CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT

May 28, 2020
Agenda Item No. 3

SUBJECT:	AT&T Small Cell SLC0902 (PA2019-113) ▪ Minor Use Permit No. UP2019-032
SITE LOCATION:	Public right-of-way, City streetlight number SLC0902, at the northwestern corner of 38th Street and Lake Avenue
APPLICANT:	New Cingular Wireless, LLC
OWNER:	City of Newport Beach
PLANNER:	Benjamin M. Zdeba, AICP, Senior Planner 949-644-3253, bzdeba@newportbeachca.gov

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LAND USE AND ZONING

- Public Right-of-Way (ROW)

PROJECT SUMMARY

A minor use permit to allow the installation of a small cell wireless facility on a City-owned streetlight pole. Project implementation will be fully contained within the public right-of-way on 38th Street and includes the following: (1) Removal and replacement of an existing City streetlight; (2) Installation of a small cell wireless facility that consists of four remote radio units, a raycap disconnect, and an omni-directional antenna within a 12-inch diameter screening shroud. This equipment would be fixed to the top of the replaced streetlight pole for a maximum height of 27 feet, 6 inches; and (3) Establishment of supporting equipment in an adjacent below-grade vault.

RECOMMENDATION

1) Conduct a public hearing;

2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15302 and 15303 under Class 2 (Replacement or Reconstruction) and Class 3 (New Construction or Conversion of Small Structures), respectively, of the State CEQA (California Environmental Quality Act) Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment and the exceptions to the Class 3 exemption under Section 15300.2 do not apply; and

3) Adopt Draft Zoning Administrator Resolution No. _ approving Minor Use Permit No. UP2019-032 (Attachment No. ZA 1).

BACKGROUND

- Over the last several decades, with the invention of new technologies like smartphones, tablets, and smartwatches, connectivity for wireless devices drove telecommunications companies to deploy equipment to allow for the cellular or wireless transmission of data, making possible new concepts such as live chat, streaming video and music. Wireless data demand and consumption continues to grow, outpacing the capacity of the existing telecommunications infrastructure.

- Small cell technology, like that proposed, is now being deployed across the country as a leading solution to resolve soaring data demand and make coverage more reliable. In contrast to traditional macro wireless sites (i.e., cell towers), small cells are able to advance a stronger signal over a small radius by the means of minimal equipment on existing infrastructure. The result is limited visual intrusion and the enhanced wireless network capacity which the City of Newport Beach's residents, businesses, and visitors require.

- The City of Newport Beach's ("City") regulatory review of wireless telecom siting is largely limited by three federal laws: The Communications Act of 1934, the Telecommunications Act of 1996 ("Telecommunications Act") and a provision of the Middle-Class Tax Relief and Job Creation Act of 2012 ("Spectrum Act"). Together, these laws aim to facilitate and stimulate wireless infrastructure development and restrict certain aspects of local authority in review and permitting of cell sites such as time limits, location/colocation, and fees. On January 14, 2019, Federal Communications Commission (FCC) Declaratory Ruling and Order FCC 18-133 ("Order") became effective. This directive further removed barriers to wireless infrastructure deployment and established "shot clocks" for processing small wireless facility applications at the local level. It also limited the City's rights as a property owner, restricting the type and amount of fees the City can collect for private use of public property.

- On February 12, 2019, the City Council authorized execution of a Master License Agreement ("Master License") (Contract No. C-8584-1) with New Cingular Wireless PCS, LLC (AT&T). The Master License authorized non-exclusive use of City-owned streetlights to install telecommunications equipment for small cell facilities, and included approved designs, fee and rent assessment, and changed City regulations for consistency with State and federal law. AT&T is responsible for all resultant construction, installation, maintenance, and repair of the small cell facilities, including all related costs and expenses. Further, AT&T is responsible for complying with all laws, statutes, ordinances, rules, and regulations that may be required for their projects.

- As the local regulatory agency, the City assesses wireless service facilities under local permitting protocol and ensures sites adhere to responsible regulatory

practices, including safety, accessibility, environmental impact, land use, and aesthetics. At the State level, the California Public Utility Council (CPUC) is the responsible regulatory agency for the rules of utility infrastructure, including telecommunications. The FCC exclusively sets and polices standards for radio frequency (RF) emissions of wireless service facilities.

PROJECT SETTING AND DESCRIPTION

- City of Newport Beach Streetlight No. SLC0902 is located within the public right-of-way on the northwestern side of 38th Street near the northwestern corner of the Lake Avenue intersection. It is immediately adjacent to a vacant parcel that is triangular and approximately that is approximately 65 feet wide at its base. Beyond this parcel to the northwest is a block of two-unit residential development (Attachment No. ZA 2). All surrounding land uses are residential and vary in density from two- to single-unit residential. The only exceptions are the 38th Street Park and the Newport Island Park, which are both designated Parks and Recreation (PR).

- Under the new FCC Order, wireless providers are not required to demonstrate a significant coverage gap, a qualification previously required by local jurisdictions in order to support an application. Pursuant to the Order, the City cannot "materially [inhibit] the introduction of new services or the improvement of existing services." Moreover, pursuant to Section 332(c)(7)(B)(i)(II) of U.S. Code Title 47 (Telecommunications), 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." Although not required, the applicant produced a coverage map for the project (Attachment No. ZA 3). This map indicates the proposed facility would boost the supply of capacity and coverage in the vicinity.

- Streetlight No. SLC0902 serves as a part of the City's existing streetlight inventory. AT&T proposes to: (1) remove and replace SLC0902 with a new streetlight in the same location; (2) maintain the existing luminaire height of 21 feet; (3) install telecommunications equipment for a small cell wireless facility on top of the new streetlight pole resulting in an overall height of 27 feet, 6 inches; and (4) establish new below-grade support equipment adjacent to the streetlight, within the public right-of-way. Please see the Applicant's Project Description and Justification as Attachment No. ZA 4.

- The replacement streetlight pole design is consistent with the size, shape, style, and design of that existing, including the attached light arm and luminaire. Project plans are available for reference as Attachment No. ZA 7. For safety and circulation of the area during construction, Condition of Approval No. 36 included within the draft resolution requires traffic control plans illustrating compliance with the 2016 WATCHBook (temporary traffic control guidelines in construction work

areas) to be reviewed and approved by the Public Works Department prior to the issuance of any building permit.

CONSISTENCY WITH LAND USE PLAN AND ZONING CODE

- The project site is designated as Public Right-of-Way (ROW), which is property held in trust by the City, and allows for the construction and maintenance of public roads, crosswalks, pedestrian walkways, electric transmission lines, oil or gas pipeline, water line, sanitary or storm sewer, or other similar uses. City Council Policy L-23 (Siting of Wireless Telecommunications Equipment on City-Owned Property) governs procedures and locations for siting wireless telecommunications equipment in the ROW. Streetlights are eligible for telecom use, subject to entitlements (such as this minor use permit request), yearly rent, and a license agreement.

- General Plan Natural Resources Goal NR 21 recommends the "minimized visual impacts of signs and utilities." The proposed design is consistent with NR 21 by introducing no new vertical obstructions in the ROW, employing stealth elements like colorization (painting to match the streetlight pole), and installing the associated equipment below grade. Conditions of Approval No. 20 and 21 prohibit advertising signage or identifying logos on any telecom facility except for small identification, address, warning, and similar information plates. Signage required by State or Federal regulations shall be allowed in its smallest permissible size.

- General Plan Land Use Policy LU 6.1.3 promotes "architecture and planning that complements adjoining uses." The proposed design predominantly adjoins residential uses and aligns with LU 6.1.3 by copying the size, shape, style, and design of the existing streetlight pole to decrease potential disruption of the visual environment when traveling down 38th Street or Lake Avenue. Adverse impact to circulation, aesthetics, sounds, or odor are not anticipated from project implementation.

- General Plan Land Use Policy LU 4 calls for the "management of growth and change to protect and enhance the livability of neighborhoods and achieve distinct and economically vital business and employment districts, which are correlated with supporting infrastructure and public services and sustain Newport Beach's natural setting." The proposed small cell facility upholds the intent of LU 4 by providing infrastructure to add system capacity for service gaps that may occur for residents and businesses of the area in regular and high demand periods. It also benefits the community by improving the existing coverage and capacity to increase the voice and data system already in use by its customers. The facility is designed to adapt and accept future technologies, such as 5G, and will help meet local demand and sustain the livability of the area.

- From a Zoning Code perspective, Newport Beach Municipal Code (NBMC) Chapter 20.49 (Wireless Telecommunication Facilities) outlines State- and federally-compliant telecommunication facility development standards and details permit procedures based on facility "Class." Class of a wireless facility is characterized by its installation type and location. Small cell facilities located on City-owned streetlights in the ROW is a Class 3 specification (Public Right-of-Way Installations) and requires the applicant to obtain a Minor Use Permit from the Zoning Administrator (NBMC Section 20.49.060 [Permit Review Procedures]). NBMC Subsection 20.49.040(A) (Preferred Locations) prioritizes telecom facilities from most preferred (1) to least preferred (4) as follows: (1) collocation of a new facility at an existing facility; (2) Class 1 (Stealth/Screened); (3) Class 2 (Visible Antennas); Class 3 (Public Right-of-Way); and (4) Class 4 (Freestanding Structure). Although lower on the listing of priority facilities, the proposed facility consists of one small cell facility that is designed to not visually dominate the surrounding area and instead to blend into the existing block. In accordance with NBMC Section 20.30.100 (Public View Protection) and General Plan Natural Resources Policy NR 20.3 (Public Views), the location is not located within a protected public view corridor and, therefore, would not have any impact to public views.

- NBMC Section 20.49.050 (General Development and Design Standards) requires projects to be visually compatible with surrounding structures. In reviewing this application, the Zoning Administrator shall consider the proposed facility's use of color blending, equipment screening, and the limited size of the equipment designed consistently with the aforementioned criteria. All telecommunications equipment on top of the streetlight pole would be concealed within a painted-to-match 12-inch diameter shroud. The proposed small cell facility would rely on likeness with the streetlight pole through style, color, and material to help disguise its presence. Engineering of the replacement streetlight pole accommodates and withstands the weight of the small cell equipment and has the ability to display a future City banner, if needed. Electrical and wiring components of the telecommunications equipment are designed to be fully contained within the new streetlight pole. The overall height of 27 feet, 6 inches from finished grade to the top of the proposed facility complies with the maximum allowed height. Equipment not contained within the shroud on the streetlight pole would be out of sight, located below the ground in the adjacent ROW. Condition of Approval No. 32 requires approved design drawings from Southern California Edison (SCE) of the power supply to the small cell facility before construction of the facility is to commence.

- Existing residential properties that surround the site are in the R-1 (Single-Unit Residential) and R-2 (Two-Unit Residential) Zoning Districts. These residentially zoned sites allow for structures up to 24 feet for flat roof elements and 29 feet to the ridge of a sloped roof. The overall height of existing Streetlight No. SLC0902 sits below the maximum allowable height for residential structures and the

proposed replacement streetlight with small cell equipment on top will also sit below this maximum by 1 foot, 6 inches.

- The streetlight is located within a landscaped parkway area and is separated from the nearest residences by a triangular-shaped vacant parcel to the west and the 38th Street right-of-way to the southeast. These distances provide a larger buffer from residential structures than any other streetlight location in the vicinity. Furthermore, keeping the luminaire the same height as the existing streetlight lessens visual obtrusion from the proposed small cell facility with the line of the existing development. Photographic visual simulations of the facility, depicting the existing and proposed conditions, have been prepared by the applicant and are included as Attachment No. ZA 6.

- The project site is located within the coastal zone. It is also located between the first public roadway paralleling the sea and the sea. Pursuant to Section 21.49.040(B) (Prohibited Locations) of the NBMC, new facilities are not allowed to be located between the first public roadway paralleling the sea and the sea, unless they are generally located on an existing structure. In this case, the proposal is allowed as the facility would be installed at an existing streetlight pole location.

- Although located within the coastal zone, the removal and installation of an existing streetlight pole is exempt from the requirements of a coastal development permit pursuant to Section 21.50.035(C)(4) (Repair and Maintenance) of the NBMC. In consultation with Coastal Commission staff, the modification of a streetlight for a small cell facility remains exempt, provided there is no visual resource impact. The project was reviewed for consistency with the Public View Protection regulations of Section 21.49.050(B) (Public View Protection) of the NBMC. It is not on a coastal bluff or canyon nor is it adjacent to a coastal view road or public accessway, as identified on the Coastal Land Use Plan Map 4-3 (Coastal Views). The site also does not contain significant natural landforms or vegetation. While it is within approximately 175 feet of the Newport Island Park, an identified public coastal viewpoint, the proposed facility is not within the direct viewshed of the Rivo Alto and is grouped with three mature palm trees, such that it will be indistinguishable at a distance. It is also immediately across 38th Street from Lake Street Park; however, there are several mature palm trees between, and the view of the Rivo Alto is unimpacted. The project scope involves the removal and replacement of an existing City streetlight in the same location with the same luminaire height, such that it will blend with the existing streetscape. The replacement streetlight is consistent with the size, shape, style, and design of the existing pole. No above-ground mounted equipment is proposed, and the support equipment is proposed to be placed in underground handholes. All transmission equipment, including remote radio units and the raycap disconnect switch, are fully concealed within a screening shroud. The project will not have a negative impact on coastal views or coastal resources; therefore, a coastal development permit is not required.

HEALTH AND SAFETY

- Section 332(c)(7)(B)(iv) of U.S. Code Title 47 (Telecommunications) reads, "no state or local government may regulate wireless telecommunication facilitates on the basis of the perceived health effects of radio frequency (RF) emissions to the extent that the proposed facilities comply with FCC regulations concerning emissions." Submitted RF materials from the applicant demonstrate the proposal would conform with FCC Rules and Regulations. Condition of Approval No. 25 requires the applicant to comply with all applicable provisions of U.S. Code Title 47 (Telecommunications) rules and regulations, including those related to FCC Radio Frequency safety.

ALTERNATIVE SITES CONSIDERED

- Three nearby streetlights were identified and investigated by the Applicant as possible alternate locations for this small cell facility; however, all sites were found by the applicant to be not viable (see Attachment No. ZA 3).

- Alternative Site #1 at City Streetlight No. SLC0903 is located approximately 135 feet southwest of the proposed location. This pole is located on a narrow sidewalk immediately in front of a three-story residential structure that is oriented towards 38th Street at the River Avenue intersection. The existing pole is approximately 3 feet, 6 inches from the private concrete block wall and only 10 feet from the residential structure without any landscaping in between. Installation of a small cell facility with its necessary underground supporting equipment at this location would not comply with Americans with Disabilities Act (ADA) requirements and would further constrict pedestrian movement along the sidewalk area. Additionally, this alternative would be less desirable, as there are no softening features that would help blend the facility into the streetscape.

- Alternative Site #2 at City Streetlight No. SLC0901 is located approximately 210 feet southeast of the proposed location. This pole is located on a narrow sidewalk immediately in front of a two-story residential structure that is oriented towards Lake Avenue at the 37th Street intersection. The existing pole is approximately 4 feet from the private fence and only 11 feet from the residential structure without any landscaping in between. Installation of a small cell facility with its necessary underground supporting equipment at this location would not comply with ADA requirements and would further constrict pedestrian movement along the sidewalk area. Additionally, this alternative would be less desirable, as there are no softening features that would help blend the facility into the streetscape.

- Alternative Site #3 at City Streetlight No. SLC0904 is located approximately 227 feet northwest of the proposed location. This pole is located immediately adjacent

to the front patio of an existing, single-story residence. The existing pole is approximately 3 feet from the private wall and only 7 feet from the residential structure with minimal landscaping in between. Installation of a small cell facility with its necessary underground supporting equipment at this location would not comply with ADA requirements and would further constrict pedestrian movement along the sidewalk area. Additionally, this alternative would be less desirable, as there are no softening features that would help blend the facility into the streetscape.

- AT&T's analysis also concluded that a more preferred location as defined by NBMC Subsection 20.49.040(A) (Preferred Locations), such as a collocation or a Class 1 or 2 facility, would not be technically feasible from an RF or construction perspective. The analysis explained that small cell facilities are low powered and must be located at the precise location selected to serve the network traffic demands of the specific limited area. Further, this type of service cannot be accomplished with a traditional macro collocation or building mounted site in the area.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15302 and 15303 under Class 2 (Replacement or Reconstruction) and Class 3 (New Construction or Conversion of Small Structures), respectively, of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

In this case, the proposal includes the removal and replacement of an existing City streetlight pole to install a small telecommunications wireless facility, including below-grade accessory equipment.

The exceptions to the Class 3 categorical exemptions under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property and, although not required by the NBMC, residential occupants within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject streetlight pole at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

An appeal or call for review may be filed with the Director of Community Development within 14 days following the date of action. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:

Benjamin M. Zdeba, AICP
Senior Planner

Attachments:

	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Alternative Locations Studied and Rejected
	ZA 4	Coverage Maps
	ZA 5	Applicant's Project Description and Justification
	ZA 6	Photographic Visual Simulations
	ZA 7	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2020-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING MINOR USE PERMIT NO. UP2019-032 FOR A SMALL CELL FACILITY LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ON CITY STREETLIGHT NUMBER SLC0902, NEAR THE NORTHWESTERN CORNER OF 38TH STREET AND LAKE AVENUE (PA2019-113)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by New Cingular Wireless, LLC ("Applicant"), with respect to City of Newport Beach Streetlight Number SLC0902, located within the public right-of-way, near the northwestern corner of 38th Street and Lake Avenue, requesting approval of a minor use permit.

2. The Applicant proposes the installation of a small cell wireless facility on a City-owned streetlight pole. Project implementation will be fully contained within the public right-of-way on 38th Street and includes the following: (1) Removal and replacement of an existing City streetlight; (2) Installation of a small cell wireless facility that consists of four (4) remote radio units, a raycap disconnect, and an omni-directional antenna within a 12-inch diameter screening shroud. This equipment would be fixed to the top of the replaced streetlight pole for a maximum height of 27 feet, 6 inches; and (3) Establishment of supporting equipment in an adjacent below-grade vault.
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3. The streetlight is located within the public right-of-way. The proposal is regulated by City Council Policy L-23 (Siting of Wireless Telecommunications Equipment on City-Owned Property), as well as Newport Beach Municipal Code (NBMC) Chapter 20.49 (Wireless Telecommunication Facilities).

4. The project site is located within the coastal zone. It is also located between the first public roadway paralleling the sea and the sea. Pursuant to Section 21.49.040(B) (Prohibited Locations) of the NBMC, new facilities are not allowed to be located between the first public roadway paralleling the sea and the sea, unless they are generally located on an existing structure. In this case, the proposal is allowed as the facility would be installed at an existing streetlight pole location.

