will be consistent in architectural design and materials. A combination of stucco finish, stone veneer and wood siding will be provided for visual interest, as well as other materials such as wood guardrails, vinyl windows and flat tile roofing. Consequently, the proposed project complies with the Residential Design Guidelines.
 2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features, which may include functional aspects of the site development such as automobile and pedestrian circulation, have been considered for the proposed project.
 3. The project complies with any performance standards as described elsewhere in the Zoning Code, and is conditioned to be developed as described in this staff report. The proposed project meets all development standards and meets the purpose and intent of the Residential Design Guidelines.

4. The proposed project is consistent with the Zone Code as well as the General Plan land use designation. The project is consistent with the Medium Density Residential General Plan land use designation of the property, which allows 12 dwelling units to the acre: The existing lot size is 0.15 acres (6,441 square feet), which would allow a maximum of two units on the property; one unit is proposed.
 5. The minor conditional use permit is for a project-specific case and is not to be construed to be setting a precedent for future development.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed development is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. The project will be developed to be consistent with the neighborhood character, in that the design of the new residence, as proposed and conditioned, will provide appropriate building mass and form, provide unique elevation treatments and roof forms, considers window placement, and will be consistent in architectural design and materials. Consequently, the project complies with the Residential Design Guidelines.
 2. 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 or improvements within the immediate neighborhood. The project will comply with all requirements in the Zoning Code, and is conditioned to be developed as described in this staff report. The proposed project meets all development standards and meets the purpose and intent of the Residential Design Guidelines.
 3. Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property. The project is consistent with the Medium Density Residential General Plan land use designation of the property, which allows 12 dwelling units to the acre: The existing lot size is 0.15 acres (6,441 square feet), which would allow a maximum of two units on the property; one unit is proposed.
- C. 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 the CEQA Guidelines.
- D. 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. The project shall be limited to the type of building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require the filing of another application.
2. Prior to release of building permits, the property owner shall provide proof of recordation of a Land Use Restriction. The land use restriction, prepared by City staff, shall confirm that the casita may not be rented as a separate dwelling unit and that the property is limited to a one single family residence.
3. The conditions of approval of Zoning Application 18-67 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
4. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
5. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
6. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
7. Prior to final inspections, the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.
- Bldg. 8. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved architectural plans.

9. Submit a precise grading plans, an erosion control plan and a hydrology study. If it is determined that a grading plan is not required a drainage plan shall be provided. A precise grading plan shall not be required if any of the following are met:
 - 1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
 - 2- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
 - 3- A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
10. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
11. i-On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Residential Code CRC 403.1.7.3
ii-Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3

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 zoning application is valid for two years from the effective date of this approval and will expire at the end of that period unless the applicant establishes the use by obtaining all approvals for the new residence. If the applicant is unable to obtain approvals within the two-year time frame 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 zoning application.
 2. Development shall comply with all requirements of Costa Mesa Municipal Code Section 13-32 relating to development standards for residential projects.
 3. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 4. The applicant shall install a 6-foot high decorative block wall around the perimeter of the proposed development lot. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property

- owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screen by trees and landscaping.
5. With specific regard to the interior fencing, the interior fencing between the homes shall be decorative block walls, a minimum of six feet in height. The location and heights of block walls shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress.
 6. All on-site utility services shall be installed underground.
 7. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
 8. Installation of all new 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.
 9. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 10. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines).
 11. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, 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.
 12. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 13. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
- Bldg. 14. Comply with the requirements of the following adopted codes: 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building

Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.

15. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
16. 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 Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
- Eng. 17. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
18. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
19. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
20. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
21. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.
22. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.
23. Dedicate a 3-foot public sidewalk easement behind existing right of way line on Merrill Place.

24. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.
25. Applicant is informed that Merrill Place is under a "NO OPEN CUT" moratorium until October, 2022. Open cutting the street pavement during the moratorium period shall require special resurfacing requirements.
- Fire 26. Comply with the requirements of the 2016 California Fire Code, including the 2016 Intervening Update and referenced standards as amended by the City of Costa Mesa.
- Bus. 27. All contractors and subcontractors must have valid business licenses to do
Lic. business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.

SPECIAL DISTRICT REQUIREMENTS

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

- | | | |
|--------|----|--|
| CMSD | 1. | Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements. |
| AQMD | 2. | Prior to the Building Div. (AQMD) issuing a demolition permit contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
Or
Visit their web site
http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381
The Building Div. will not issue a demolition permit until an Identification No. is provided by AQMD |
| CDFA | 3. | 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 at (714) 708-1910 for information. |
| School | 4. | Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits. |
| Water | 5. | Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District. |
| | 6. | Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees. |