5. Although located within the coastal zone, the removal and installation of an existing streetlight pole is exempt from the requirements of a coastal development permit pursuant to Section 21.50.035(C)(4) (Repair and Maintenance) of the NBMC. In consultation with Coastal Commission staff, the modification of a streetlight for a small cell facility remains exempt, provided there is no visual resource impact. The project was reviewed for consistency with the Public View Protection regulations of Section 21.49.050(B) (Public View Protection) of the NBMC. It is not on a coastal bluff or canyon

nor is it adjacent to a coastal view road or public accessway, as identified on the Coastal Land Use Plan Map 4-3 (Coastal Views). The site also does not contain significant natural landforms or vegetation. While it is within approximately 175 feet of the Newport Island Park, an identified public coastal viewpoint, the proposed facility is not within the direct viewshed of the Rivo Alto and is grouped with three mature palm trees, such that it will be indistinguishable at a distance. It is also immediately across 38th Street from Lake Street Park; however, there are several mature palm trees between, and the view of the Rivo Alto is unimpacted. The project scope involves the removal and replacement of an existing City streetlight in the same location with the same luminaire height, such that it will blend with the existing streetscape. The replacement streetlight is consistent with the size, shape, style, and design of the existing pole. No above-ground mounted equipment is proposed, and the support equipment is proposed to be placed in underground handholes. All transmission equipment, including remote radio units and the raycap disconnect switch, are fully concealed within a screening shroud. The project will not have a negative impact on coastal views or coastal resources; therefore, a coastal development permit is not required.

6. A public hearing was held on May 28, 2020, in the Council Chambers at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the hearing was given in accordance with the NBMC. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15302 and 15303 under Class 2 (Replacement or Reconstruction) and Class 3 (New Construction or Conversion of Small Structures), respectively, of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one (1) use to another where only minor modifications are made in the exterior of the structure.

2. In this case, the proposal includes the removal and replacement of an existing City streetlight pole to install a small telecommunications wireless facility, including below-grade accessory equipment.

3. The exceptions to the Class 3 categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

Minor Use Permit

In accordance with NBMC Subsection 20.52.020(F) (Conditional Use Permits and Minor Use Permits), the following findings and facts in support of such findings are set forth:

Finding:

A. The use is consistent with the General Plan and any applicable specific plan.

Facts in Support of Finding:

1. The project site is designated as Public Right-of-Way (ROW), which is property held in trust by the City, and allows for the construction and maintenance of public roads, crosswalks, pedestrian walkways, electric transmission lines, oil or gas pipeline, water line, sanitary or storm sewer, or other similar uses. City Council Policy L-23 (Siting of Wireless Telecommunications Equipment on City-Owned Property) governs procedures and locations for siting wireless telecommunications equipment in the ROW. Streetlights are eligible for telecom use, subject to entitlements (such as this minor use permit request), yearly rent, and a license agreement.

2. General Plan Natural Resources Goal NR 21 recommends the "minimized visual impacts of signs and utilities." The proposed design is consistent with NR 21 by introducing no new vertical obstructions in the ROW, employing stealth elements like colorization (painting to match the streetlight pole), and installing the associated equipment below grade. Conditions of Approval No. 21 and 22 prohibit advertising signage or identifying logos on any telecom facility except for small identification, address, warning, and similar information plates. Signage required by State or Federal regulations shall be allowed in its smallest permissible size.

3. General Plan Land Use Policy LU 6.1.3 promotes "architecture and planning that complements adjoining uses." The proposed design adjoins residential uses and aligns with LU 6.1.3 by copying the size, shape, style, and design of the existing streetlight pole to decrease potential disruption of the visual environment. Adverse impact to circulation, aesthetics, sounds, or odor are not anticipated from project implementation.

4. General Plan Land Use Policy LU 4 calls for the "management of growth and change to protect and enhance the livability of neighborhoods and achieve distinct and economically vital business and employment districts, which are correlated with supporting infrastructure and public services and sustain Newport Beach's natural setting." The proposed small cell facility upholds the intent of LU 4 by providing infrastructure to add system capacity for service gaps that may occur for residents and businesses of the area in regular and high demand periods. It also benefits the community by improving the existing coverage and capacity to increase the voice and data system already in use by its customers. The facility is designed to adapt and accept

future technologies, such as 5G, and will help meet local demand and sustain the livability of the area.

5. The project site is not located within a specific plan area

Finding:

B. The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.

Facts in Support of Finding:

1. See Fact in Support of Finding A.1.

2. Wireless telecommunication facilities are regulated by NBMC Chapter 20.49 (Wireless Telecommunication Facilities). Installing small cell equipment in the ROW assigns the project a Class 3 specification (Public Right-of-Way Installations) and requires the Applicant to obtain a minor use permit from the Zoning Administrator (NBMC Section 20.49.060 [Permit Review Procedures]).

3. NBMC Subsection 20.49.040(A) (Preferred Locations) prioritizes telecom facilities from most preferred (1) to least preferred (4) as follows: (1) collocation of a new facility at an existing facility; (2) Class 1 (Stealth/Screened); (3) Class 2 (Visible Antennas); Class 3 (Public Right-of-Way); and (4) Class 4 (Freestanding Structure). Although lower on the listing of priority facilities, the proposed facility consists of one (1) small cell facility that is designed to not visually dominate the surrounding area and instead to blend into the existing block.

4. NBMC Section 20.49.050 (General Development and Design Standards) requires projects to be visually compatible with surrounding structures. In reviewing this application, the Zoning Administrator shall consider the proposed facility's use of color blending, equipment screening, and the limited size of the equipment designed consistently with the aforementioned criteria. All telecommunications equipment on top of the streetlight pole would be concealed within a painted-to-match 12-inch diameter shroud. The proposed small cell facility would rely on likeness with the streetlight pole through style, color, and material to help disguise its presence. Engineering of the replacement streetlight pole accommodates and withstands the weight of the small cell equipment and has ability to display a future City banner, if needed. Electrical and wiring components of the telecommunications equipment are designed to be fully contained within the new streetlight pole. The overall height of 27 feet, 6 inches from finished grade to the top of the proposed facility complies with the maximum allowed. Equipment not contained within the shroud on the streetlight pole would be out of sight, located below the ground in the adjacent ROW. Condition of Approval No. 33 requires approved design drawings from Southern California Edison (SCE) of the power supply to the small cell facility before construction of the facility is to commence.

5. Existing residential properties that surround the site are in the R-1 (Single-Unit Residential) and R-2 (Two-Unit Residential) Zoning Districts. These residentially zoned sites allow for structures up to 24 feet for flat roof elements and 29 feet to the ridge of a sloped roof. The overall height of existing Streetlight No. SLC0902 sits below the maximum allowable height for residential structures and the proposed replacement streetlight with small cell equipment on top will also sit below this maximum by 1 foot, 6 inches.

6. The streetlight is separated from the nearest residences by a triangular-shaped vacant parcel to the west and the 38th Street right-of-way to the southeast. These distances provide a larger buffer from residential structures than any other streetlight location in the vicinity. Furthermore, keeping the luminaire the same height as the existing streetlight lessens visual obtrusion from the proposed small cell facility with the line of the existing development.

7. Submitted materials from the Applicant demonstrate the proposal would conform with Federal Communications Commission (FCC) Rules and Regulations regarding safety and radio frequency (RF) emissions.

8. The proposed telecom facility will comply with applicable requirements of the NBMC with construction as shown on the plans and implementation of the conditions of approval.

Finding:

C. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.

Facts in Support of Finding:

1. City of Newport Beach Streetlight No. SLC0902 is located within the public right-of-way on the northwestern side of 38th Street near the northwestern corner of the Lake Avenue intersection. It is immediately adjacent to a vacant parcel that is triangular and approximately that is approximately 65 feet wide at its base. Beyond this parcel to the northwest is a block of two (2)-unit residential development. All surrounding land uses are residential and vary in density from two (2)- to single-unit residential. The only exceptions are the 38th Street Park and the Newport Island Park, which are both designated Parks and Recreation (PR).

2. Under the new FCC Order, wireless providers are not required to demonstrate a significant coverage gap, a qualification previously required by local jurisdictions in order to support an application. Pursuant to the Order, the City cannot "materially [inhibit] the introduction of new services or the improvement of existing services." Moreover, pursuant to Section 332(c)(7)(B)(i)(II) of U.S. Code Title 47 (Telecommunications), 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." Although

not required, the Applicant produced a coverage map for the project. This map indicates the proposed facility would boost the supply of capacity and coverage in the vicinity.

3. Streetlight No. SLC0902 serves as a part of the City's existing streetlight inventory. The Applicant proposes to: (1) remove and replace SLC0902 with a new streetlight in the same location; (2) maintain the existing luminaire height of 21 feet; (3) install telecommunications equipment for a small cell wireless facility on top of the new streetlight pole resulting in an overall height of 27 feet, 6 inches; and (4) establish new below-grade support equipment adjacent to the streetlight, within the public right-of-way.

4. The replacement streetlight pole design is consistent with the size, shape, style, and design of that existing, including the attached light arm and luminaire. For safety and circulation of the area during construction, Condition of Approval No. 37 requires traffic control plans illustrating compliance with the 2016 WATCHBook to be reviewed and approved by the Public Works Department prior to the issuance of any building permit.

5. The proposed telecom facility is anticipated to enhance coverage and capacity for residents, visitors and businesses in the neighborhood by providing wireless access to voice and data transmission services. The proposed telecom facility is not expected to result in any material changes to the character of the local community.

6. See Facts in Support of Finding B.4, B.5, B.6 and B.7.

7. The proposed facility will be unmanned, will have no impact on the circulation system, and, as conditioned, will not generate noise, odor, smoke, or any other adverse impacts to adjacent land uses.

Finding:

D. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.

Facts in Support of Finding:

1. Adequate public and emergency vehicle access, public services, and utilities are provided to and around the subject site, and the proposed use will not change this.

2. The proposed facility will be unmanned and will have no permanent impact on the circulation system and adjacent land uses due to its location in the parkway, outside of existing vehicle or pedestrian circulation areas.

3. The Public Works Department and Utilities Department have reviewed the project proposal and do not have any concerns regarding access, public services, or utilities provided to the existing neighborhood and surrounding area.

Finding:

E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Facts in Support of Finding:

1. The proposed facility will only require periodic maintenance and will not generate any type of significant adverse impacts to the environment, such as noise, odor, smoke, etc.

2. The proposed facility must and will comply with the applicable Federal and State rules, regulations and standards thus, ensuring public health and safety.

3. See Facts in Support of Finding B.4, B.5, B.6, B.7, and B.8

4. The proposed telecom facility will be effectively blended based upon the design and location with the incorporation of the conditions of approval to the greatest extent feasible. As a result, the proposed facility at this location is not expected to result in conditions that are materially detrimental to nearby property owners, residents, and businesses, nor to public health or safety.

Wireless Telecommunications Facility

In accordance with NBMC Subsection 20.49.060(H)(1) (General Findings for Telecom Facilities), the following additional findings and facts in support of such findings are set forth:

Finding:

F. The proposed telecom facility is visually compatible with the surrounding neighborhood.

Facts in Support of Finding:

1. See Facts in Support of Finding B.4, B.5, and B.6.

2. The closest residentially zoned property is located approximately 40 feet southeast of the project site and is buffered by the 38th Street right-of-way, which has a 4- to 5-foot-wide parkway area with vegetation of varying heights on its southeastern side. The proposed streetlight will blend in with the surrounding streetscape. There are no public parks immediately adjacent to the proposed project. The proposed facility and below-grade accessory equipment meets the City's design parameters approved by the City's Master License Agreement, which emphasizes stealth techniques and best practices to not be materially detrimental to the surrounding area.

Finding:

G. The proposed telecom facility complies with height, location and design standards, as provided for in this chapter.

Facts in Support of Finding:

1. The 27-foot, 6-inch tall small cell facility would comply with the maximum height limit of 35 feet for telecom facilities installed on streetlights within the public right-of-way.

2. See Facts in Support of Finding B in its entirety.

3. The application includes documentation indicating the need to provide and improve coverage to the residential areas within the City of Newport Beach. Moreover, the additional system capacity provided by the proposed facility will address service gaps that occur during high demand periods, as well as service gaps that exist at all demand periods to the surrounding area. The proposed small cell site will help AT&T to meet its coverage objectives and improve coverage to nearby areas that are currently marginal.

Finding:

H. An alternative site(s) located further from a residential district, public park or public facility cannot feasibly fulfill the coverage needs fulfilled by the installation at the proposed site.

Facts in Support of Finding:

1. See Fact in Support of Finding C.2.

2. Three nearby streetlights were identified and investigated by the Applicant as possible alternate locations for this small cell facility; however, all sites were found by the Applicant to be not viable. Furthermore, they are less desirable from an aesthetic standpoint, as there is minimal setback from the residential structures and nearly no landscaping to help soften the facility and blend it into the existing streetscape

    a. Alternative Site #1 at City Streetlight No. SLC0903 is located approximately 135 feet southwest of the proposed location. This pole is located on a narrow sidewalk immediately in front of a three-story residential structure that is oriented towards 38th Street at the River Avenue intersection. The existing pole is approximately 3 feet, 6 inches from the private concrete block wall and only 10 feet from the residential structure without any landscaping in between. Installation of a small cell facility with its necessary underground supporting equipment at this location would not comply with Americans with Disabilities Act (ADA) requirements and would further constrict pedestrian movement along the sidewalk area. Additionally, this alternative would be less desirable, as there are no softening features that would help blend the facility into the streetscape

b. Alternative Site #2 at City Streetlight No. SLC0901 is located approximately 210 feet southeast of the proposed location. This pole is located on a narrow sidewalk immediately in front of a two-story residential structure that is oriented towards Lake Avenue at the 37th Street intersection. The existing pole is approximately 4 feet from the private fence and only 11 feet from the residential structure without any landscaping in between. Installation of a small cell facility with its necessary underground supporting equipment at this location would not comply with ADA requirements and would further constrict pedestrian movement along the sidewalk area. Additionally, this alternative would be less desirable, as there are no softening features that would help blend the facility into the streetscape

c. Alternative Site #3 at City Streetlight No. SLC0904 is located approximately 227 feet northwest of the proposed location. This pole is located immediately adjacent to the front patio of an existing, single-story residence. The existing pole is approximately 3 feet from the private wall and only 7 feet from the residential structure with minimal landscaping in between. Installation of a small cell facility with its necessary underground supporting equipment at this location would not comply with ADA requirements and would further constrict pedestrian movement along the sidewalk area. Additionally, this alternative would be less desirable, as there are no softening features that would help blend the facility into the streetscape.

Finding:

I. An alternative plan that would result in a higher preference facility class category for the proposed facility is not available or reasonably feasible and desirable under the circumstances.

Facts in Support of Finding:

1. See Fact in Support of Finding C.2.

2. AT&T's analysis concluded that a more preferred location as defined by NBMC Subsection 20.49.040(A) (Preferred Locations), such as a collocation or a Class 1 or 2 facility, would not be technically feasible from an RF or construction perspective. The analysis explained that small cell facilities are low powered and must be located at the precise location selected to serve the network traffic demands of the specific limited area. Further, this type of service cannot be accomplished with a traditional macro collocation or building mounted site in the area.

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SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15302 and 15303 under Class 2 (Replacement or Reconstruction) and Class 3 (New Construction or Conversion of Small Structures), respectively, of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment. The exceptions to the Class 3 exemption do not apply.

2. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2019-032, subject to the conditions set forth in "Exhibit A," which is attached hereto and incorporated by reference.

3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of NBMC Title 20 Planning and Zoning.

PASSED, APPROVED, AND ADOPTED THIS 28TH DAY OF MAY, 2020.

_____
Jaime Murillo, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Division

1. The development shall be in substantial conformance with the plans, including elevation exhibits and visual simulations, stamped and dated with the date of this approval (except as modified by applicable conditions of approval).

2. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.

3. The Applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.

4. The telecom facility approved by this permit shall comply with all applicable Federal and State rules, regulations, and standards.

5. The replacement pole shall be reconstructed in the exact location of the existing streetlight pole.

6. The reconstructed streetlight pole design shall be consistent with the size (including diameter), shape, style, and design of the existing streetlight pole to the greatest extent feasible, including the attached light arm and luminaire. All mounted equipment shall be painted to match the color and style of the replacement streetlight pole.

7. All accessory support equipment of this facility shall be installed underground.

8. All electrical and antenna wiring shall be fully encased within the reconstructed streetlight pole.

9. The telecom facility approved by the Use Permit shall comply with any easements, covenants, conditions, or restrictions on the underlying City-trust property upon which the facility is located.

10. Anything not specifically approved by this permit is not permitted and must be addressed in a separate and subsequent review.

11. Prior to building permit final, a Height Certification Inspection shall be required prior to final of building permits. The small cell facility and base streetlight pole approved by this permit shall not exceed a total of 27 feet, 6 inches in height from existing grade. The top of the new luminaire shall not exceed a total of 21 feet in height from existing grade and shall match the height and shape of the existing luminaire.

12. Prior to building permit issuance, all contractors and subcontractors shall have a valid City of Newport Beach business license.

13. The Applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of native birds pursuant to MBTA:

    A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.

    B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.

14. The Applicant shall continually maintain the wireless telecom facility so that it retains its original appearance at the time the building permit is finaled by the City of Newport Beach.

15. On an annual basis, the Applicant shall conduct maintenance inspections of the wireless telecom facility, including the small cell facility and below-grade equipment areas, and make all necessary repairs. The Community Development Director may require additional inspections and/or maintenance activities at his/her discretion.

16. The Applicant shall not prevent the City of Newport Beach from having adequate spectrum capacity on the City's 800 MHz radio frequencies at any time.

17. The facility shall transmit at the approved frequency ranges established by the FCC. The Applicant shall inform the City in writing of any proposed changes to the frequency range in order to prevent interference with the City's Public Safety radio equipment.

18. The telecommunications facility shall at no time interfere with the frequencies used by the City of Newport Beach for public safety. “Comprehensive advanced planning and frequency coordination” engineering measures shall prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the "Best Practices Guide" published by the Association of Public-Safety Communications Officials-International, Inc. ("APCO"), and as endorsed by the FCC.

19. Should interference with the City's Public Safety radio equipment occur, use of the telecom facility authorized by this permit may be suspended until the radio frequency interference is corrected and verification of the compliance is reported.

20. The Applicant shall provide a "single point of contact" for carriers in its Engineering and Maintenance Departments that is monitored 24 hours per day to ensure continuity on all interference issues, and to which interference problems may be reported. The name, telephone number, and email address of that person shall be provided to the Community Development Department and Newport Beach Police Department's Support Services Commander prior to activation of the facility. If the point of contact changes, the City shall be immediately alerted and updated.

21. No advertising signage or identifying logos shall be displayed on the telecom facility except for small identification, address, warning, and similar information plates. A detail of the information plates depicting the language on the plate shall be included in the plans submitted for issuance of building permits.

22. Appropriate information warning signs or plates shall be posted on the base streetlight pole of the transmitting antenna. In addition, contact information (e.g., a telephone number) shall be provided on the warning signs or plates. The location of the information warning signs or plates shall be depicted on the plans submitted for construction permits. Signage required by State or federal regulations shall be allowed in its smallest permissible size.

23. Prior to the final of building permits, the Applicant shall schedule an evening inspection by the Code Enforcement Division to confirm compliance with lighting. The telecom facility shall be lighted to the extent deemed necessary by the Newport Beach Police and Utilities Departments for security lighting and consistency with other streetlights in the area.