PLANNING APPLICATION SUMMARY

Location:	165 Merrill Place	Application Number:	ZA-18-67
Request:	Minor Conditional Use Permit to allow an incidental residential use that includes a toilet in combination with a bathtub or shower in the multi-family zone, in conjunction with the construction of a new two-story, single-family residence.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	R2-MD; Multiple-Family Residential, Medium Density	North:	R2-MD; Multiple-Family Residential, Medium Density
General Plan:	MDR (Medium Density Residential)	South:	R2-MD; Multiple-Family Residential, Medium Density
Lot Dimensions:	46 FT x 140 FT	East:	R2-MD; Multiple-Family Residential, Medium Density
Lot Area:	6,441 SF	West:	R2-MD; Multiple-Family Residential, Medium Density
Existing Development:	Single-family residence with an attached garage, both to be demolished.		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required / Allowed R2-MD zone	Proposed / Provided
Density:		
Zone: R2-MD	1 DU / 3,000 SF ¹	1 DU / 6,443 SF
General Plan: MDR	12 DU / acre	6.77 DU / acre
Lot Coverage:		
Residence/garage	NA	34% (2,166 SF)
Driveway	NA	6% (408 SF)
Open Space	40% (2,576 SF)	60% (3,867 SF)
TOTAL:	NA	100% (6,441 SF)
Building Height	27 FT	26 FT 7 IN
Setbacks:		
Front	20 FT	23 FT
Side (east / left)	5 FT	5 FT
Side (west / right)	5 FT	5 FT
Rear (2 nd Story)	20 FT	43 FT 9 IN
2nd to 1st floor ratio	Maximum 100%	91%
Parking:		
Garage	2	2
Open	2	2
Total	4	4

¹ Code allows density at one unit per 3,000 SF for legal lots that are between 6,000 FT and 7,260 SF in area that existed as of March 16, 1992

² Includes outdoor space between casita and kitchen.

Final Action	Zoning Administrator
CEQA Review	Exempt, Class 3 for New Construction

. Minor Conditional Use Permit:

. Project Address: 165 Merrill Pl

. Project description:

The proposed 3,150 sq ft / 2 story house with attached casita at 1st floor with no interior connection will be integrated in the zoning as incidental residential use and it is complying with the current zoning regulations as proposed plans and elevations are compatible with uses permitted in the same general plan.

The single family house will not be materially detrimental to the adjacent properties nor the surrounding areas.

The proposed project is following city of Costa Mesa design guide lines, building materials, heights, floor area ratio, and all other specified ordinance and zoning regulations.

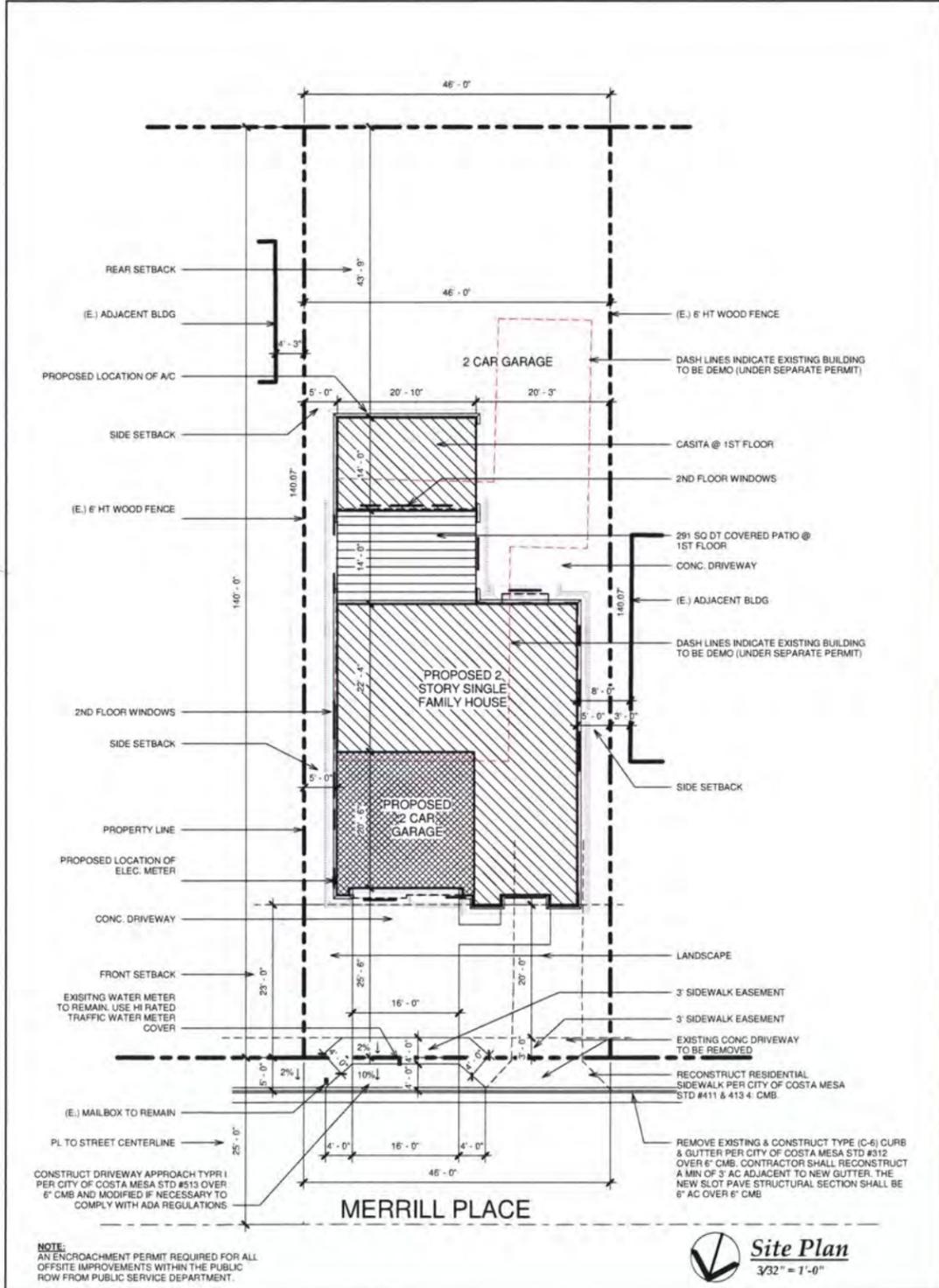
2/7/1 2019 12:33:39 PM J:\C:\Users\jimmy_hong\Documents\2017-11-20_Jimmy & Sue_Const_Mesa_165 Merrill Pl\Account\20171114_Jimmy & Sue_165 Merrill - Alt13.rvt



General Notes	
Number	Note
1	LUMBER SHALL BE GRADE STAMPED AND CONFORM TO THE FOLLOWING MINIMUM STANDARDS: A) STRUCTURAL LUMBER TO BE WEST COAST DOUG FIR NO. 2 OR BETTER (UNLESS NOTED OTHERWISE) THIS INCLUDES BEAMS, HEADERS, BLOCKING, DIAGONAL BRACES, PLATFORMS, STRINGERS, JOISTS, RAFTERS AND POSTS. (BEAMS 4 x 12 AND LARGER TO BE DOUG FIR #1 & BTR). B) STUDS MAY BE "CONSTRUCTION GRADE" DOUGLAS FIR OR #1 & BETTER. C) TOP PLATES MAY BE "CONSTRUCTION GRADE" HEM FIR OR DOUGLAS FIR. D) SILL PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED "WOLMANIZED" OR FOUNDATION GRADE REDWOOD.
2	STRUCTURAL CONNECTOR REFERENCES ARE TO "SIMPSON STRONG-TIE" CONNECTORS, I.C.C. APPROVED.
3	NO STRUCTURAL MEMBER SHALL BE SERIOUSLY WEAKENED OR IMPAIRED BY CUTTING OR NOTCHING.
4	CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MODIFIED VERSION (TITLE 24, 2016 EDITION) OF THE FOLLOWING CODES: 2016 CALIFORNIA RESIDENTIAL CODE, (2016 IRC) 2016 CALIFORNIA PLUMBING CODE, (2015 UPC) 2016 CALIFORNIA MECHANICAL CODE, (2015 UMC) 2016 CALIFORNIA ELECTRICAL CODE (2014 NEC) TITLE 24 2016 CALIFORNIA GREEN CODE 2016 CALIFORNIA ENERGY CODE ALL OTHER APPLICABLE LAWS AND REGULATIONS.
5	DRAINAGE PIPING IN THE GROUND SHALL BE LAID ON A FIRM BED FOR ITS ENTIRE LENGTH AND BACKFILLED IN THIN LAYERS TO 12" ABOVE TOP OF PIPE WITH CLEAN EARTH, FREE FROM STONES AND BOULDERS. DRAIN PIPE SHALL BE A MINIMUM OF 3" DIAMETER WITH 2% MIN. SLOPE.
6	OFFSET PLUMBING OUT OF BEARING FOOTINGS.
7	FIXTURES, DEVICES AND EQUIPMENT SHALL COMPLY WITH APPLICABLE CEC REGULATIONS.
8	THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
9	APPROVAL OF THESE PLANS BY THE BUILDING DEPARTMENT DOES NOT INCLUDE APPROVAL FOR ANY TYPE OF ALARM SYSTEM THAT MAY BE SHOWN OR REQUIRED. SEPARATE APPROVALS FOR ANY ALARM SYSTEMS MUST BE OBTAINED.
10	ALL STEEL REINFORCEMENT TO COMPLY WITH ASTM-615, GRADE 40 AND 60.
11	SURFACE WATER WILL DRAIN AWAY FROM BUILDING, AND THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' SECTION#1.3.
12	SEPARATE APPLICATION FOR ANY RETAINING WALLS AND BLOCK FENCE WALL.

- Green Building Standards:**
- STORM WATER DRAINAGE/ RETENTION DURING CONSTRUCTION: PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING:
A) RETENTION BASINS.
B) WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD.
C) GRADING AND PAVING: THE SIDE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTION, FRENCH DRAINS, ETC.).
 - INDOOR WATER USE SHALL COMPLY WITH THE FOLLOWING TABLE:
FIXTURE TYPE MAXIMUM FLOW RATE
WATER CLOSETS 1.28GPF
SHOWERS 2.0GPM @ 80 PSI
LAVATORY FAUCETS 1.5 GPM @ 60 PSI
KITCHEN FAUCETS 1.8 GPM @ 60 PSI
METERING FAUCETS 0.25 GALLONS PER CYCLE
LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM @ 20PSI
 - LANDSCAPE IRRIGATION WATER USE SHALL HAVE EITHER WEATHER OR SOIL SENSITIVE CONTROLLERS.
RECYCLING: MIN OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED.
 - OPERATION AND MAINTENANCE MANUAL: THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFO FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION.
 - POLLUTANT CONTROL: DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED.
 - POLLUTANT CONTROL: VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.2, 4.504.3 AND 4.504.5 FOR ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION. WOOD PRODUCTS.
WATER VAPOR MOISTURE CONTROL: THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED IN SECTION 1.505.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.505.3 INDOOR AIR QUALITY: BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.
 - PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION.