24. The Applicant shall maintain the telecom facility in a manner consistent with this approval.

25. The Applicant shall ensure that its telecom facility complies with the most current regulatory, operations standards, and radio frequency emissions standards adopted by the FCC. The Applicant shall be responsible for obtaining and maintaining the most current information from the FCC regarding allowable radio frequency emissions and all other applicable regulations and standards. This information shall be made available by the Applicant upon request of the Community Development Director.

26. The facility shall comply with all applicable provisions of U.S. Code Title 47 (Telecommunications) rules and regulations, including those related to FCC Radio Frequency safety.

27. Prior to final of building permits, the Applicant shall schedule an inspection by the Planning Division to ensure materials and colors match existing architecture as

illustrated in the approved photographic simulations and in conformance with NBMC Section 20.49.050.

28. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Division by certified mail no less than thirty (30) days prior to such action. The operator shall have ninety (90) days from the date of abandonment or discontinuance to reactivate use of the facility, or remove the telecom facility and restore the site.

29. The City reserves the right and jurisdiction to review and modify any permit approved pursuant to NBMC Chapter 20.49, including the conditions of approval, based on changed circumstances. The operator shall notify the Planning Division of any proposal to change the height or size of the facility; increase the size, shape, or number of antennas; change the facility's color or materials or location on the site; or increase the signal output above the maximum permissible exposure ("MPE") limits imposed by the radio frequency emissions guidelines of the FCC. Any changed circumstance shall require the operator to apply for a review of the modification, and possible amendment to the use permit, prior to implementing any change.

30. Minor Use Permit No. UP2019-032 shall expire unless exercised within 24 months from the date of approval as specified in NBMC Section 20.54.060 (Time Limits and Extensions), unless an extension is otherwise granted.

31. Construction activities shall comply with NBMC Section 10.28.040, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays or holidays.

32. This Use Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

33. A copy of the Resolution, including conditions of approval Exhibit “A,” and approved drawings from Southern California Edison (SCE) for the power supply and design, shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.

34. The Applicant shall promptly notify the City if the landscaped parkway of the subject streetlight pole is negatively affected or otherwise damaged by project implementation.

35. To the fullest extent permitted by law, Applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney’s fees, disbursements and

court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of AT&T Small Cell SLC0902, including, but not limited to, Minor Use Permit No. UP2019-032 (PA2019-113). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by Applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The Applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

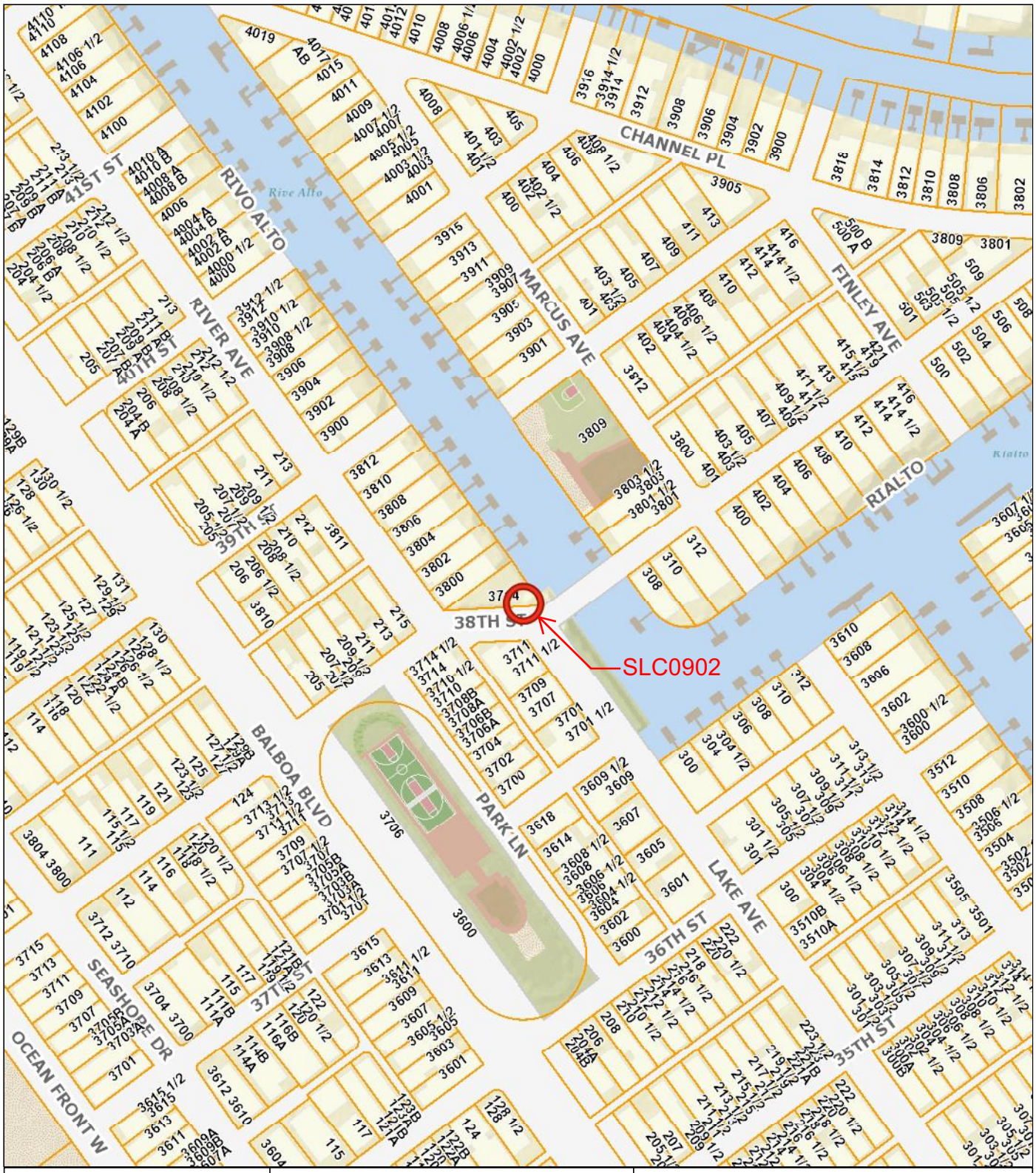
Public Works Department

36. Prior to the issuance of a building permit, an encroachment permit shall be required.

37. Prior to the issuance of a building permit, traffic control plans illustrating compliance with the 2016 WATCHBook requirements shall be reviewed and approved by the Public Works Department before their implementation. Large construction vehicles shall not be permitted to travel narrow streets as determined by the Public Works Department. Disruption caused by construction work along roadways and by movement of construction vehicles shall be minimized by proper use of traffic control equipment and flagman.

Attachment No. ZA 2

Vicinity Map



NBGIS NEWPORT BEACH

CITY OF NEWPORT BEACH CALIFORNIA

0 168 335

Feet

Disclaimer:
Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

5/20/2020

Attachment No. ZA 3

Alternative Locations Studied and Rejected

AT&T Small Cell Node
Site ID: CRAN_RLOS_CSTAM_007
Alternative Sites Analysis

City streetlight No. SLC0902 located at the northwest corner of 38th Street and Lake Avenue, Newport Beach.

May 5, 2020

Map of Small Cell Node CRAN_RLOS_CSTAM_007 and Alternative Sites

On this aerial map, AT&T's proposed Small Cell Node CSTAM_007 is designated by a red marker and the alternative sites are identified by yellow markers.

AT&T

Proposed Small Cell Node CRAN_RLOS_CSTAM_007

- AT&T is committed to providing and improving wireless telecommunications services and faster data rates throughout the City of Newport Beach.
- Rather than construct traditional macro facilities, AT&T's solution is to deploy very small facilities, called "small cells," that can be installed on utility infrastructure in the public right-of-way.
- A small cell is a low-powered cell site, which, when grouped with other small cells, can provide coverage in areas where traditional macro wireless facilities are discouraged.
- Small cells are effective tools to provide and improve critical wireless services with a minimal impact. By placing small cells in areas where AT&T's existing facilities are constrained and where AT&T experiences high network traffic, AT&T can address existing and forecasted demands.
- Small Cell Node CRAN_RLOS_CSTAM_007 will improve signal quality and capacity within AT&T's wireless network in this portion of Newport Beach.

AT&T

Small Cell Node CRAN_RLOS_CSTAM_007 - Proposed Location

City streetlight No. SLC0902 located at the northwest corner of 38th Street and Lake Avenue

- Photo Simulation of Proposed Small Cell

- AT&T proposes to place a Small Cell Node on a replacement streetlight pole in the public right-of-way. (Lat/Long 33.618299, -117.934413). The proposed node is located on the northwest corner of 38th Street and Lake Avenue.
- AT&T's proposed node is a stealth facility under City Code §20.49.030(N) and is designed to be as visually inconspicuous as possible.
- The proposed node is located within a landscaped planter with tall palm trees, low shrubs and signs. An open area separates this location from nearby residences.
- AT&T determined that this location is viable in that necessary utilities are available, and this location is feasible from a radio frequency perspective. The location is free of obstructions and has good line of site to meet coverage objectives. AT&T will need to replace the existing streetlight to accommodate a Small Cell.

AT&T

Small Cell Node CRAN_RLOS_CSTAM_007 – Alternative Site #1

City streetlight No. SLC0903 located on the southwest corner of 38th Street and River Avenue

- Alternative Site #1 is a city streetlight in the public right- of-way. The site is located approximately 135 feet west of the proposed node. The light is adjacent to a three-story residential home and fence.
- The existing streetlight is approximately 10 feet from the adjacent home and less than 3.5 feet from the existing concrete wall.
- Replacement of the existing streetlight will not meet ADA requirements.
- A small cell at this alternative location would be infeasible.

AT&T

Small Cell Node CRAN_RLOS_CSTAM_007 – Alternative Site #2

City streetlight No. SLC0901 located on the southeast corner of 37th Street and Lake Avenue

- Alternative Site #2 is a city streetlight in the public right- of-way The site is located approximately 210 feet southeast of the proposed node. The light is adjacent to a two-story residential home and fence.
- The existing streetlight is approximately 11 feet from the adjacent home and less than 4 feet from the existing fence.
- Replacement of the existing streetlight will not meet ADA requirements.
- A small cell at this alternative location would be infeasible.

AT&T

Small Cell Node CRAN_RLOS_CSTAM_007 – Alternative Site #3

City streetlight No. SLC0904 located on the northwest corner of 39th Street and River Avenue

- Alternative Site #3 is a city streetlight in the public right- of-way The site is located approximately 227 feet northwest of the proposed node. The light is adjacent to a single-story residential home and fence.
- The existing streetlight is approximately 7 feet from the adjacent home and less than 3 feet from the existing fence.
- Replacement of the existing streetlight will not meet ADA requirements.
- A small cell at this alternative location would be infeasible.

AT&T

Proposed Small Cell Node CRAN_RLOS_CSTAM_007

Conclusion

- The proposed small cell node CRAN_RLOS_CSTAM_007 is an integral part of an overall small cell solution to help close AT&T's significant service coverage gap in this portion of Newport Beach.
- The proposed small cell will provide wireless telecommunications service and faster data rates to the area residents and visitors.
- The proposed small cell is the best available and least intrusive means to help AT&T provide and improve critical wireless services in the surrounding areas, adding low-power, low-profile equipment to utility infrastructure in the public right-of-way.
- The use of a replacement streetlight allows a stealth design for the proposed equipment and antenna.
- The proposed installation will enhance wireless communication with the least visual impact to the community.

AT&T


AT&T

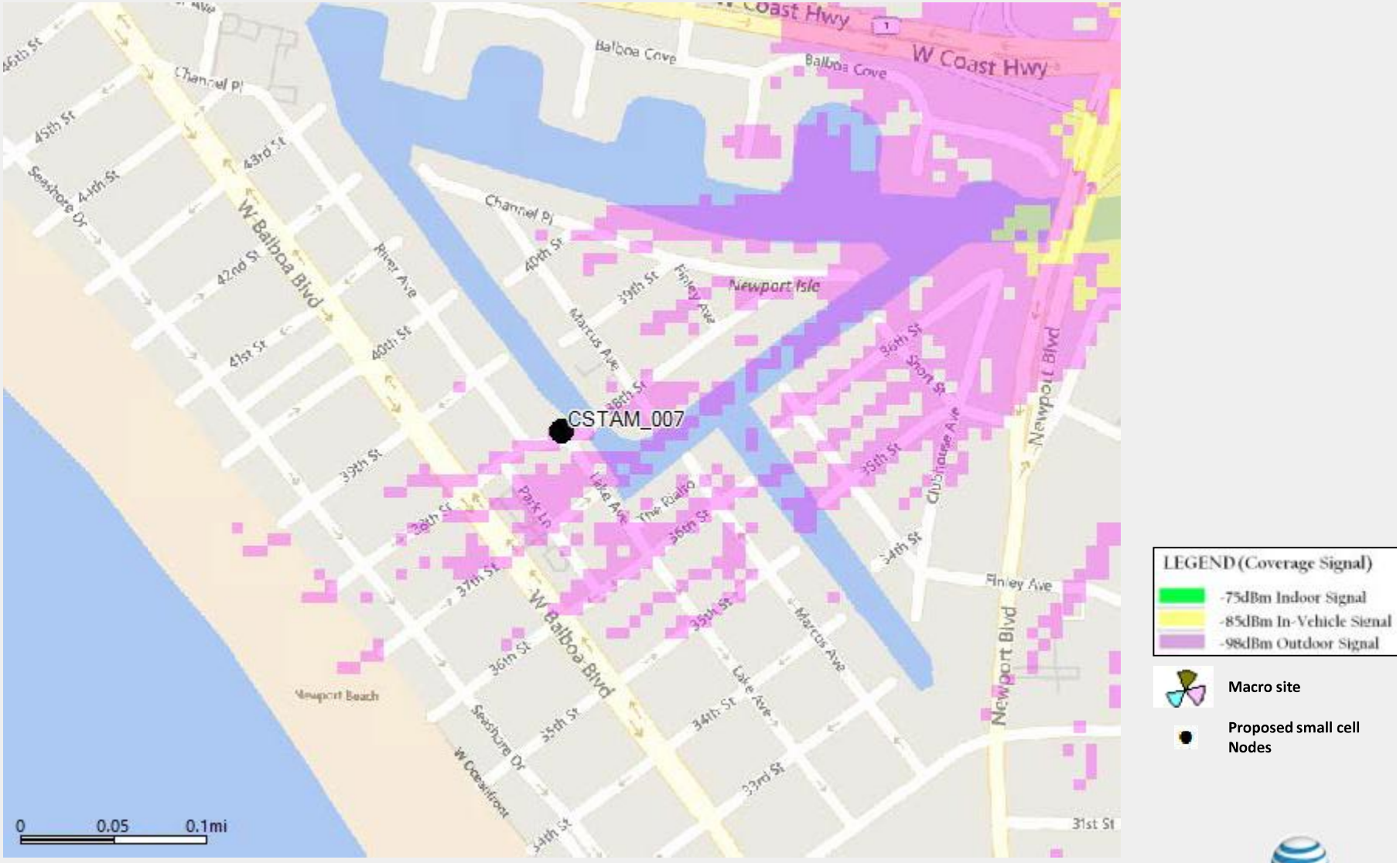
Attachment No. ZA 4

Coverage Maps

AT&T Coverage Maps*
Small Cell node CRAN_RLOS_CSTAM_NODE_007

*In its recent small cell deployment order, the FCC rejected the need for wireless providers to demonstrate a significant gap to support a wireless siting application. The FCC explained that a local government could effectively prohibit wireless service "not only by rendering a service provider unable to provide existing service in a new geographic area or by restricting the entry of a new provider in providing service in a particular area, but also by materially inhibiting the introduction of new services or the improvement of existing services. Thus, an effective prohibition includes materially inhibiting additional services or improving existing services." So, such maps cannot be required. Nonetheless, to comply with the city's application requirements, AT&T is submitting signal strength coverage maps that depict its wireless service coverage for LTE service at 1900 MHz as it exists now and as predicted after the small cell is installed and on air. Note, however, that the city's requirement for these maps is inappropriate under applicable law and not relevant in any event because AT&T's proposed facility provides capacity relief within the existing wireless network.

LTE 1900_Coverage without Small cell



LTE 1900_Coverage with Small cell

Attachment No. ZA 5

Applicant's Project Description and Justification

Exhibit B

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
AT&T Site ID: CSTAM_007 and FA#14823074
Project Address: City Streetlight No. SLC0902, located at the northwest corner of 38th Street and Lake Avenue, Newport Beach

Project Narrative

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility ("AT&T") is proposing to install a new small cell wireless telecommunications facility to serve residents and businesses in this portion of the community. Small cells are low-power, low-profile wireless communications facilities that improve signal quality and capacity within AT&T's existing wireless network. The proposed small cell facility will help AT&T provide and improve critical wireless services in this area.

AT&T estimates that since the introduction of the iPhone in 2007, mobile data usage has increased 470,000% on its network. AT&T customers' growing demand for mobile data services will continue to increase. Customer needs require AT&T to design and maintain its network to provide and improve wireless signal quality and to increase data rates sufficient to stream video. Areas that do not meet this minimal standard, or where wireless service is otherwise compromised, represent service issues that must be addressed.

Specifically, this proposed small cell facility will improve AT&T's wireless services by offloading network traffic carried by existing macro facilities in the area. In addition, faster data rates allow customers to get on and off the network quickly, which produces more efficient use of AT&T's limited spectrum. By placing the small cell facility in areas where AT&T's existing wireless telecommunications facilities are constrained and where AT&T experiences especially high network traffic, AT&T can address the existing and forecasted demand and support 5G speeds in the near future.

Improving signal quality and increasing data speed is critical to providing the mobile experience customers demand and to manage the unprecedented increase in mobile data usage on AT&T's network. 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 percent of Americans rely exclusively or primarily on wireless communications in their homes.[1] In addition, the FCC estimates that 70 percent 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 help strengthen first responder communications.

Description of Service and Site Type

AT&T selected the proposed facility as the best available means to address its service objectives in this portion of the city. The proposed small cell facility will be located in the public right-of-way, where AT&T has a right to place its equipment pursuant to Section 7901 of the California Public Utilities Code. The proposed node is a Pico cell site and will provide 4G services to the surrounding area. The project will involve the placement of a small antenna and associated small cell equipment enclosed within a replacement streetlight. For this small cell, AT&T proposes to install a 10-inch diameter omni-directional antenna and radios at the

[1] *See Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, January-June 2018*, available at http://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless201812.pdf.
[2] *See 911 Wireless Services*, available at https://www.fcc.gov/consumers/guides/911-wireless-services.

top of a replacement streetlight, fully concealed within a 12-inch diameter shroud. The facility will not obstruct pedestrian or vehicular traffic. It will not adversely affect the surrounding properties and will have a minimal physical and aesthetic footprint in this area. In addition, the proposed facility fully complies with applicable design criteria. Therefore, the City can easily make the necessary findings for approval for this small cell facility.