New Single Family House For:
Jimmy Hong
165 Merrill Pl, Costa Mesa, CA 92627



NOTE:
AN ENCROACHMENT PERMIT REQUIRED FOR ALL OFFSITE IMPROVEMENTS WITHIN THE PUBLIC ROW FROM PUBLIC SERVICE DEPARTMENT.

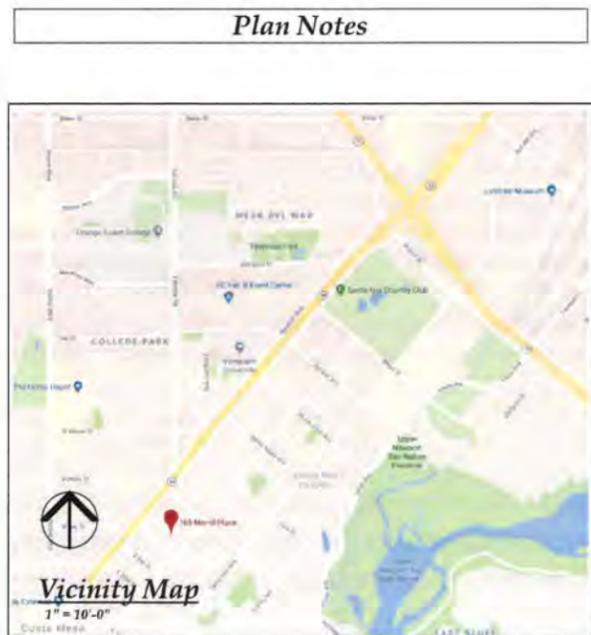
Site Plan
3/32" = 1'-0"

Project Information	
OWNER:	JIMMY & SUE HONG
PROJECT ADDRESS:	165 MERRILL PL, COSTA MESA, CA 92627
CONTACT:	ARTOO DESIGN S2DIO, INC RAMY IBRAHIM ramartoo@yahoo.com 714.77.1114 7039 VILLAGE DR EASTVALE, CA 92880

Building Data	
APN:	42613108
REGION/CLUSTER:	XX
ZONING:	R2 - MD
OCCUPANCY:	RSU
CONSTRUCTION:	V-B
FIRE SPRINKLERS:	NONE EXISTING / REQUIRED - UNDER SEPARATE PERMIT
SEWER/ # OF BATHROOMS:	PUBLIC UTILITY: 1 EXISTING - 2 PROPOSED
WATER:	DISTRICT/ PUBLIC
# OF UNITS:	1
FOUNDATION:	CONC. SLAB
PROJECT DESCRIPTION:	PROPOSED 2 STORY SINGLE FAMILY HOUSE WITH ATTACHED 2 CAR GARAGE. (SEE AREA ANALYSIS)
LEGAL DESCRIPTION:	TRACT NO XX LOT XX BLK XX
FLOOD ZONE:	XX

AREA ANALYSIS:	
TOTAL LOT AREA:	6,443 SF
TOTAL EXISTING AREAS TO BE DEMO:	
EXISTING TO BE DEMO:	
LIVING AREA:	1,076 SF
GARAGE:	485 SF
TOTAL EXISTING FOOTPRINT:	1,561 SF
EXISTING LOT COVERAGE:	24.30 %
TOTAL PROPOSED PROJECT AREAS:	
TOTAL LIVING:	3,150 SF
TOTAL GARAGE:	425 SF
COVERED PATIO:	291 SF
TOTAL FOOT PRINT:	2,166 SF
TOTAL DRIVEWAY:	408 SF
TOTAL LOT COVERAGE:	40 %

FOR DESIGN REVIEW	
Sequence Of Drawings	
Number	Description
A-1	Site Plan
A-2	Proposed Floor Plans
A-3	Proposed Elevations
A-4	Proposed Section, Roof Plan & 3D Views
D-1	Details