The project scope will consist of the following:

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

Project Code Compliance

The subject project complies with the City of Newport Beach's Wireless Telecommunications Facilities Ordinance in the Public Right-of-Way, Chapter 21.49 in the following ways:

1. The proposed wireless facility is a small cell installation to be installed on a replaced streetlight in the public right-of-way to match the existing pole.
2. The project is allowed subject to the city's approval of a Minor Use Permit. The proposed installation will not interfere with the use of the existing right-of-way.
3. 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 as demonstrated in the enclosed FCC Local Official Guide to RF – Appendix A.
4. The replacement streetlight is consistent with the size, shape, style, and design of the existing pole, including the attached light arm.
5. The replacement streetlight, placed within the public right-of-way, does not exceed thirty-five (35) feet in height above the finished grade.
6. No above ground mounted equipment is proposed, and the support equipment is proposed to be placed in underground handholes.
7. All transmission equipment, including remote radio units and the raycap disconnect switch, are fully concealed within the shroud.
8. Signage displayed on the wireless facility will be in the smallest permissible size. There will be no advertising signage.
9. The applicant will conform to all City of Newport Beach requirements.

Conformance with FCC Regulations

The proposed low powered antenna installation attached to the utility pole is considered categorical excluded by the FCC based on the analysis included in the FCC Optional Checklist for Determination of the Local Official's Guide to RF (attached). Installations that are categorically excluded are considered to meet or exceed the FCC standards for RF Emissions.

Construction, Maintenance and Monitoring

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 businesses 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 telecom operator will be responsible for maintenance of the telecom facility including, but not limited to, any missing, discolored or damaged screening, all graffiti will be removed promptly, and the facility kept clean and free of litter. 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.

Site Preferred Location and Alternative Analysis

The City of Newport Beach Code Section 20.49.040 lists the preferred locations for telecommunication facilities to limit adverse visual effects and the proliferation of new or individual telecom facilities in the City. Class 3 is defined as public right-of-way installations where the facility can be installed on a structure located in the public right-of-way. The proposed AT&T small cell facility falls under this category and is the third on the list of preferred locations. The proposed installation is consistent with the approved city designs under the master agreement between AT&T and the City. Due to the slim design, camouflaged antenna, use of existing city structures within the right-of-way, AT&T believes that the changes to the existing streetlights are non-material or aesthetic changes that would not impact the surrounding development of this area. The other preferred locations as listed by code relate to the use of existing non-residential buildings or other structures, which are stealth and fully screened and not visible to the general public. These types of locations or structures are not feasible designs for small cells located within the public right-of-way.

AT&T is committed to providing wireless telecommunications services and faster data rates throughout the City of Newport Beach and is doing so by installing the least intrusive technology, with the least intrusive design at the least intrusive locations. Rather than construct traditional tower facilities in or near residential neighborhoods, AT&T is choosing to deploy very small facilities, called "small cells," that can be installed on utility infrastructure in the public right-of-way.

A small cell is a low-powered cell site, which, when grouped with other small cells, can provide coverage in areas where traditional macro wireless facilities are not feasible. Although the signal from each small cell antenna covers a shorter range than a conventional tower site, small cells can be effective tools to help close significant gaps in service coverage or offload capacity with a minimal visual impact. Node CSTAM_007 will help AT&T close a significant gap in this area of the City by the least intrusive means, see attached coverage maps.

AT&T has evaluated other locations for this project in the immediate vicinity of the proposed node. Attached is the alternative site analysis with detailed description of each alternative.

Statement of Code Compliance

The overall site location and design complies with applicable code provisions, the General Plan, and other published siting guidelines. For further analysis regarding the applicable code, please see the attached Statement of Code Compliance.

Statement of Code Compliance with Newport Beach Municipal Code ("NBMC") Chapter 20.49 and Chapter 13.20

Below, we identify the applicable code criteria and demonstrate our compliance or acknowledgement of each provision.

20.49.040 Telecom Facility Preferences and Prohibited Locations.

A. Preferred Locations. To limit the adverse visual effects of and proliferation of new or individual telecom facilities in the City, the following list establishes the order of preference of facilities, from the most preferred (1) to least preferred (4).

1. Collocation of a new facility at an existing facility.

2. Class 1.

3. Class 2 and Class 3.

4. Class 4.

B. Prohibited Locations. Telecom facilities are prohibited in the following locations:

Applicant Response: AT&T is proposing a Class 3 facility that replaces an existing concrete designed streetlight with a new similar concrete designed replacement pole. The design is consistent with the design of the existing pole and the type of infrastructure currently in the right of way. The design is consistent with the designs depicted and allowed pursuant to the Master License Agreement Between the City of Newport Beach and New Cingular Wireless PCS, LLC for the Use of City-Owned Streetlights for Telecommunication Facilities ("MLA"). As explained in the previous Alternative Analysis, a collocation or Class 1 or 2 facility would not be technically feasible in this location from an RF or construction perspective. Small cells are low power and must be located at the precise location selected to serve the network traffic demands of that specific and limited area. This type of service enhancement cannot be accomplished with a traditional macro collocation or building mounted site in this area. The site is not located in any of the locations prohibited by NBMC §20.49.040.B.1-4.

20.49.050 General Development and Design Standards.

A. General Criteria. All telecom facilities shall employ design techniques to minimize visual impacts and provide appropriate screening to result in the least visually intrusive means of providing the service. Such techniques shall be employed to make the installation, appearance and operations of the facility as visually inconspicuous as practicable. To the greatest extent feasible, facilities shall be designed to minimize the visual impact of the facility by means of location, placement, height, screening, landscaping, and shall be compatible with existing architectural elements, building materials, other building characteristics, and the surrounding area.

Applicant Response: The Applicant has selected a design that minimizes visual impacts and is appropriately screened to result in the least visually intrusive means of providing service. The site will be placed in the right-of-way and will be virtually unnoticeable as this is the type of infrastructure one would expect to see in the

right-of-way. The facility is compatible with the architectural design of existing right-of-way infrastructure with respect to color, materials, scale and compatibility with the surrounding area. It matches the existing pole in scale and design and will not result in any net add of right-of-way infrastructure. Utilities are placed below grade and are not visible.

In addition to the other design standards of this section, the following criteria shall be considered by the review authority in connection with its processing of any MUP, CUP, LTP, or ZC for a telecom facility:

1. Blending. The extent to which the proposed telecom facility blends into the surrounding environment or is architecturally compatible and integrated into the structure.

Applicant Response: The facility blends into the surrounding environment and is compatible and integrated into the replacement structure. It matches the existing pole in terms of scale, color and materials and is consistent with expected infrastructure that exists in the right-of-way.

2. Screening. The extent to which the proposed telecom facility is concealed or screened by existing or proposed new topography, vegetation, buildings or other structures.

Applicant Response: The site is screened to the extent that it matches and is concealed within a streetlight replacement pole.

3. Size. The total size of the proposed telecom facility, particularly in relation to surrounding and supporting structures.

Applicant Response: The scale and total size of the proposed facility is consistent with existing right-of-way infrastructure. The new luminaire is consistent with the size, location and functioning of the luminaire being replaced. The 9.25" diameter of the new pole is consistent with and substantially similar to the diameter of the existing pole which is 9" at the location being measured. The pole height is almost identical except for the antenna enclosure at the top, which is also consistent with the design in terms of scale and width. The presence of communication equipment at this site will be virtually unnoticeable to the casual passerby.

4. Location. Proposed telecom facilities shall be located so as to utilize existing natural or manmade features in the vicinity of the facility, including topography, vegetation, buildings, or other structures to provide the greatest amount of visual screening and blending with the predominant visual backdrop.

Applicant Response: The location in the right-of-way is appropriate as it is consistent with infrastructure expected to be located in the right-of-way. One of the purposes of the right-of-way is to accommodate infrastructure that will serve the needs of the community, so it is the appropriate place for this type of facility.

5. Collocation. In evaluating whether the collocation of a telecom facility is feasible, the criteria listed in subsections (A)(1) through (4) of this section shall be used to evaluate the visual effect of the combined number of facilities at the proposed location.

Applicant Response: Collocation on this facility is not technically feasible from an RF and construction standpoint. Requiring a collocation on this facility would increase the visual impact and scale of this site.

B. Public View Protection. All new or modified telecom facilities, whether approved by administrative or discretionary review, shall comply with Section 20.30.100 (Public View Protection). Additionally, potential impacts from a new or modified telecom facility to public views that are not identified by General Plan Policy NR 20.3 shall be evaluated to determine if inclusion in Policy NR 20.3 would be appropriate. If deemed appropriate for inclusion, the potential impacts to such public views shall be considered.

Applicant Response: This section is not applicable to this facility as it is not in an area that is subject to Public View Protection.

C. Height.

1. The Planning Commission or City Council may approve or conditionally approve a CUP for a telecom facility that exceeds the maximum height limit for the zoning district in which the facility is located; provided, it does not exceed the maximum height limit by fifteen (15) feet, only after making all of the required findings in Section 20.49.060(H) (Required Findings for Telecom Facilities).

Applicant Response: The height limitation for facilities located in the public right-of-way is 35 feet. NBMC §20.49.050.C.3. The facility complies with this standard as it does not exceed 35 feet.

2. All telecom facilities shall comply with height restrictions or conditions, if any, required by the Federal Aviation Administration, and shall comply with Section 20.30.060(E) (Airport Environs Land Use Plan for John Wayne Airport and Airport Land Use Commission Review Requirements) as may be in force at the time the telecom facility is permitted or modified.

Applicant Response: This provision is not applicable to this facility.

3. Telecom facilities installed on streetlights, utility poles, utility towers or other similar structures within the public right-of-way shall not exceed thirty-five (35) feet in height above the finished grade.

Applicant Response: The facility complies with this standard as it does not exceed 35 feet.

4. Telecom facilities may be installed on existing utility poles or utility towers that exceed thirty-five (35) feet above the finished grade where the purposes of the existing utility pole or utility tower is to carry electricity or provide other wireless data transmission; provided, that the top of the proposed antennas do not extend above the top of the utility pole or utility tower.

Applicant Response: This provision is not applicable to this facility.

5. Telecom facilities disguised as flagpoles may be installed provided they meet applicable height limits for flagpoles provided in Section 20.30.060.

Applicant Response: This provision is not applicable to this facility.

D. Setbacks. Proposed telecom facilities shall comply with the required setback established by the development standards for the zoning district in which the facility is proposed to be located. Setbacks shall be measured from the part of the facility closest to the applicable lot line or structure.

Applicant Response: This provision is not applicable as the facility is located in the right-of-way and replaces an existing structure. Also, the code specifically provides for a setback exception for light standards. NBMC § 20.30.110.D.11.

E. Design Techniques. Design techniques shall result in the installation of a telecom facility that is in harmony and scale with the surrounding area, screens the installation from view, and prevents the facility from visually dominating the surrounding area. Design techniques may include the following:

Applicant Response: The facility is in harmony and scale with the surrounding area. The new concrete designed pole is substantially similar in size and scale to the existing pole and the materials, design and color match. The facility is compatible with infrastructure that exists in the right-of-way and will be installed in the same location as the pole that is being replaced. The facility will not visually dominate the surrounding area.

1. Screening elements to disguise, or otherwise hide the telecom facility from view from surrounding uses.

Applicant Response: The facility is a combination light pole and wireless facility and the antennas and other equipment components will be concealed within the pole.

2. Painting and/or coloring the telecom facility to blend into the predominant visual backdrop.

Applicant Response: The facility will be concealed within a light pole and will be the same color and finish as the pole being replaced.

3. Siting the telecom facility to utilize existing features (such as buildings, topography, vegetation, etc.) to screen or hide the facility.

Applicant Response: The facility is being sited in the right-of-way and will be installed in the same location as the pole being replaced and will have the same color and finish.

4. Utilizing simulated natural features (trees, rocks, etc.) to screen or hide the telecom facility.

Applicant Response: The facility is a light pole replacement, a structure that is expected to be located in the right-of-way, will be installed in the same location as the pole being replaced, and will have the same color and finish.

5. Providing telecom facilities of a size that, as determined by the City, is not visually obtrusive such that any effort to screen the facility would create greater visual impacts than the facility itself.

Applicant Response: The facility is not visually obtrusive and is consistent with the size, scale, color and appearance of existing right-of-way infrastructure.

6. To the greatest extent practicable, new Class 4 facilities shall be designed and sited to facilitate the collocation of one additional telecom operator.

Applicant Response: This criterion is not applicable as this facility is not a Class 4.

F. Screening Standards. For collocation installations, the screening method shall be materially similar to those used on the existing telecom facility, and shall not diminish the screening of the facility. If determined necessary by the review authority, use of other improved and appropriate screening methods may be required to screen the antennas and support equipment from public view. The following is a non-exclusive list of potential design and screening techniques that must be considered for all facility installations:

Applicant Response: This criterion is not applicable as this facility is not a collocation.

3. For Class 3 (Public Right-of-Way) Installations.

a. Whenever feasible, new antennas proposed to be installed in the public right-of-way shall be placed on existing utility structures, streetlights, or other existing vertical structures. Antenna installations on existing or replacement streetlight poles or utility poles shall be screened by means of canisters, radomes, shrouds other screening measures whenever feasible, and treated with exterior coatings of a color and texture to match the existing pole.

Applicant Response: The facility design meets this criterion. The antenna is screened behind a cannister that is on top of the pole. It will be the same color and texture as the existing pole.

b. New or replacement vertical structures may be allowed when authorized by the Municipal Code and approved by the Public Works Department. Replacement poles or streetlights shall be consistent with the size, shape, style, and design of the existing pole, including any attached light arms. New poles or streetlights may be installed, provided they match existing or planned poles within the area.

Applicant Response: The facility design meets this criterion and is allowed pursuant to the NBMC and the MLA. This replacement pole is substantially the same size, shape, style and design of the existing pole. It also has a luminaire that is the same height and brightness as the existing pole.

c. If antennas are proposed to be installed without screening, they shall be flush-mounted to the pole and shall be treated with exterior coatings of a color and texture to match the pole.

Applicant Response: This provision is not applicable as the antennas will be screened.

6. Support Equipment. All support equipment associated with the operation of any telecom facility shall be placed or mounted in the least visually obtrusive location practicable, and shall be screened from view.

Applicant Response: Support equipment is either concealed or installed below grade and has no visual impact.

b. Installations in a Public Right-of-Way. The following is a non-exclusive list of potential screening techniques for telecom facilities located in a public right-of-way:

i. Where existing utilities services (e.g., telephone, power, cable TV) are located underground, the support equipment shall be placed underground if required by other provisions of the Municipal Code. Flush-to-grade underground vault enclosures, including flush-to-grade vents, or vents that extend no more than twenty-four (24) inches above the finished grade and are screened from public view may be incorporated. Electrical meters required for the purpose of providing power for the proposed telecom facility may be installed above ground on a pedestal in a public right-of-way provided they meet applicable standards of Title 13 unless otherwise precluded by the Municipal Code.

Applicant Response: The utilities serving this facility are either installed below grade or are concealed within the replacement pole. No above ground pedestals are proposed.

ii. Support equipment approved to be located above ground in a public right-of-way shall be painted or otherwise coated to be visually compatible with the existing or replacement pole, lighting and/or traffic signal equipment without substantially increasing the width of the structure.

Applicant Response: This provision is not applicable as no above ground support equipment is proposed.

iii. All transmission or amplification equipment such as remote radio units, tower mounted amplifiers, and surge suppressors shall be mounted inside the utility or streetlight pole without materially increasing the pole diameter or shall be installed in the vault enclosure supporting the facility.

Applicant Response: The transmission equipment is concealed within the pole.

G. Night Lighting. Telecom facilities shall not be lighted except for security lighting at the lowest intensity necessary for that purpose or as may be recommended by the United States Flag Code (4 U.S.C. Section 1 et seq.). Such lighting shall be shielded so that direct illumination does not directly shine on nearby properties. The review authority shall consult with the Police Department regarding proposed security lighting for facilities on a case-by-case basis.

Applicant Response: No lighting is proposed other than the replacement luminaire which is being installed at substantially the same height and is the same brightness as the existing pole.

H. Signs and Advertising. No advertising signage or identifying logos shall be displayed on any telecom facility except for small identification, address, warning, and similar information plates. Such information plates shall be identified in the telecom application and shall be subject to approval by the review authority. Signage required by State or Federal regulations shall be allowed in its smallest permissible size.

Applicant Response: The facility complies with this criterion. The only signage proposed is the required notice signage, facility owner information and signage and banners required to be installed by the City.

I. Nonconformities. A proposed or modified telecom facility shall not create any new or increased nonconformity as defined in the Zoning Code, such as, but not limited to, a reduction in and/or elimination of, required parking, landscaping, or loading zones unless relief is sought pursuant to applicable zoning code procedures.

Applicant Response: The facility complies with the code and will not create a zoning code nonconformity.

J. Maintenance. The telecom operator shall be responsible for maintenance of the telecom facility in a manner consistent with the original approval of the facility, including but not limited to the following:

1. Any missing, discolored, or damaged screening shall be restored to its original permitted condition.

Applicant Response: The Applicant acknowledges that it is responsible for maintaining the site consistent with its original permitted condition.

2. All graffiti on any components of the telecom facility shall be removed promptly in accordance with the Municipal Code.

Applicant Response: The Applicant acknowledges this requirement.

3. All landscaping required for the telecom facility shall be maintained in a healthy condition at all times, and shall be promptly replaced if dead, dying, or damaged.

Applicant Response: No landscaping is proposed for this installation.

4. All telecom facilities shall be kept clean and free of litter.

Applicant Response: The Applicant acknowledges this requirement.

5. All equipment cabinets shall display a legible contact number for reporting maintenance problems to the telecom operator.

Applicant Response: The Applicant is not proposing equipment cabinets.

6. If a flagpole is used for a telecom facility, flags shall be flown and shall be properly maintained at all times. The use of the United States flag shall comply with the provisions of the U.S. Flag Code (4 U.S.C. Section 1 et seq.). (Ord. 2014-1 § 10 (part), 2014)

Applicant Response: The Applicant is not proposing a flagpole.

20.49.060 Permit Review Procedures.

H. Required Findings for Telecom Facilities. The following findings shall apply to all facilities requiring discretionary review:

1. General. The review authority may approve or conditionally approve an application for a telecom facility only after first finding each of the required findings for a MUP or CUP pursuant to Section 20.52.020 (Conditional Use Permits and Minor Use Permits), or an LTP pursuant to Section 20.52.040 (Limited Term Permits), and each of the following findings:

a. The proposed telecom facility is visually compatible with the surrounding neighborhood.

Applicant Response: The facility is visually compatible with the surrounding area. The facility design is allowed pursuant to the MLA and applicable code and is substantially similar in design, shape, size, color and texture as the existing pole. All related equipment is either installed below grade or is concealed within the interior of the replacement light pole.

b. The proposed telecom facility complies with height, location and design standards, as provided for in this chapter.

Applicant Response: The 27.5-foot-tall facility complies with the height, location and design standards. It is a Class 3 facility located in the right-of-way and meets the City approved design standards per the code and the MLA.

c. An alternative site(s) located further from a residential district, public park or public facility cannot feasibly fulfill the coverage needs fulfilled by the installation at the proposed site.

Applicant Response: The Applicant has provided an alternative analysis that addresses this criterion. No alternative site locations would fulfill the network needs that are fulfilled by this installation at this proposed specific location.

d. An alternative plan that would result in a higher preference facility class category for the proposed facility is not available or reasonably feasible and desirable under the circumstances.

Applicant Response: As explained previously, small cells are designed to enhance network capacity and must be precisely located in a specific area to properly function due to their low power and limited range. A higher preference class facility would not be technically feasible and would not fulfill this specific network need.

Attachment No. ZA 6

Photographic Visual Simulations

M SQUARED WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

CRAN_RLOS_CSTAM_007

CSTAM 007A

CITY STREETLIGHT NO. SLC0902 LOCATED AT THE NORTHWEST CORNER OF 38TH STREETAND LAKE AVENUE
NEWPORT BEACH, CA 92663

AT&T

LOCATION

@2016 Google Maps

EXISTING

PROPOSED

VIEW 1 | LOOKING NORTHEAST

M SQUARED WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

CRAN_RLOS_CSTAM_007

CSTAM 007A

CITY STREETLIGHT NO. SLC0902 LOCATED AT THE NORTHWEST CORNER OF 38TH STREETAND LAKE AVENUE
NEWPORT BEACH, CA 92663

AT&T

LOCATION

@2016 Google Maps

EXISTING

PROPOSED

VIEW 2 | LOOKING NORTHWEST

M SQUARED WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

CRAN_RLOS_CSTAM_007

CSTAM 007A

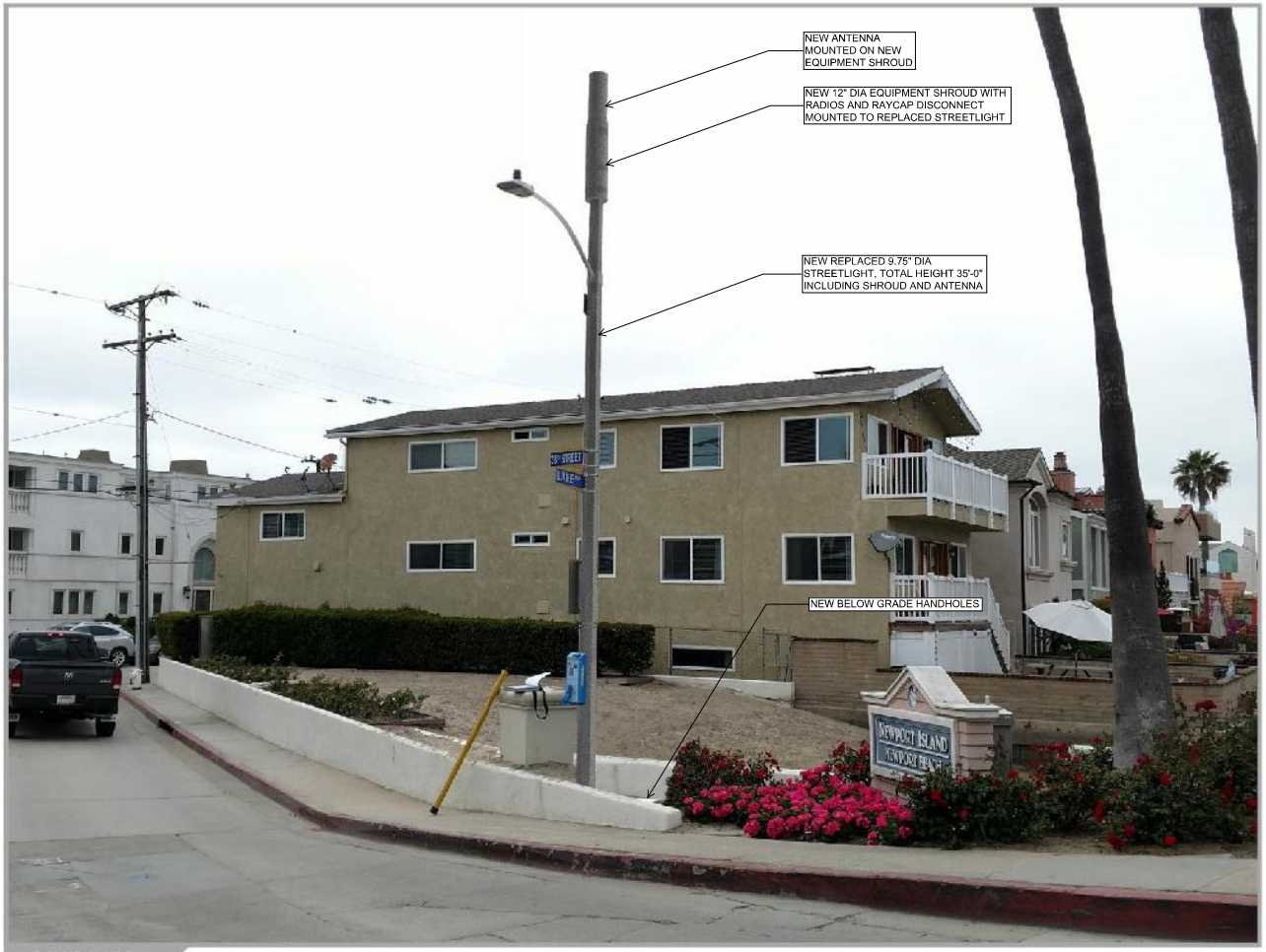
CITY STREETLIGHT NO. SLC0902 LOCATED AT THE NORTHWEST CORNER OF 38TH STREETAND LAKE AVENUE
NEWPORT BEACH, CA 92663

AT&T

LOCATION

@2016 Google Maps

EXISTING



PROPOSED

VIEW 3 | LOOKING WEST

Attachment No. ZA 7

Project Plans

SITE NAME: CSTAM 007A

SITE NUMBER: CRAN_RLOS_CSTAM_007

PROJECT: CRAN/ SMALL CELL/ PICO

USID: 213741 / FA: 14823074

PACE: MRLOS051857

at&t

POLE TYPE: (N) CONCRETE LIGHT POLE

POLE ID #: SLC0902

LATITUDE/LONGITUDE: 33.618299 / -117.934413

CITY STREETLIGHT NO. SLC0902 LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE NEWPORT BEACH, CA 92663

CODE COMPLIANCE

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
9. NEC, NATIONAL ELECTRIC CODE
10. CALIFORNIA TRAFFIC CONTROL LANE CLOSURES MUTCD

⚠ 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.

GENERAL NOTES

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.

DIG ALERT

811 **Dig Alert**

Know what's **below.** **Call** before you dig.

CALIFORNIA SOUTH
Call Two Working Days Before You Dig!
811 / 800-422-4133

PROJECT SITE INFORMATION

PUBLIC/PRIVATE:	PUBLIC RIGHT-OF-WAY
ADDRESS:	CITY STREETLIGHT NO. SLC0902 LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE, NEWPORT BEACH, CA 92663
APPLICANT:	AT&T
ADDRESS:	1452 EDINGER AVE TUSTIN, CA 92780
LATITUDE (NAD 83):	33.618299
LONGITUDE (NAD 83):	-117.934413
LAT/LONG TYPE:	NAD-83
GROUND ELEVATION (NAVD 88)	± 7.28'
JURISDICTION:	CITY OF NEWPORT BEACH
CURRENT ZONING:	PUBLIC RIGHT OF WAY
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS
POWER COMPANY:	SCE
ADDRESS:	1 INNOVATION WAY POMONA, CA 91768

PROJECT TEAM

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

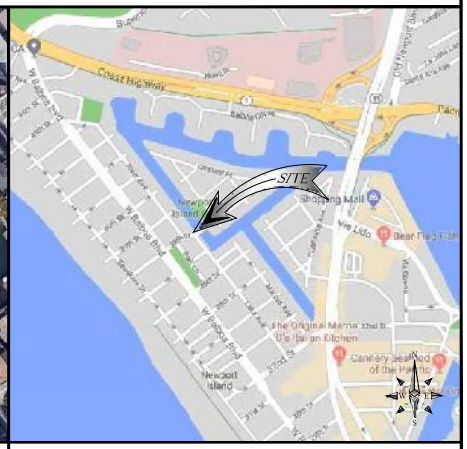
RF ENGINEER:
AT&T
1452 EDINGER AVE,
TUSTIN, CA 92618
CONTACT: KARLO DAVINAGRACIA
EMAIL: KD270J@ATT.COM

ENGINEER:
M SQUARED WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673

SENIOR TECHNICAL PROJECT MANAGER:
AT&T
1452 EDINGER AVE,
TUSTIN, CA 92780
CONTACT: TED SUEKAWA
EMAIL: TS4994@ATT.COM

AREA MAPS

VICINITY MAP



LOCATION MAP

DRIVING DIRECTIONS

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. CONTINUE ONTO NEWPORT BLVD
5. TURN RIGHT ONTO 32ND ST
6. TURN RIGHT ONTO W BALBOA BLVD
7. TURN RIGHT ONTO 38TH ST

DESTINATION WILL BE ON THE LEFT.
CITY STREETLIGHT NO. SLC0902 LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE,
NEWPORT BEACH, CA 92663

CITY NOTE

⚠ 1. TRAFFIC CONTROL PLANS ARE NOT TO BE USED FOR CONSTRUCTION AND NEW TCP WILL BE SUBMITTED AND APPROVED AS PART OF THE ENCROACHMENT PERMIT APPLICATION.

SPECIAL INSPECTION

CONCRETE FOUNDATION (CONTINUOUS INSPECTION).

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.

4G SCOPE WILL CONSIST OF THE FOLLOWING:

* AT&T TO REMOVE	(1)	EXISTING CONCRETE STREETLIGHT
* AT&T TO INSTALL	(1)	NEW CONCRETE STREETLIGHT
* AT&T TO INSTALL	(4)	NEW AT&T REMOTE RADIO UNITS
* AT&T TO INSTALL	(1)	NEW AT&T OMNIDIRECTIONAL 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	SHEET NO:	SHEET TITLE
T-1	TITLE SHEET	SCE-1	SCE POWER DESIGN
GN-1	GENERAL NOTES	SCE-2	SCE POWER DESIGN
A-1	SITE PLAN	SCE-3	SCE POWER DESIGN
A-2	ELEVATIONS	SCE-4	SCE POWER DESIGN
A-3	ELEVATIONS	TC-1	TRAFFIC CONTROL PLAN
A-4	SITE IMAGE		
D-1	DETAILS		
D-2	DETAILS		
D-3	NEWPORT BEACH DETAILS		
D-4	LUMINAIRE DETAILS		
S-1	POLE DETAILS		
S-2	ADAPTER PLATE 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

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673

DRAWN BY: AL
CHECKED BY: MM

REV	DATE	DESCRIPTION
⚠	05/12/2020	100% CD'S REVISED
E	10/17/2019	100% CD'S REVISED
D	09/27/2019	100% CD'S
C	08/30/2019	100% CD'S
B	09/21/2018	100% CD'S
A	09/17/2018	90% CD'S

REGISTERED PROFESSIONAL ENGINEER
LOYALL A WHARTON
C50547
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 05/12/2020
EXPIRATION DATE: 06/30/2021

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SITE ID: CSTAM 007A

CITY STREETLIGHT NO. SLC0902 LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE NEWPORT BEACH, CA 92663

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

ABBREVIATIONS

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
ELECTRICAL RUN
ELECTRICAL/TELCO RUN

TELCO (FIBER) RUN
UNDERGROUND TELCO RUN
UNDERGROUND ELECTRICAL RUN
UNDERGROUND ELECTRICAL/TELCO RUN
GROUNDING CONDUCTOR
STORM DRAIN
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", 2/40W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #WSW232T
LIGHTING FIXTURE, FLUORESCENT, 10.94" x 8'–0", 2/95W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #TWSM232T
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 #HE6–50–2–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 XFMER
(E) POLE MOUNTED XFMR
(N) PAD MOUNTED XFMER
(E) PAD MOUNTED XFMER

ABBREVIATIONS 1

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

ABBREVIATIONS 2

NEWPORT BEACH GENERAL NOTES

1. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT–OF–WAY.
2. CONTRACTOR SHALL PROVIDE LANE CLOSURE PLANS PER WATCH HANDBOOK AND STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS.
3. CONTRACTOR TO RETURN (E) STREET LIGHT AND LIGHT ARM TO THE CITY OF NEWPORT BEACH UTILITIES YARD. IF DAMAGED DURING THE REMOVAL, CONTRACTOR SHALL BE REQUIRED TO PURCHASE AND DELIVER A REPLACEMENT. CITY OF NEWPORT BEACH UTILITIES YARD: 949 W. 16th STREET NEWPORT BEACH CA 92663/ CONTRACTOR SHALL DISPOSE OF THE EXISTING STREET LIGHT POLE AND ARMS IF UNWANTED BY THE CITY FOR ANY REASON.
4. WHERE REMOVED OR DAMAGED BY CONSTRUCTION, ALL, CURB, GUTTER AND SIDEWALK SHALL BE REPLACED IN ENTIRE SECTIONS BETWEEN EXPANSION JOINTS. NO SAW CUTTING AND PARTIAL PATCHING SHALL BE PERMITTED. ALL CONSTRUCTION DETAILS FOR REPLACEMENT SECTIONS SHALL BE PER CITY OF NEWPORT BEACH STANDARD DRAWINGS.
5. THE CONTRACTOR SHALL REPAIR, REPLACE OR RE–ROUTE ALL LANDSCAPE, IRRIGATION LINES AND FIXTURES IN KIND INCLUDING LINE SIZE, HEAD TYPE, SPACING AND CONTROL WHERE DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE CITY OF NEWPORT BEACH.
6. THE CONTRACTOR SHALL REPLACE ALL EXISTING GROUNDCOVER, INCLUDING SAND AND ALL OTHER LANDSCAPING INCLUDING TURF, SHRUBS, AND/ OR TREES IN KIND INCLUDING SIZE, SPECIES AND SPACING WHERE DAMAGED BY NEW CONSTRUCTION TO THE SATISFACTION OF THE CITY OF NEWPORT BEACH
7. ANY LANE CLOSURES SHALL STRICTLY ABIDE THE CALIFORNIA MUTED FOR TRAFFIC CONTROL.

NEWPORT BEACH GENERAL NOTES 3

GENERAL NOTES

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 LS1 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.
22. TRAFFIC CONTROL PLANS TO BE PROVIDED BY CONTRACTOR/AT&T PRIOR TO CONSTRUCTION
23. CONTRACTOR SHALL BE DIRECTED BY CNB STAFF & NOTIFIED IMMEDIATELY FOR DISCREPANCIES.
24. DIRTY OR DAMAGED STREET SIGNS BE REPLACED BY THE CONTRACTOR.

GENERAL NOTES 4

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

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

DRAWN BY: AL
CHECKED BY: MM

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REGISTERED PROFESSIONAL ENGINEER LOYALL A. WHARTON C50547 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 05/12/2020
EXPIRATION DATE: 06/30/2021

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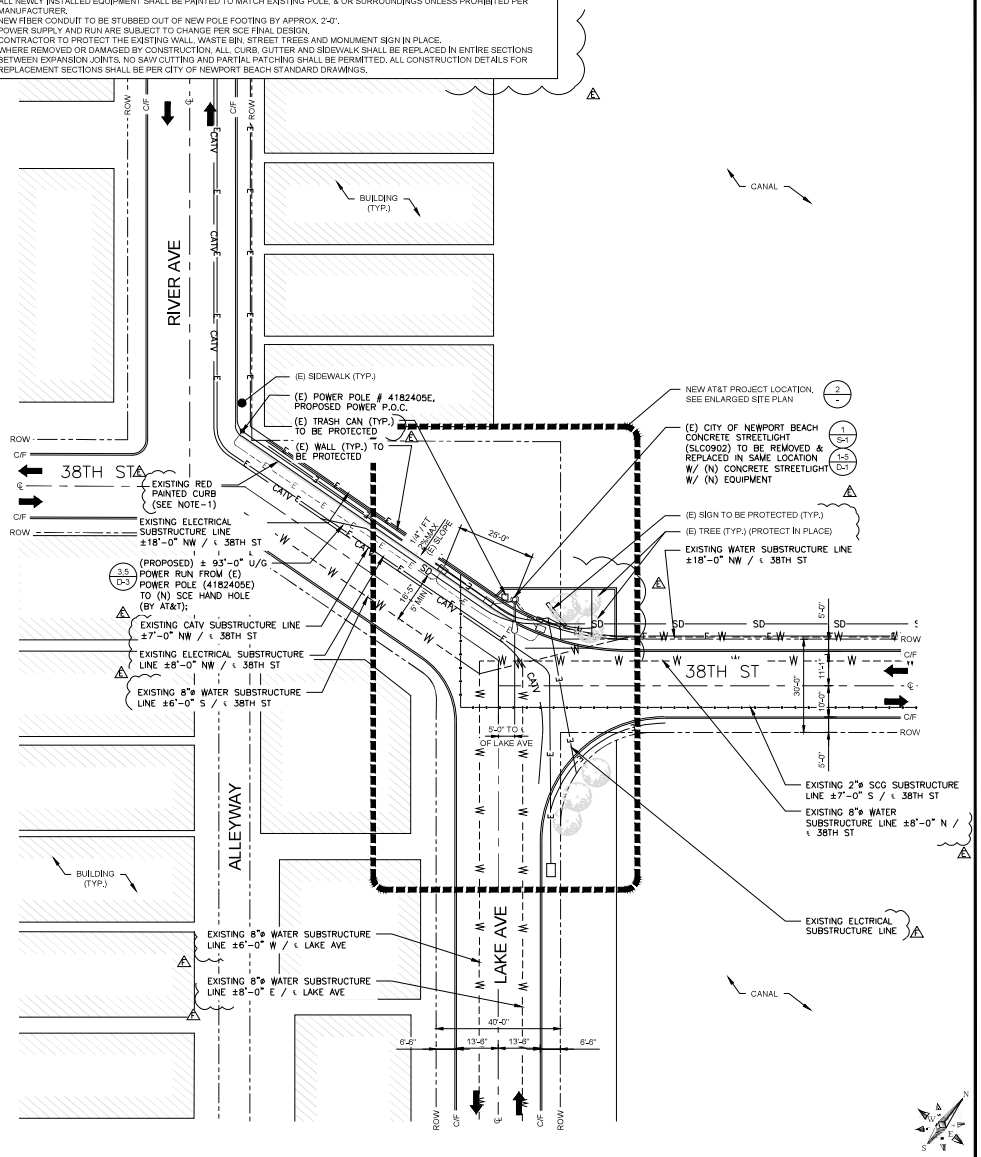
SITE ID: CSTAM 007A
CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-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.
6. NEW FIBER CONDUIT TO BE STUBBED OUT OF NEW POLE FOOTING BY APPROX. 2'-0".
7. POWER SUPPLY AND RUN ARE SUBJECT TO CHANGE PER SCE FINAL DESIGN.
8. CONTRACTOR TO PROTECT THE EXISTING WALL, WASTE BIN, STREET TREES AND MONUMENT SIGN IN PLACE.
9. WHERE REMOVED OR DAMAGED BY CONSTRUCTION, ALL CURB, GUTTER AND SIDEWALK SHALL BE REPLACED IN ENTIRE SECTIONS BETWEEN EXPANSION JOINTS, NO SAW CUTTING AND PARTIAL PATCHING SHALL BE PERMITTED. ALL CONSTRUCTION DETAILS FOR REPLACEMENT SECTIONS SHALL BE PER CITY OF NEWPORT BEACH STANDARD DRAWINGS.