artoo design s2dio
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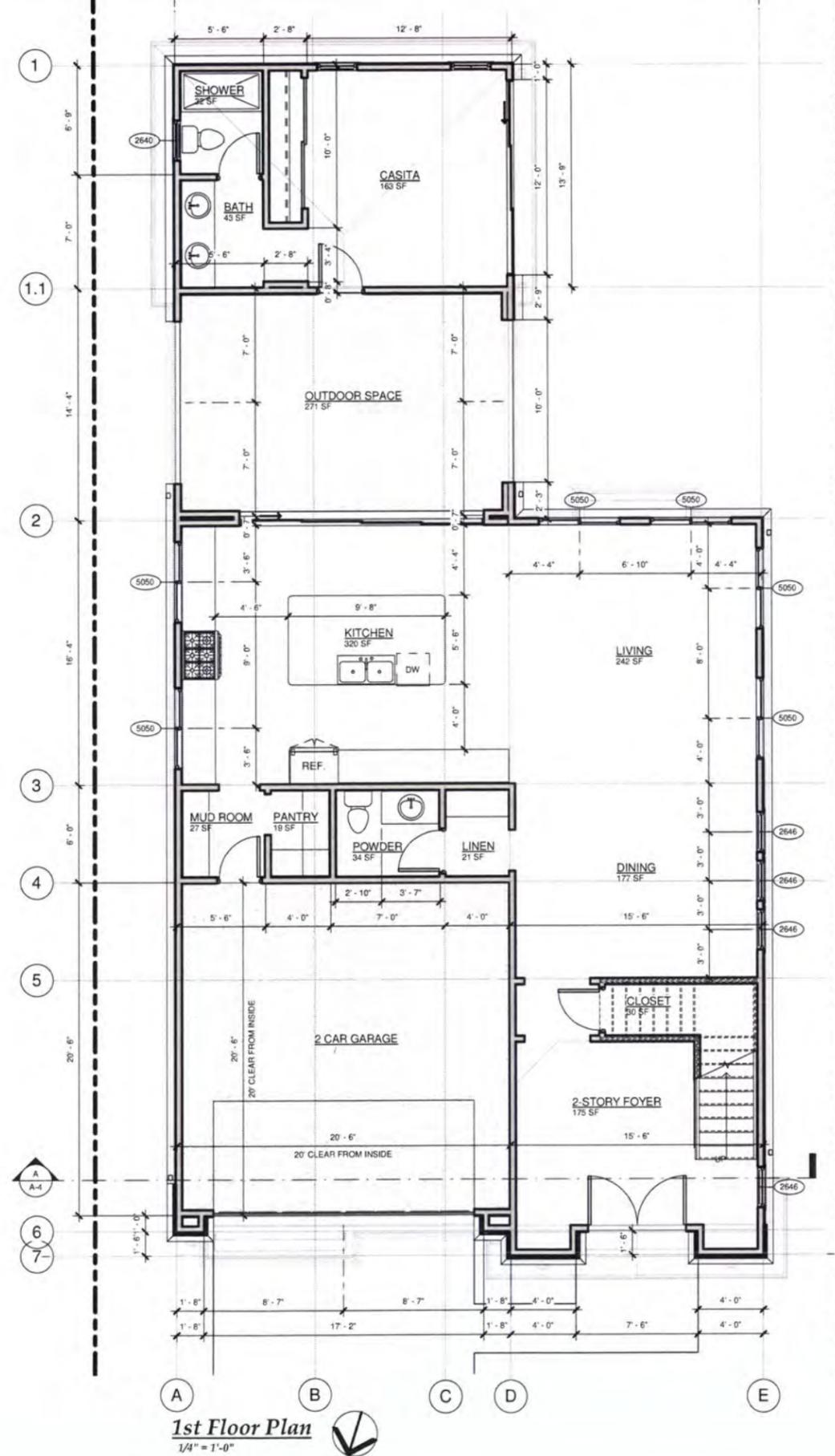
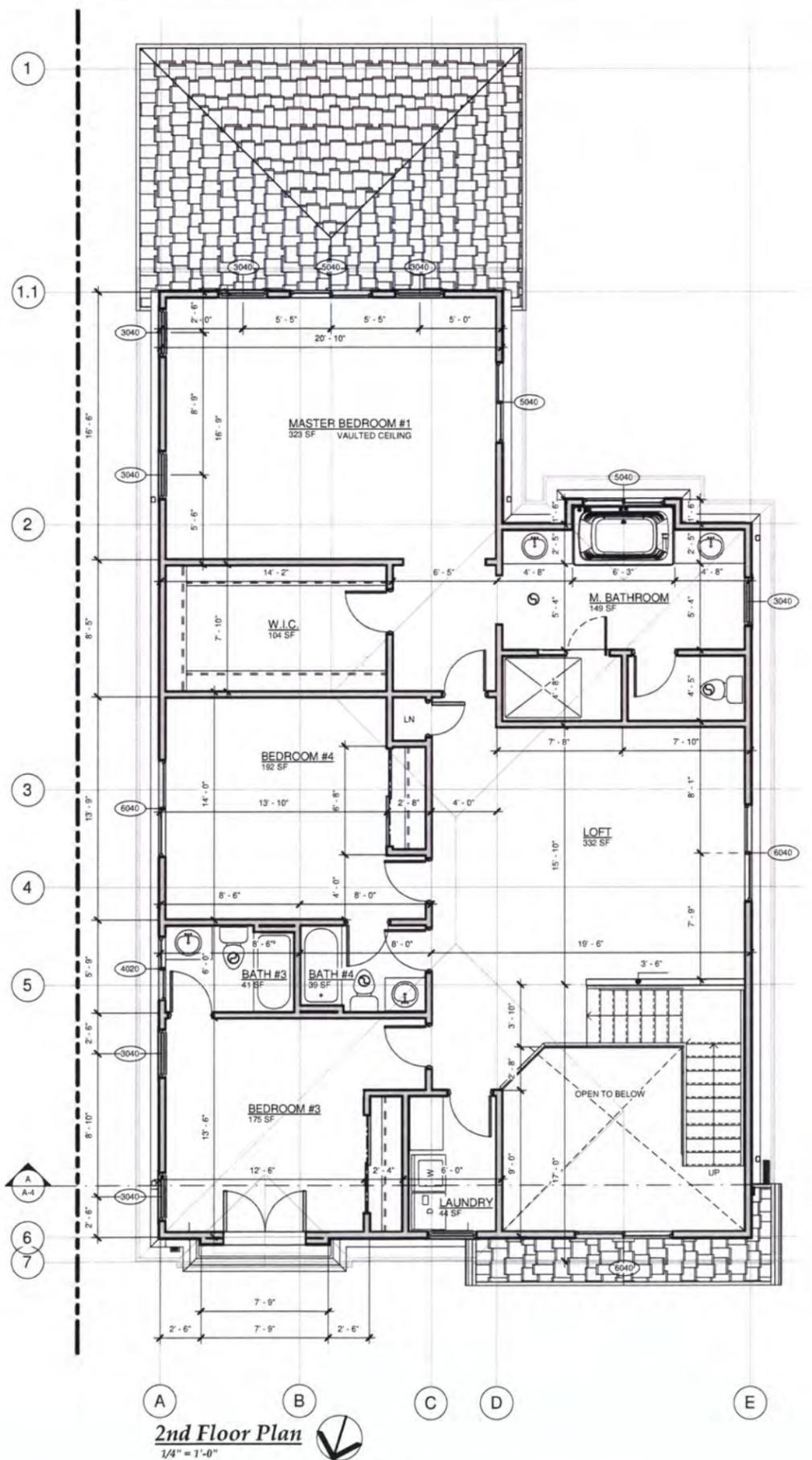
Site Plan