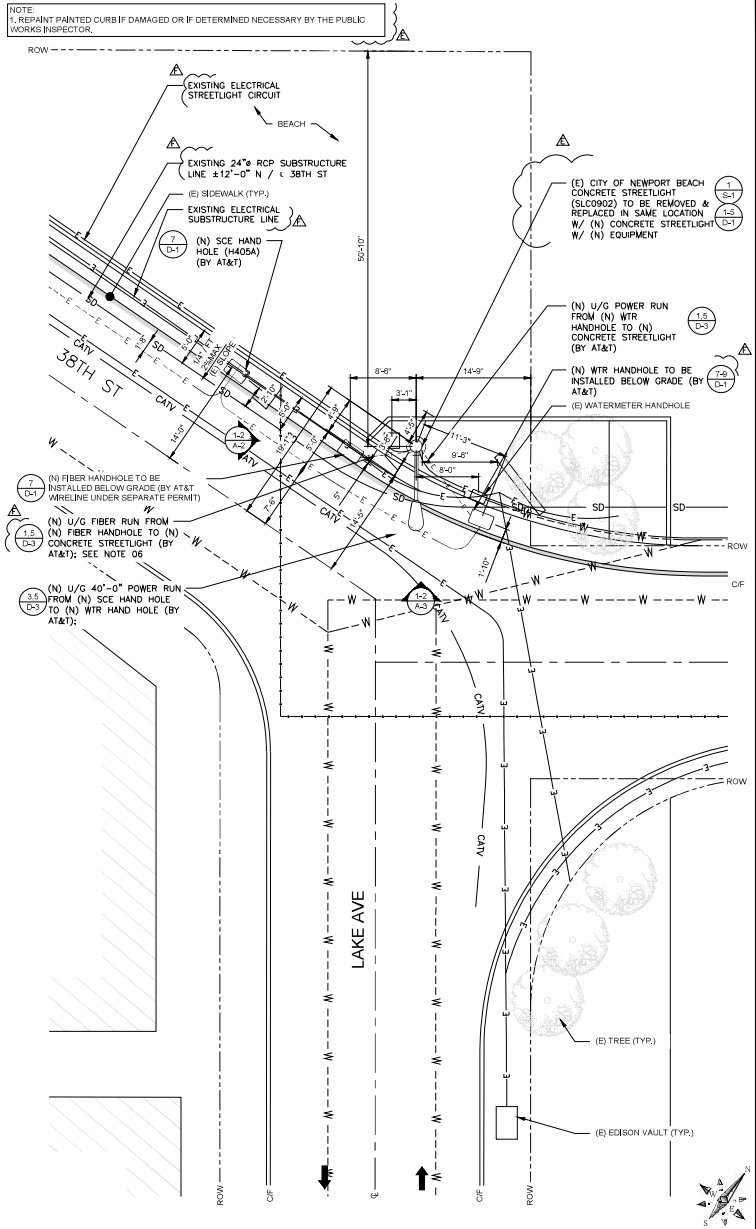


SITE PLAN

24"x36" SCALE: 1" = 20'-0" 0" 10' 20' 40'
11"x17" SCALE: 1" = 40'-0"

1

NOTE:
1. REPAINT PAINTED CURB IF DAMAGED OR IF DETERMINED NECESSARY BY THE PUBLIC WORKS INSPECTOR.



ENLARGED SITE PLAN

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

0" 4' 8' 16'

2

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
7366 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 291-1504

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CITY STREETLIGHT NO. SLC0902 LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE NEWPORT BEACH, CA 92663

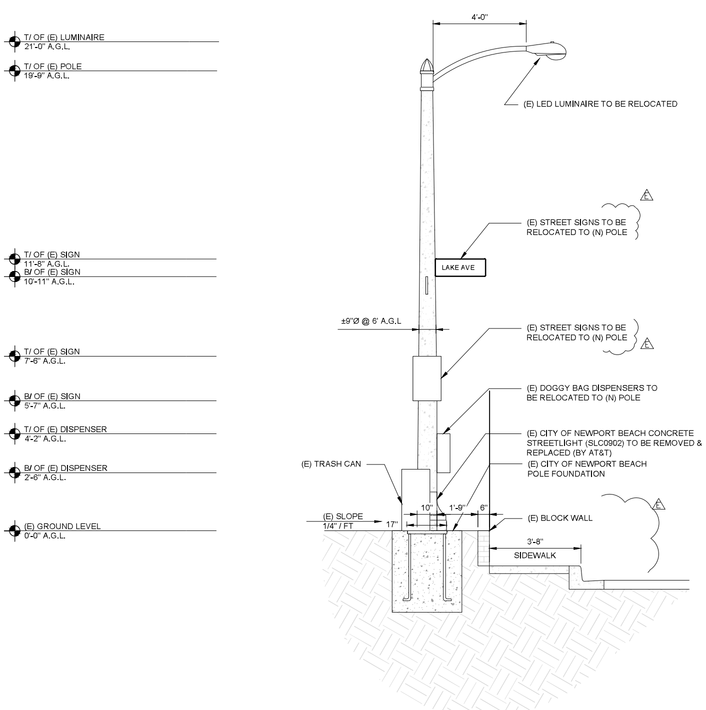
SHEET TITLE

SITE PLAN

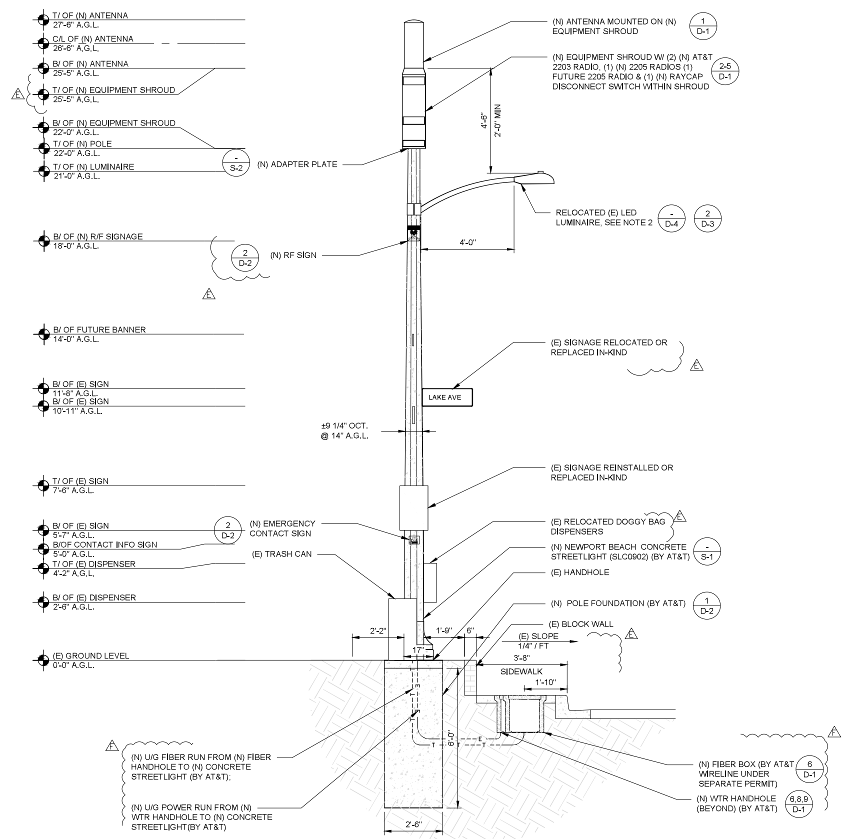
SHEET NUMBER

A-1

NOTE:
1. CONTRACTOR/AT&T SHALL BE RESPONSIBLE FOR SAFE REMOVAL & DELIVERY OF EXISTING STREET LIGHT POLE TO C.N.B. UTILITIES YARD. CONTRACTOR/AT&T SHALL REPLACE WITH NEW POLE IF DAMAGED IN THE REMOVAL PROCESS AT NO COST TO THE "CITY".
2. ANY WORK TO EXISTING WIRES, CONDUIT, PULL BOXES SHALL MEET "CITY" STANDARDS & APPROVED BY "CITY" STAFF, PUBLIC WORKS & UTILITIES STAFF.
3. CONTRACTOR/AT&T SHALL REMOVE ALL ABANDON CONDUITS, WIRES, BOXES & RESTORE SIDEWALK TO NEW.
4. CONTRACTOR/AT&T SHALL DISPOSE OF EXISTING STREET LIGHT POLE IF UNWANTED FOR ANY REASON.



NOTE:
1. ALL NEW EQUIPMENT SHALL BE PAINTED TO MATCH NEW CONCRETE LIGHT POLE
2. RE-USE (E) LED LUMINAIRE, IF NOT LED, REPLACE WITH (N) LED LUMINAIRE APPROVED BY THE CITY.
3. EXISTING STREET SIGNS SHOULD BE RELOCATED TO A TEMPORARY POLE DURING CONSTRUCTION.



EXISTING SOUTHWEST ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
0" 1' 2' 4'
2

NEW SOUTHWEST ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
0" 1' 2' 4'
1

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

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

DRAWN BY: AL
CHECKED BY: MM

REV	DATE	DESCRIPTION
F	05/12/2020	100% CD'S REVISED
E	10/17/2019	100% CD'S REVIESD
D	09/27/2019	100% CD'S
C	08/30/2019	100% CD'S
B	09/21/2018	100% CD'S
A	09/17/2018	90% CD'S

REGISTERED PROFESSIONAL ENGINEER LOYALL A. WHARTON C50547 CIVIL STATE OF CALIFORNIA
DATE SIGNED: 05/12/2020
EXPIRATION DATE: 06/30/2021

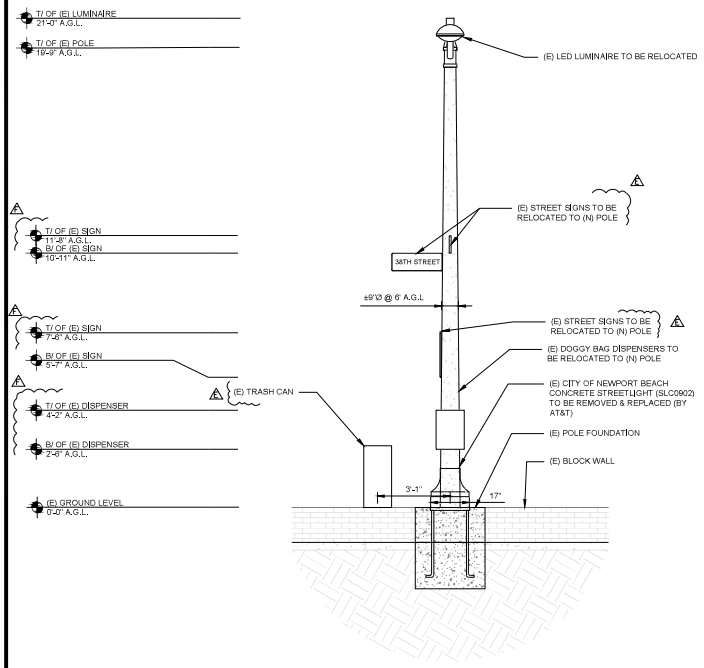
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE ID: CSTAM 007A
CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-2

NOTE:
1. CONTRACTOR/AT&T SHALL BE RESPONSIBLE FOR SAFE REMOVAL & DELIVERY OF EXISTING STREET LIGHT POLE TO C,N,B, UTILITIES YARD; CONTRACTOR/AT&T SHALL REPLACE WITH NEW POLE IF DAMAGED IN THE REMOVAL PROCESS AT NO COST TO THE "CITY".
2. ANY WORK TO EXISTING WIRES, CONDUIT, PULL BOXES SHALL MEET "CITY" STANDARDS & APPROVED BY "CITY" STAFF, PUBLIC WORKS & UTILITIES STAFF.
3. CONTRACTOR/AT&T SHALL REMOVE ALL ABANDON CONDUITS, WIRES, BOXES & RESTORE SIDEWALK TO NEW.
4. CONTRACTOR/AT&T SHALL DISPOSE OF EXISTING STREET LIGHT POLE IF UNWANTED FOR ANY REASON.



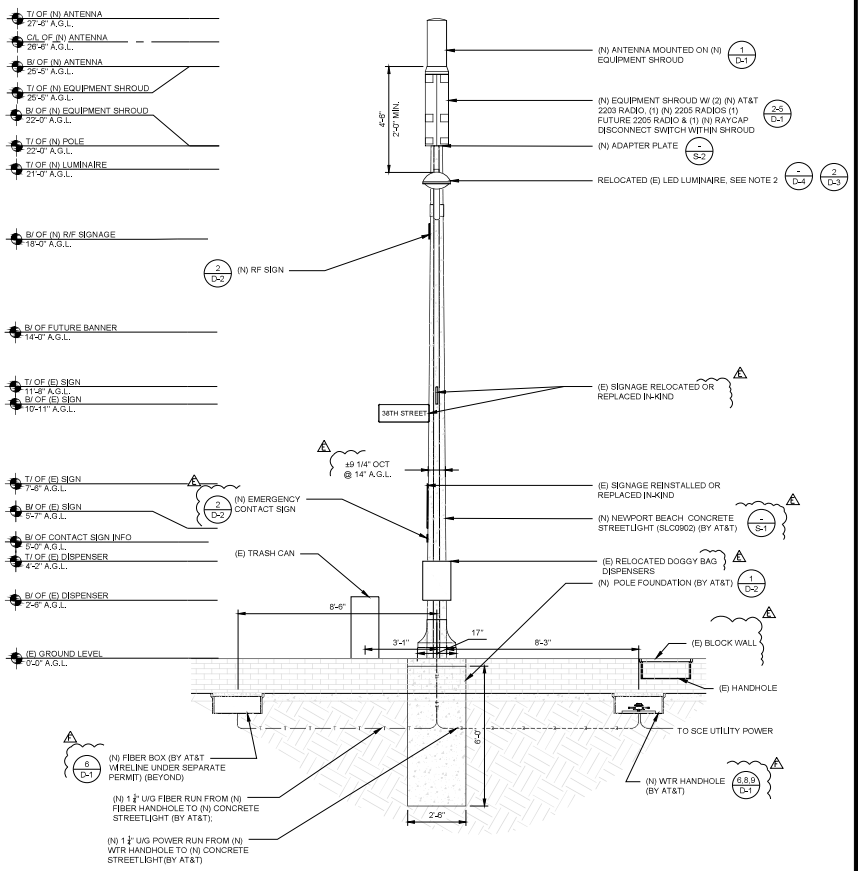
EXISTING SOUTHEAST ELEVATION

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

0" 1' 2' 4'

2

NOTE:
1. ALL NEW EQUIPMENT SHALL BE PAINTED TO MATCH NEW CONCRETE LIGHT POLE
2. RE-USE (E) LED LUMINAIRE, IF NOT LED, REPLACE WITH (N) LED LUMINAIRE APPROVED BY THE CITY.
3. EXISTING STREET SIGNS SHOULD BE RELOCATED TO A TEMPORARY POLE DURING CONSTRUCTION.
4. STREET SIGN SHOULD BE RELOCATED TO TEMORARY POLE DURING CONSTRUCTION.



NEW SOUTHEAST ELEVATION

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

0" 1' 2' 4'

1

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
[redacted]

DRAWN BY:	AL
CHECKED BY:	MM

REV	DATE	DESCRIPTION
A	05/12/2020	100% CD'S REVISED
E	10/17/2019	100% CD'S REVISED
D	09/27/2019	100% CD'S
C	08/30/2019	100% CD'S
B	09/21/2018	100% CD'S
A	09/17/2018	90% CD'S

REGISTERED PROFESSIONAL ENGINEER LOYALL A. WHARTON C50547 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 05/12/2020
EXPIRATION DATE: 06/30/2021

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SITE ID: CSTAM 007A

CITY STREETLIGHT NO. SLC0902 LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE NEWPORT BEACH, CA 92663

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3

PROPOSED SITE LOCATION LOOKING NORTHWEST

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

1

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
[redacted]

DRAWN BY:	AL
CHECKED BY:	MM

REV	DATE	DESCRIPTION
1	05/12/2020	100% CD'S REVISED
E	10/17/2019	100% CD'S REVISED
D	09/27/2019	100% CD'S
C	08/30/2019	100% CD'S
B	09/21/2018	100% CD'S
A	09/17/2018	90% CD'S

SITE ID: CSTAM 007A

CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

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 ADHEDSIVE BACKING

NOTICE

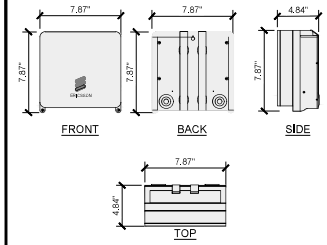
RF energy emitted by this device may exceed the FCC's general public exposure limits. Stay at least 1 foot away from the device.
Call 800-638-2822 for help if you need access within 1 foot

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

OMNI ANTENNA DISCLAIMER LABEL

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

7

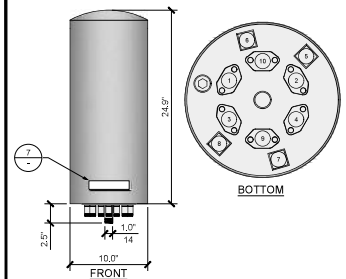


ERICSSON - MICRO RADIO 2205	
MECHANICAL SPECIFICATIONS	
DIMENSIONS (WxDxH):	7.87"x4.84"x7.87", INCLUDING MOUNTING BRACKET AND ESTHETIC FRONT COVER
VOLUME AND WEIGHT:	4 LITRES AND ~4 kg (9,92 lbs)
MOUNTING:	WALL AND POLE MOUNT
INTERFACE SPECIFICATIONS:	
ANTENNA PORTS:	2 x 4,3-10(F)
CPRI:	2 x 2,5/6/10 Gbps (EXCHANGEABLE SFP MODULES)
OPTICAL INDICATORS:	6
EXTERNAL ALARM:	2
FIELD GROUND:	1
ELECTRICAL SPECIFICATIONS:	
POWER SUPPLY:	-48 VCD OR 100 -250 VAC
POWER OUTPUT:	97 WATTS MAX
MAX HEAT DISSIPATION:	90 WATTS
MINIMUM AC FUSE RATING:	6 AMP

ERICSSON - RADIO 2205

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

4



GALTRONICS GG2410-09821 PSEUDO OMNI CANISTER ANTENNA	
MECHANICAL SPECIFICATIONS	
DIMENSIONS (HxD):	24.9 x 10 INCHES (643 x 255 mm)
WEIGHT EXCL MOUNTING BRACKETS:	17,2lbs (9 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 (5150-5950) MHz
MAX WIND SPEED:	150 mph
RADOME MATERIAL:	ASA
SHIPPING DIMS (LxWxD):	30"X19"X19" (762x483x483)mm
GROSS SHIPPING WEIGHT:	26 lbs (12kg)