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12 DEC. 2017



A-1

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Proposed Floor Plans

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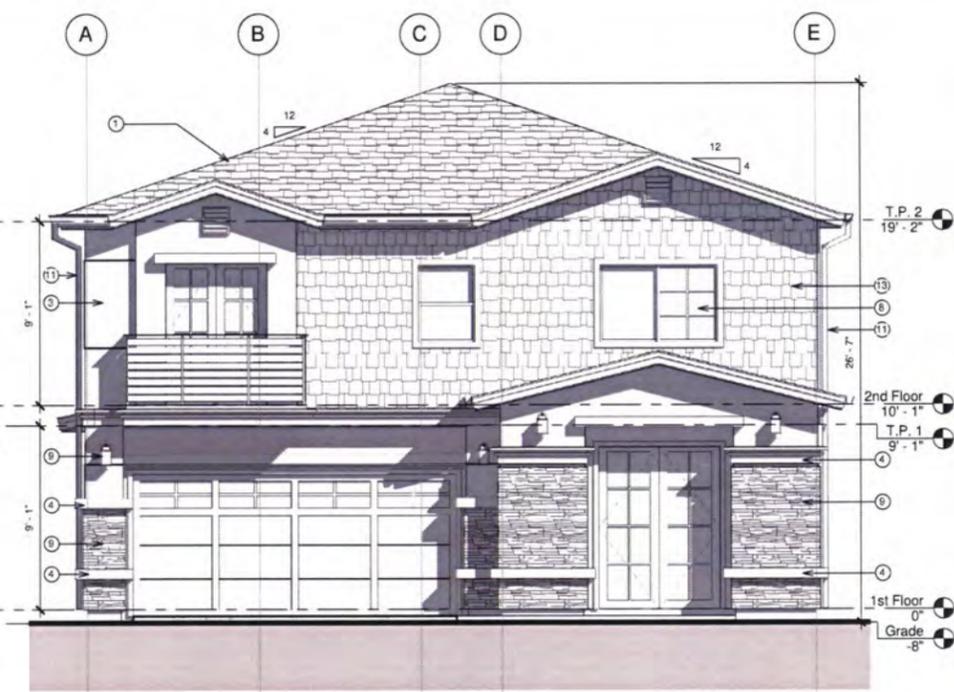


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E. Side Elevation - Proposed
1/4" = 1'-0"



N. Front Elevation - Proposed
1/4" = 1'-0"

Elevation Colors & Materials

- 1 - Roofing - GAF Flat Tile Roofing * (See Material Board)
- 2 - Wood Fascia
- 3 - Main Stucco
- 4 - Trims
- 5 - Accent: Living Stream M490-6
- 6 - Wood Guardrail (See Material Board)
- 7 - Garage Doors - (See Material Board)
- 8 - Vinyl Windows
- 9 - Light Fixture
- 10 - Glass Slider Door (See Material Board)
- 11 - Downspouts
- 12 - French Glass Door
- 13 - Wood Siding Shakes

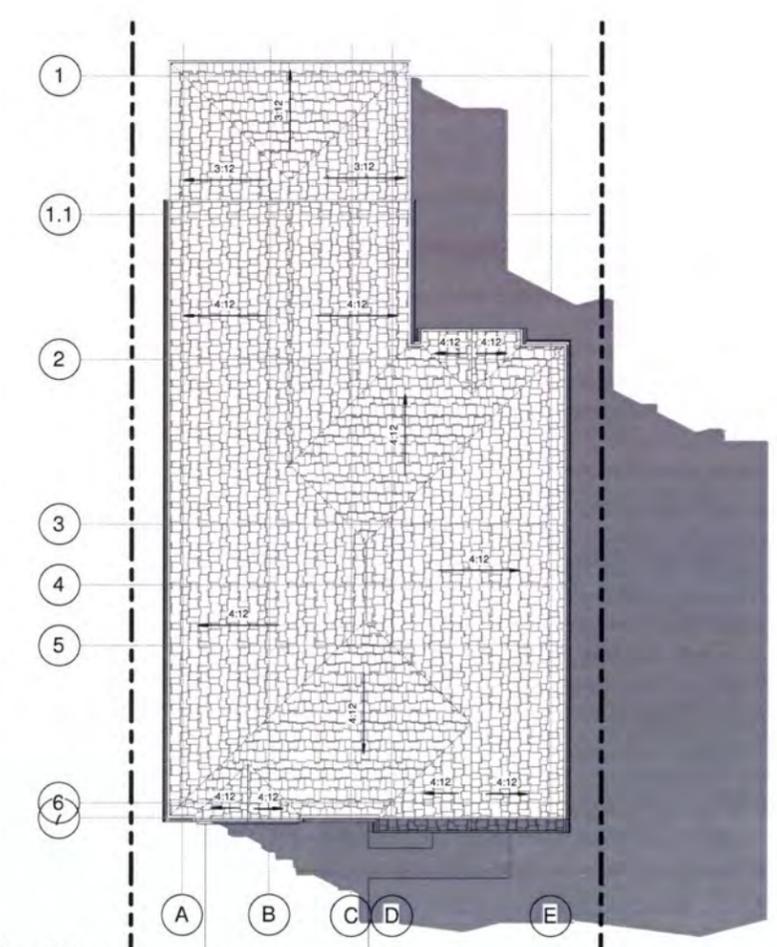


W. Side Elevation - Proposed
1/4" = 1'-0"

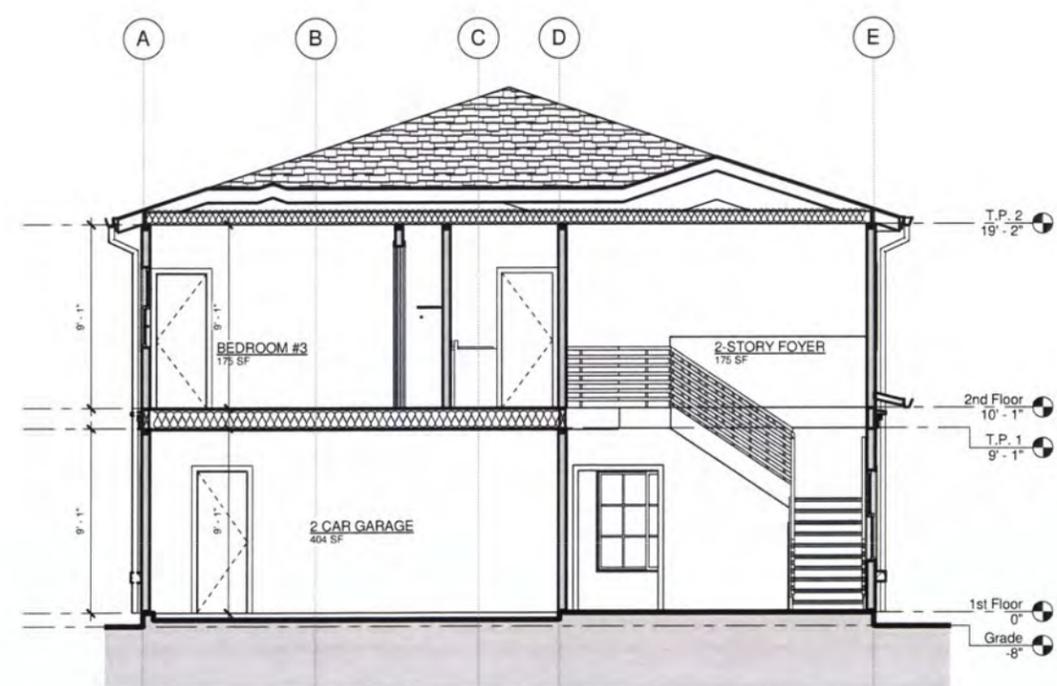


S. Rear Elevation - Proposed
1/4" = 1'-0"

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Roof Plan
1/8" = 1'-0"



Section A
1/4" = 1'-0"

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s2dio**

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**Proposed Section,
Roof Plan & 3D
Views**