PART NO. GG2410-09821-11 (GRAY)
PART NO. GG2410-09821-811 (BROWN)
PART NO. GG2410-09821-811 (CHROME)

GALTRONICS OMNI ANTENNA

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

1

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
7804 CALLE AVANZADO

DRAWN BY:	AL
CHECKED BY:	MM

REV	DATE	DESCRIPTION
A	09/17/2018	90% CD'S
B	09/21/2018	100% CD'S
C	09/30/2019	100% CD'S
D	09/27/2019	100% CD'S
E	10/17/2019	100% CD'S REVISED
1	05/12/2020	100% CD'S REVISED

DATE SIGNED: 05/12/2020
EXPIRATION DATE: 06/30/2021

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SITE ID: CSTAM 007A

CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

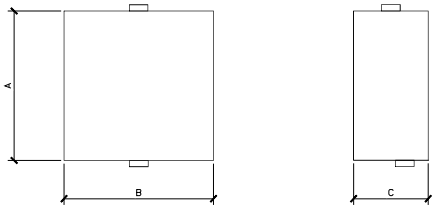
SHEET TITLE

DETAILS

SHEET NUMBER

D-1

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

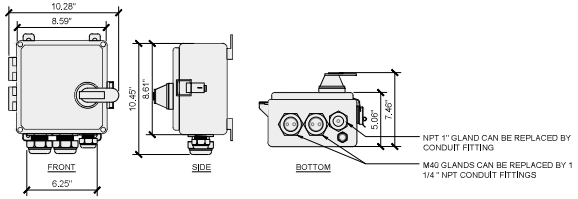


SCE UN-METERED FUSED PANEL

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

8

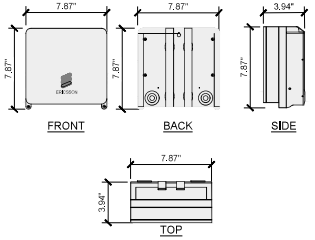
RAYCAP - RSCAC-4633-R-120-D	
ELECTRICAL	
SURGE PROTECTION DEVICE (SPD) TYPE TO UL: STRIKESORB 30-A	
NUMBER OF CIRCUITS PROTECTED: 4	
SURGE PROTECTIVE DEVICE (SPD) TYPE PER UL 1449 4TH EDITION: TYPE 2 COMPONENT ASSEMBLY	
SURGE PROTECTION DEVICE (SPD) CLASS TO IEC 61643-11: CLASS II	
NOMINAL OPERATING VOLTAGE (UN): 120 V	
NOMINAL DISCHARGE CURRENT (IN) PER UL 1449 4TH EDITION: 20 KA 8/20 MS	
MAXIMUM DISCHARGE CURRENT (IMAX) PER IEC 61643-11 80 KA 8/20 MS	
MAXIMUM CONTINUOUS OPERATING VOLTAGE (UC) (MCOV): 150V	
VOLTAGE PROTECTION LEVEL (UP) PER IEC 61643-11: 700V	
VOLTAGE PROTECTION RATING (VPR): 20 KA 8/20	
SUPPRESSION TECHNOLOGY: MOV	
PROTECTION MODES (DUAL MODE): LINE TO NEUTRAL, NEUTRAL TO GROUND	
MECHANICAL	
CONNECTION TERMINAL:	COMPRESSION LUG #8 - #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 +60° C
STORAGE TEMPERATURE:	(°C) -70° C TO +80° C
ENCLOSURE TYPE (OUTDOOR) POLYCARBONATE:	UL 94V-0 RATED
ENCLOSURE DIMENSION:	(L × W × H) 8.59" X 5.06" X 10.28" [217 × 128 × 258 MM]
WEIGHT:	2.25 LBS [1.02KG]



RAYCAP DISCONNECT

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

5



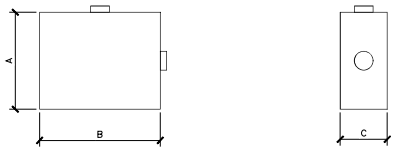
ERICSSON - MICRO RADIO 2203	
MECHANICAL SPECIFICATIONS	
DIMENSIONS (WxDxH):	7.87"x3.94"x7.87", INCLUDING MOUNTING BRACKET AND ESTHETIC FRONT COVER
VOLUME AND WEIGHT:	4 LITRES AND ~ 4,5 kg (9,92 lbs)
MOUNTING:	WALL AND POLE MOUNT
INTERFACE SPECIFICATIONS:	
ANTENNA PORTS:	2 x 4,3-10(F)
CPRI:	2 x 2,5/6/10 Gbps (EXCHANGEABLE SFP MODULES)
OPTICAL INDICATORS:	6
EXTERNAL ALARM:	2
FIELD GROUND:	1
ELECTRICAL SPECIFICATIONS:	
POWER SUPPLY:	-48 VCD OR 100 -250 VAC
POWER OUTPUT:	97 WATTS MAX
MAX HEAT DISSIPATION:	90 WATTS
MINIMUM AC FUSE RATING:	6 AMP

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"

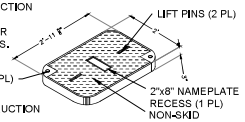


AT&T MOBILITY FUSED DISCONNECT

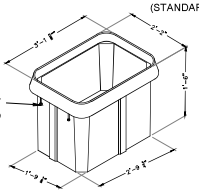
24"x36" SCALE: NTS
11"x17" SCALE: NTS

9

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.



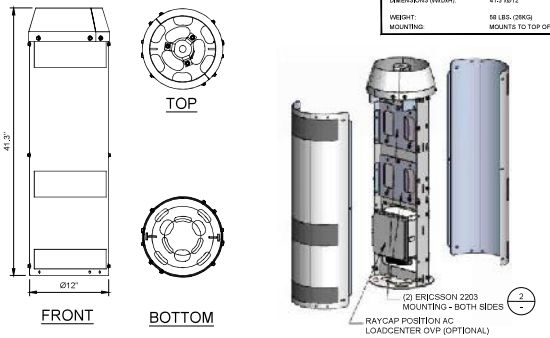
(OR APPROVED EQUAL)

HANDHOLE

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

6

COMMSCOPE SCC-760236666	
MECHANICAL SPECIFICATIONS	
DIMENSIONS (WxDxH):	41-3"x912"
WEIGHT:	58 LBS. (26KG)
MOUNTING:	MOUNTS TO TOP OF POLE



EQUIPMENT SHROUD

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

3

NOT USED

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

4

NOT USED

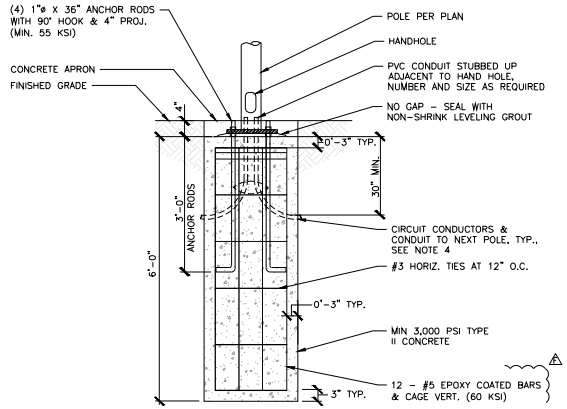
24"x36" SCALE: NTS
11"x17" SCALE: NTS

3

NEW FOUNDATION

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

1

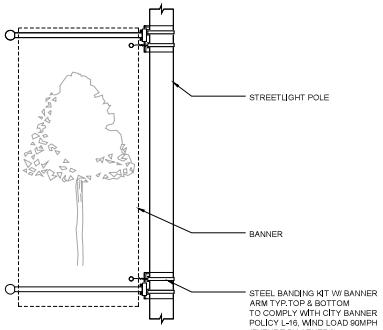


CONCRETE NOTES:
1. ALL CONCRETE MATERIALS AND WORKMANSHIP SHALL CONFORM TO CHAPTER 19 OF THE CBC AND TO ALL REQUIREMENTS OF THE CURRENT EDITION OF ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
2. MIX DESIGN REQUIREMENTS:
   2.A. CEMENT SHALL BE TYPE II
   2.B. COMPRESSIVE STRENGTH = 3,000 PSI
   2.C. MAXIMUM WATER/CEMENT RATIO (W/CM) SHALL BE 0.50
3. ALL REINFORCING STEEL SHALL BE SECURED IN POSITION AND INSPECTED BY THE BUILDING OFFICIAL PRIOR TO PLACING CONCRETE.
4. FOR FIBER CONDUIT, STUB OUT FROM FOUNDATION AWAY FROM STREET SIDE FOR FUTURE FIBER HANDHOLE INSTALLATION.

WINDBREAKER BRACKET SYSTEM

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

5



POLE MOUNTED SIGNS

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

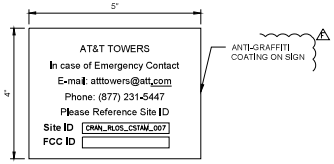
2

ANTENNA SIGNAGE

ANTI-GRAFFITI COATING ON SIGN

GC TO ADD OWNER INFORMATION TO DECAL SIGN

ANTENNA SIGNAGE:
ON WOOD POLES – SIGN ON ALUMINUM WITH SS SCREW TO THE POLE
ON METAL POLES – ADHESIVE VINYL OR PLACARD STRAPPED WITH SS TIES
ON CONCRETE / COMPOSITE – PLACARD STRAPPED WITH SS TIES
SIGN PLACEMENT:
AFFIX TO THE STRUCTURE 3-4' BELOW THE COMMERCIAL RF ANTENNA(S)
SIZE APPROX. 8" x 5"



OWNER / OPERATOR NOTE:
SITE ID LABEL TO BE AFFIXED AT OR NEAR THE POINT OF POWER CONNECTION WITH TZeS241 LABELING TAPE OR EQUIVALENT BLACK ON WHITE LABELING TAPE OF AT LEAST 18mm WIDTH WITH EXTRA-STRENGTH ADHESIVE. USE ANY COMPATIBLE P-TOUCH LABEL MAKER. TEXT SHOULD BE PRINTED IN ALL CAPS WITH A MINIMUM HEIGHT OF 1/2".

EMERGENCY CONTACT SIGN

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
7366 CALLE AVANZADO

DRAWN BY:	AL
CHECKED BY:	MM

REV	DATE	DESCRIPTION
⚠	05/12/2020	100% CD'S REVISED
E	10/17/2019	100% CD'S REVISED
D	09/27/2019	100% CD'S
C	08/30/2019	100% CD'S
B	09/21/2018	100% CD'S
A	09/17/2018	90% CD'S

REGISTERED PROFESSIONAL ENGINEER
LOYALL A. WHARTON
C50547
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 05/12/2020
EXPIRATION DATE: 06/30/2021

SITE ID: CSTAM 007A

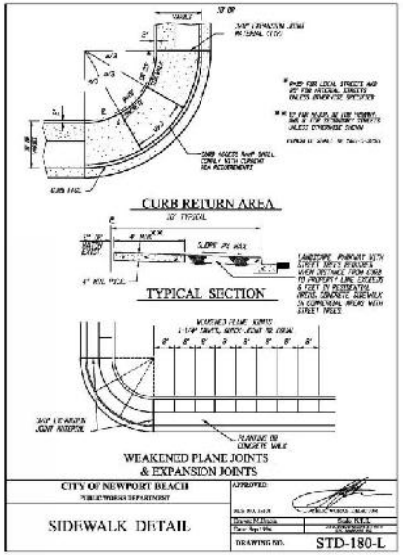
CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

SHEET TITLE

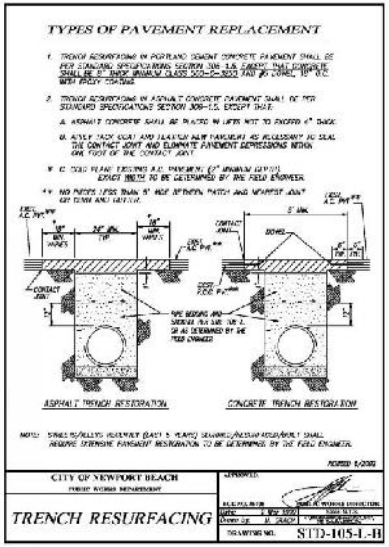
DETAILS

SHEET NUMBER

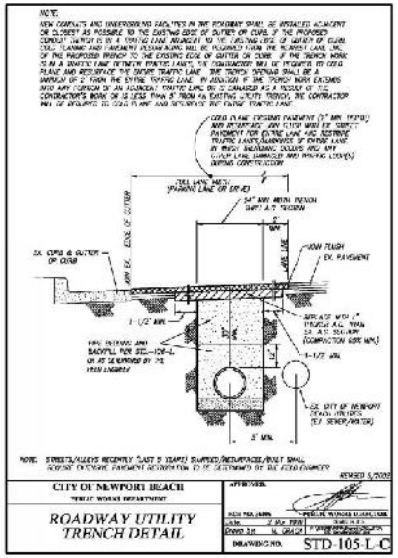
D-2



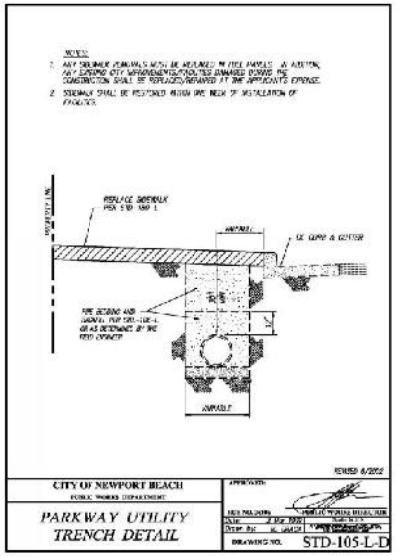
SIDEWALK DETAIL | 24"x36" SCALE: NTS 11"x17" SCALE: NTS | 7



TRENCH RESURFACING | 24"x36" SCALE: NTS 11"x17" SCALE: NTS | 5



ROADWAY TRENCH | 24"x36" SCALE: NTS 11"x17" SCALE: NTS | 3

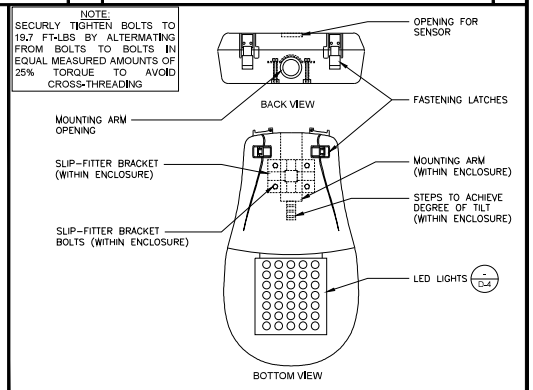


PARKWAY TRENCH | 24"x36" SCALE: NTS 11"x17" SCALE: NTS | 1

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

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

NOT USED | 24"x36" SCALE: NTS 11"x17" SCALE: NTS | 4



LUMINAIRE ATTACHMENT | 24"x36" SCALE: NTS 11"x17" SCALE: NTS | 2

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
7806 CALLE AVANZADO

DRAWN BY:	AL
CHECKED BY:	MM

REV	DATE	DESCRIPTION
A	05/12/2020	100% CD'S REVISED
E	10/17/2019	100% CD'S REVISED
D	09/27/2019	100% CD'S
C	08/30/2019	100% CD'S
B	09/21/2018	100% CD'S
A	09/17/2018	90% CD'S

REGISTERED PROFESSIONAL ENGINEER
LOYALL A. WHARTON
C50547
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 05/12/2020
EXPIRATION DATE: 06/30/2021

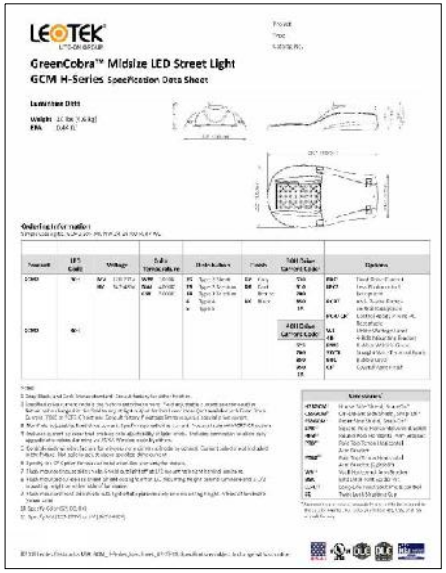
SITE ID: CSTAM 007A

CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

SHEET TITLE
CITY OF NEWPORT DETAILS

SHEET NUMBER
D-3

FOR REFERENCE ONLY



LEOTEK

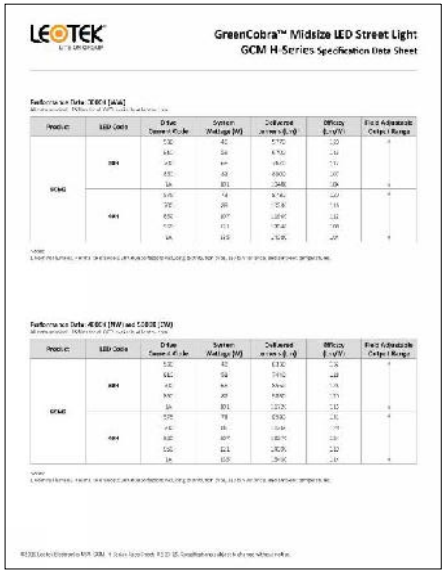
GreenCobra™ Midsize LED Street Light

GCM H-Series Specification Data Sheet

LEOTEK

GreenCobra™ Midsize LED Street Light

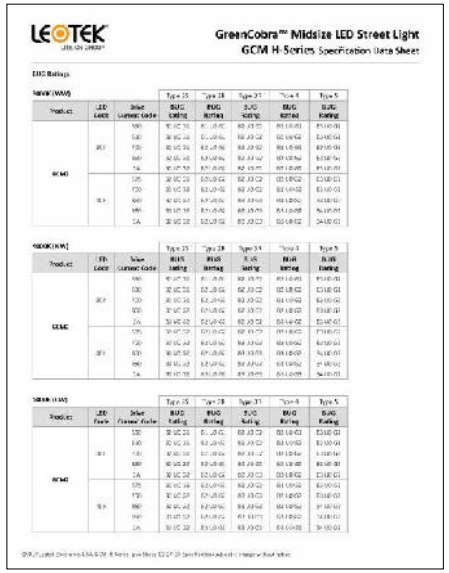
GCM H-Series Specification Data Sheet



LEOTEK

GreenCobra™ Midsize LED Street Light

GCM H-Series Specification Data Sheet



LEOTEK

GreenCobra™ Midsize LED Street Light

GCM H-Series Specification Data Sheet

at&t

1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON

330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS

7355 CALLE AVANZADO

DRAWN BY:	AL
CHECKED BY:	MM

REV	DATE	DESCRIPTION
⚠	05/12/2020	100% CD'S REVISED
E	10/17/2019	100% CD'S REVISED
D	09/27/2019	100% CD'S
C	08/30/2019	100% CD'S
B	09/21/2018	100% CD'S
A	09/17/2018	90% CD'S