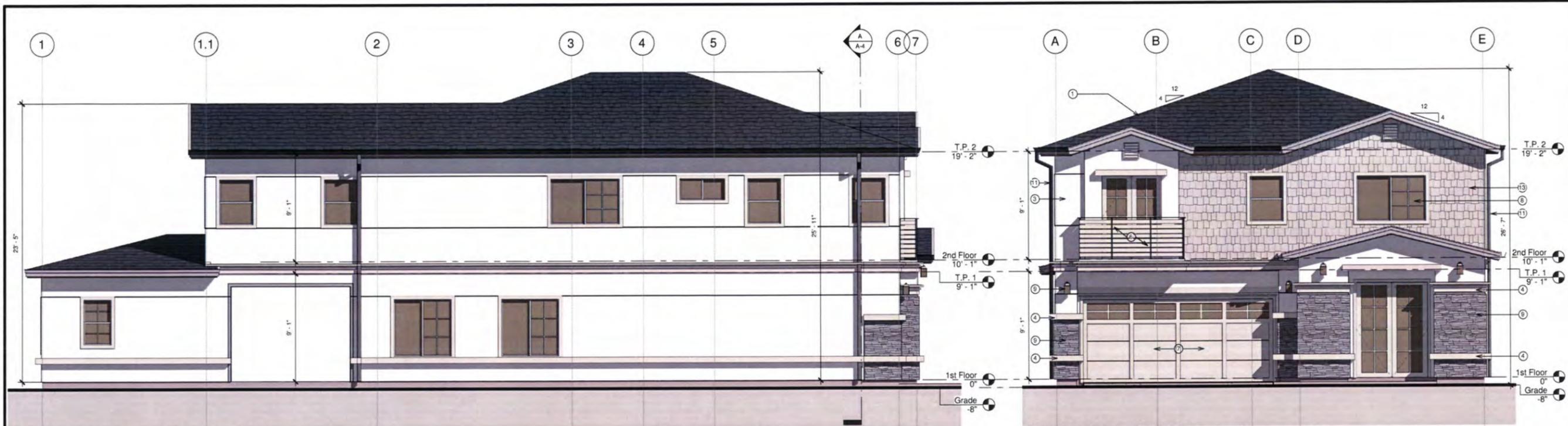
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E. Side Elevation - Proposed
1/4" = 1'-0"

N. Front Elevation - Proposed
1/4" = 1'-0"



Roofing - GAF Roofing Royal Sovereign - Golden Cedar ①



Entry & Garage Doors - Factory White ⑦



1. WINDOWS FRAM ⑧



Window trims - Dunn Edwards Paint White DEW380



Classic Wall Mounted Light Fixture ⑨

Exterior Plaster Colors - (Merlex Brand)

		
P-2090 THUNDER SKY ④	P-100 GLACIER WHITE ⑤	P-1661 TITANIUM ⑥



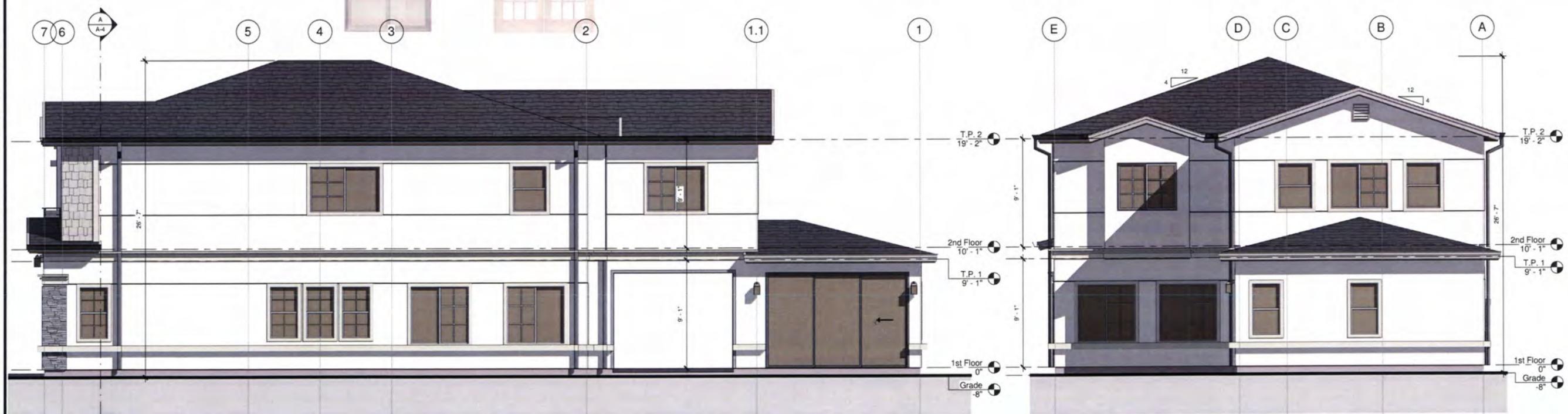
Gray Slate Cultured Stone ⑩



Wood Siding Shakes ⑬

Elevation Colors & Materials

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W. Side Elevation - Proposed
1/4" = 1'-0"

S. Rear Elevation - Proposed
1/4" = 1'-0"



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Colored Elevations

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12 DEC. 2017



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