SITE ID: CSTAM 007A

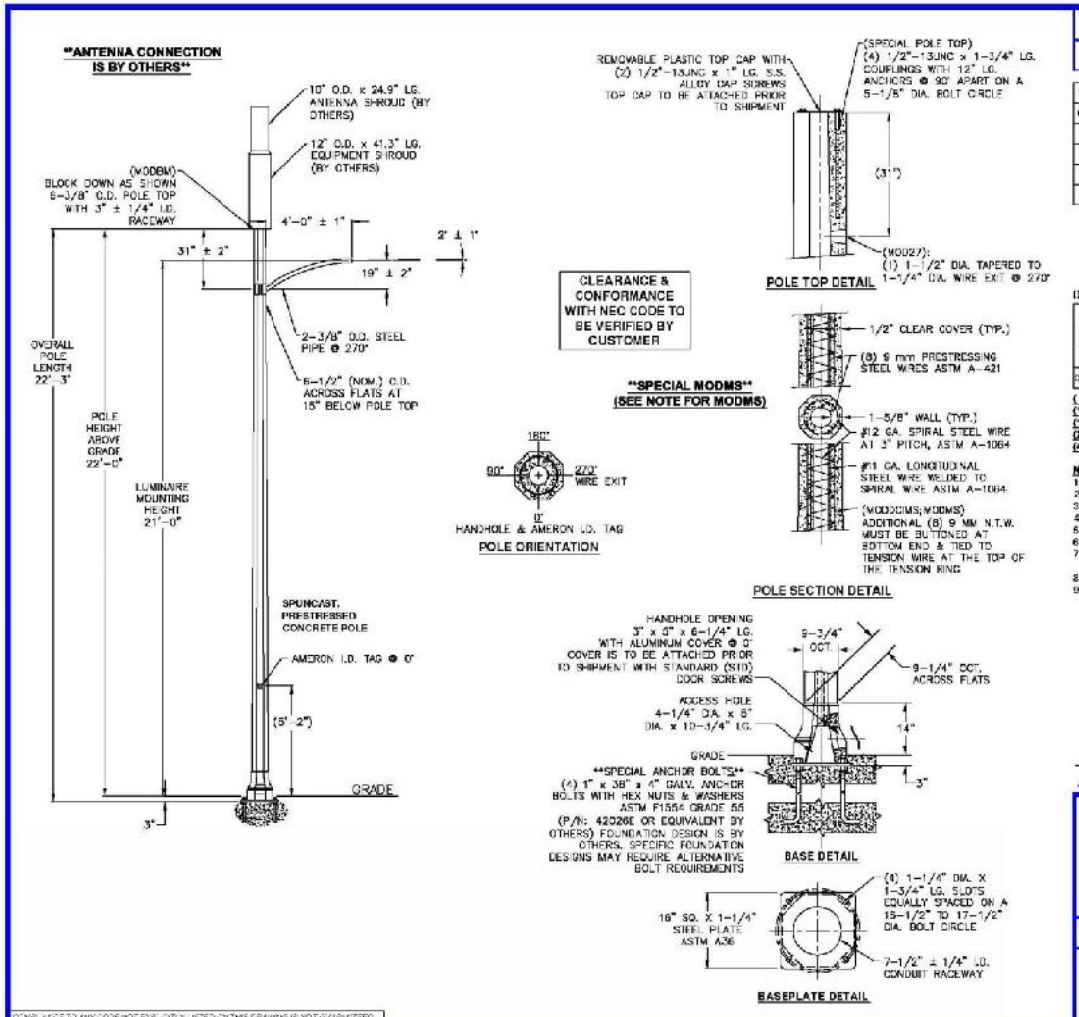
CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

SHEET TITLE

LUMINAIRE SPECS

SHEET NUMBER

D-4



REV.	DATE	DESCRIPTION	DRN.	APPR.
A	1-13-20	CHANGED DIA. AND ARM TO 4'	KB	

"F" LEVEL CONFIG CODES		
OPTION CLASS	ENTRY	INFO.
COATING	N	
HH COVER	T.B.D.	
DOOR SCRS	STD	
MISC. MOD	MODFE	NOTE 7

"P" LEVEL CONFIG CODES		
OPTION CLASS	ENTRY	INFO.
MIX	81	
FINISH	3	
COLLAR	NONE	
BASEPLATE	T.B.D.	
POLE TOP CON.	T.B.D.	SPL
CAST IN MOD	MOD27	
STRUC. MOD	MODDOMS	NOTE 8
SPL POLE LG.	MODBM	

DECORATIVE BASE BASE PLATE OCTAGONAL POLE

POLE DESIGNATION	POLE HEIGHT ABOVE GRADE	OVERALL POLE LENGTH	BOLT CIRCLE	BASE O.D.	ULTIMATE G.L. MOMENT (ft. lbs.)	POLE WEIGHT (lbs.)
CBO4X08.7SPL	22'-0"	22'-3"	17"	14"	43,600	1,350

( ) POLES REQUIRED. (P/N: TBD) EACH WITH:
(1) SINGLE 4' STEEL CLAMP ON ARM ASSEMBLY (P/N: TBD)
(1) PLASTIC TOP CAP (P/N: TBD)
(2) SS BANDS BANNER ARM ASSEMBLY (P/N: BASPL30PROA)
(4) 1" X 36" X 4" GR 55 ANCHOR BOLTS (P/N: 420266)

NOTES:
1. MIX [81SN]: BLACK & WHITE, EXPOSED AGGREGATE FINISH WITH NO COATING.
2. ASTM C-150 TYPE III GRAY CEMENT.
3. f'c @ 28 DAYS = 7,000 PSI, USING SPUN CYLINDER TEST.
4. f'c @ 28 DAYS = 5,000 PSI, USING ASTM C-31 CYLINDER TEST.
5. POLES MANUFACTURED PER ASTM C-1089-13 SPECIFICATIONS.
6. PROTECTIVE COAT EXPOSED P.C. WIRES AT POLE ENDS.
7. MODFE: POLE BOTTOM PREPARATION FOR FREEZING OR CORROSIVE COASTAL ENVIRONMENTS. SEE DOCUMENTATION.
8. MODCOI: CORROSION INHIBITOR MIX MODIFICATION.
9. THE POLE DEPICTED ON THIS DRAWING IS DESIGNED TO WITHSTAND THE LOADS IMPARTED BY (1) 68" OVERALL TOP MOUNT ANTENNA AND RADIO SHROUD (NOT TO EXCEED 6.7 SQ. FT. EPA, 130 LBS TOTAL), (1) SINGLE CLAMP ARM ASSEMBLY (NOT TO EXCEED 4' OFFSET, 2.0 SQ. FT. EPA, 35 LBS EACH) MOUNTED AT 19'-5" A.G. WITH THE ARM HOLDING A SINGLE LUMINAIRE (NOT TO EXCEED 2.5 SQ. FT. EPA, 50 LBS EACH), AS WELL AS (2) STREET SIGNS MOUNTED LOWER THAN 19' (NOT TO EXCEED 18" x 24", 19 LBS EACH) AS DESIGNED ASCE 7-10 USING A 110 MPH WIND ZONE (Ss = 1.701, S1=0.639), RISK CATEGORY II, NON-BUILDING STRUCTURE, EXPOSURE C, SITE CLASS D, SURFACE ROUGHNESS C, NO HILL, RIDGE/ESCARPMENT CONSIDERED. PLEASE CONTACT & ADVISE MANUFACTURER IF THE INTENDED LOADING EXCEEDS THESE VALUES.

APPROVED BY DATE

M-SQUARED WIRELESS
NEWPORT BEACH, CA
CBO4X08.7SPL POLE W/ 4' SINGLE CLAMP ARM ASSY.

Ameron

DRAWN: AF1	DATE: 12/05/2019	
SCALE: N.T.S.	DWG. NO. 1912-012	REV A

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
TROY CALLE AVANZADO
[redacted]

DRAWN BY: AL
CHECKED BY: MM

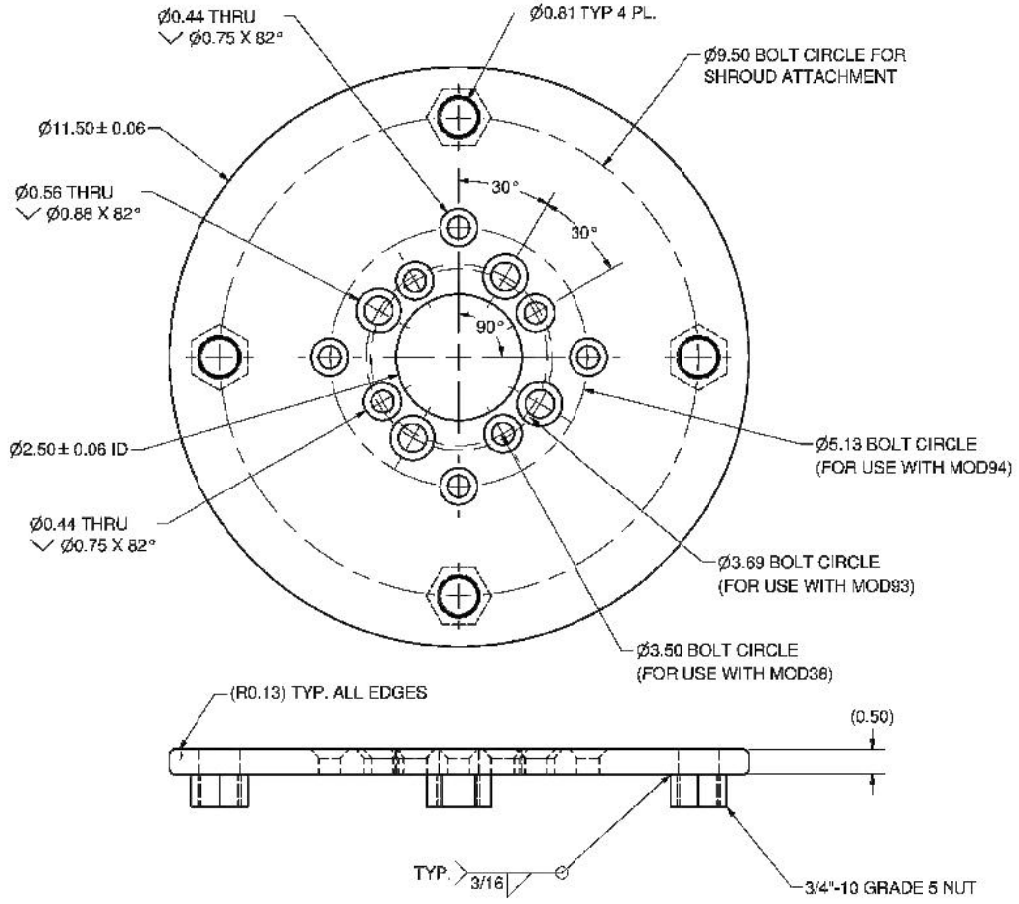
REV	DATE	DESCRIPTION
A	09/17/2018	90% CD'S
B	09/21/2018	100% CD'S
C	09/30/2019	100% CD'S
D	09/27/2019	100% CD'S
E	10/17/2019	100% CD'S REVISED
1	05/12/2020	100% CD'S REVISED

SITE ID: CSTAM 007A
CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

SHEET TITLE
POLE DETAILS

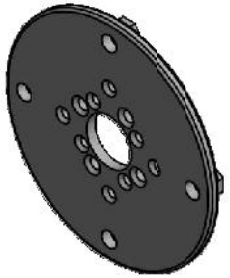
SHEET NUMBER
S-1

FOR REFERENCE ONLY



APPROX. WT: 15.0 LBS

REV.	DATE	DESCRIPTION	DRN.	APPR.



MATERIAL:
A36 STEEL PLATE
E70 WELD FILLER
USE GRADE 5 UNCOATED NUTS
GALVANIZE PER ASTM A123
MATERIAL CERTIFICATIONS REQUIRED

NOTES:
1. ALL DIMENSIONS ARE EXPRESSED AS INCHES UNLESS OTHERWISE NOTED.
2. CORNER AND FILLET RADDI TO BE 1/32" UNLESS OTHERWISE NOTED.
3. DEBURR ALL SHARP EDGES.
4. AFTER FABRICATION GALVANIZE TO ASTM A123
5. ALL HOLES SHOULD BE CLEANED UP AFTER GALVANIZING
6. CHASE THREADS AFTER GALVANIZING
7. TOLERANCES FOR ALL BOLT CIRCLES ±0.06"
8. TOLERANCES FOR ANGLES ±1°

TOP MOUNT ADAPTER PLATE FOR USE WITH COMMSCOPE SHROUD

FOR USE WITH ANY AMERON POLE WITH MOD94, MOD93, OR MOD 38 POLE TOP

Ameron	DRAWN: KB	DATE: 03/01/19	
	SCALE N.T.S.	DWG. NO 56248E	REV.

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
7868 CALLE AVANZADO

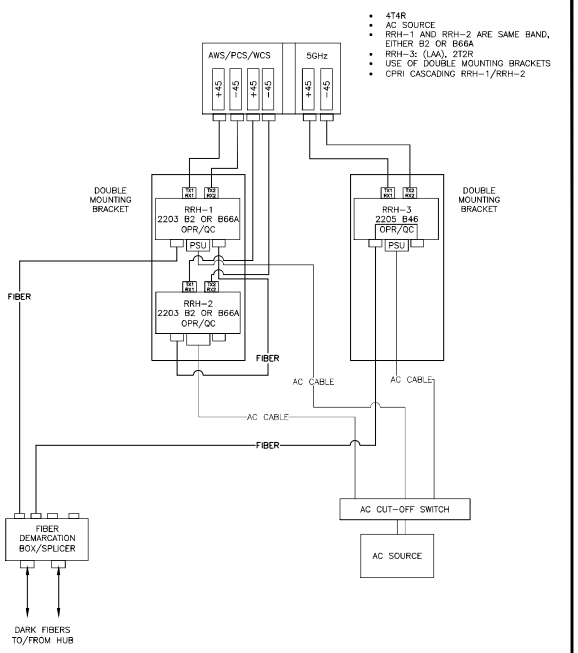
DRAWN BY: AL
CHECKED BY: MM

REV	DATE	DESCRIPTION
A	09/17/2018	90% CD'S
B	09/21/2018	100% CD'S
C	09/30/2019	100% CD'S
D	09/27/2019	100% CD'S
E	10/17/2019	100% CD'S REVISED
1	05/12/2020	100% CD'S REVISED

SITE ID: CSTAM 007A
CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

SHEET TITLE
ADAPTER PLATE DETAILS

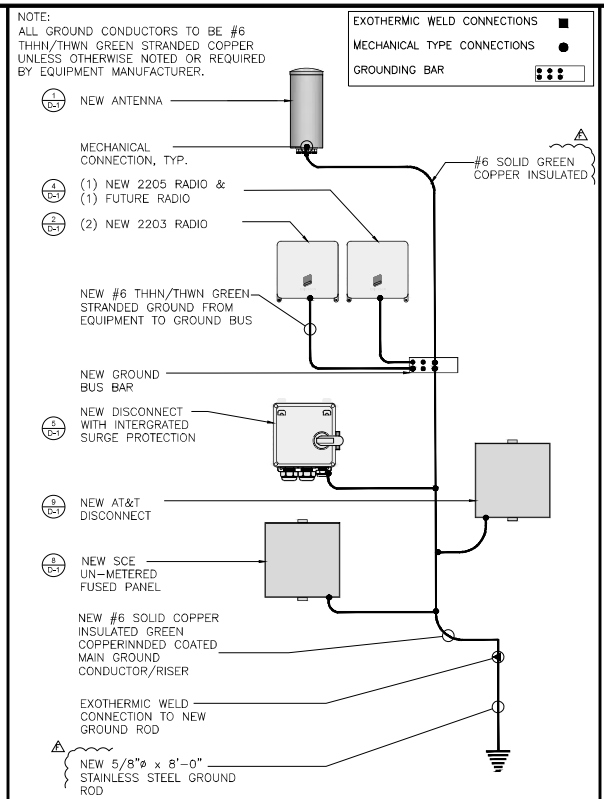
SHEET NUMBER
S-2



PICO PLUMBING DIAGRAM

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

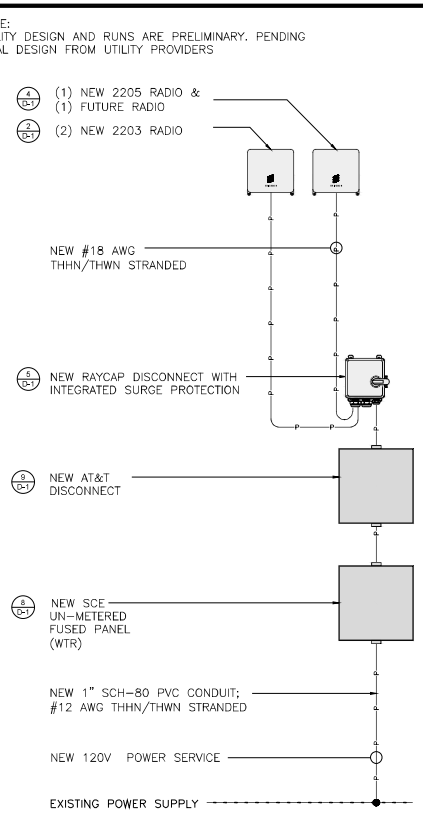
5



GROUNDING SCHEMATIC

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

3



SINGLE LINE DIAGRAM

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

1

NOTE:
1. DISTANCE TO POWER SOURCE/PEDESTAL IS 87' 120/240 VAC ON LAKE AVE.
2. ALL CIRCUIT MODIFICATIONS, ALTERATIONS, LOAD CONSOLIDATIONS, INSTALLATION OF NEW CONDUIT & CONDUCTORS, NEW SERVICE PEDESTAL, MEANS AND METHODS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/AT&T AT NO CHARGE TO THE CITY.
3. WIRE SIZING & VOLTAGE DROP CALCULATIONS TO BE ADDED TO THE PLANS.

NOTES

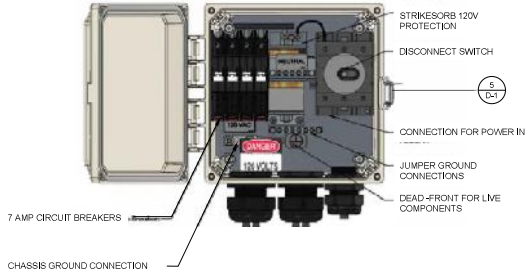
24"x36" SCALE: NTS
11"x17" SCALE: NTS

6

NOT USED

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

4



BREAKER SCHEDULE

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

2

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
7355 CALLE AVANZADO
SAN CLEMENTE CA 92673 USA

DRAWN BY: AL

CHECKED BY: MM

REV	DATE	DESCRIPTION
E	10/17/2019	100% CD'S REVISED
D	09/27/2019	100% CD'S
C	08/30/2019	100% CD'S
B	09/21/2018	100% CD'S
A	09/17/2018	90% CD'S

REGISTERED PROFESSIONAL ENGINEER
LOYALL A. WHARTON
C50547
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 05/12/2020
EXPIRATION DATE: 06/30/2021

SITE ID: CSTAM 007A

CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

SHEET TITLE

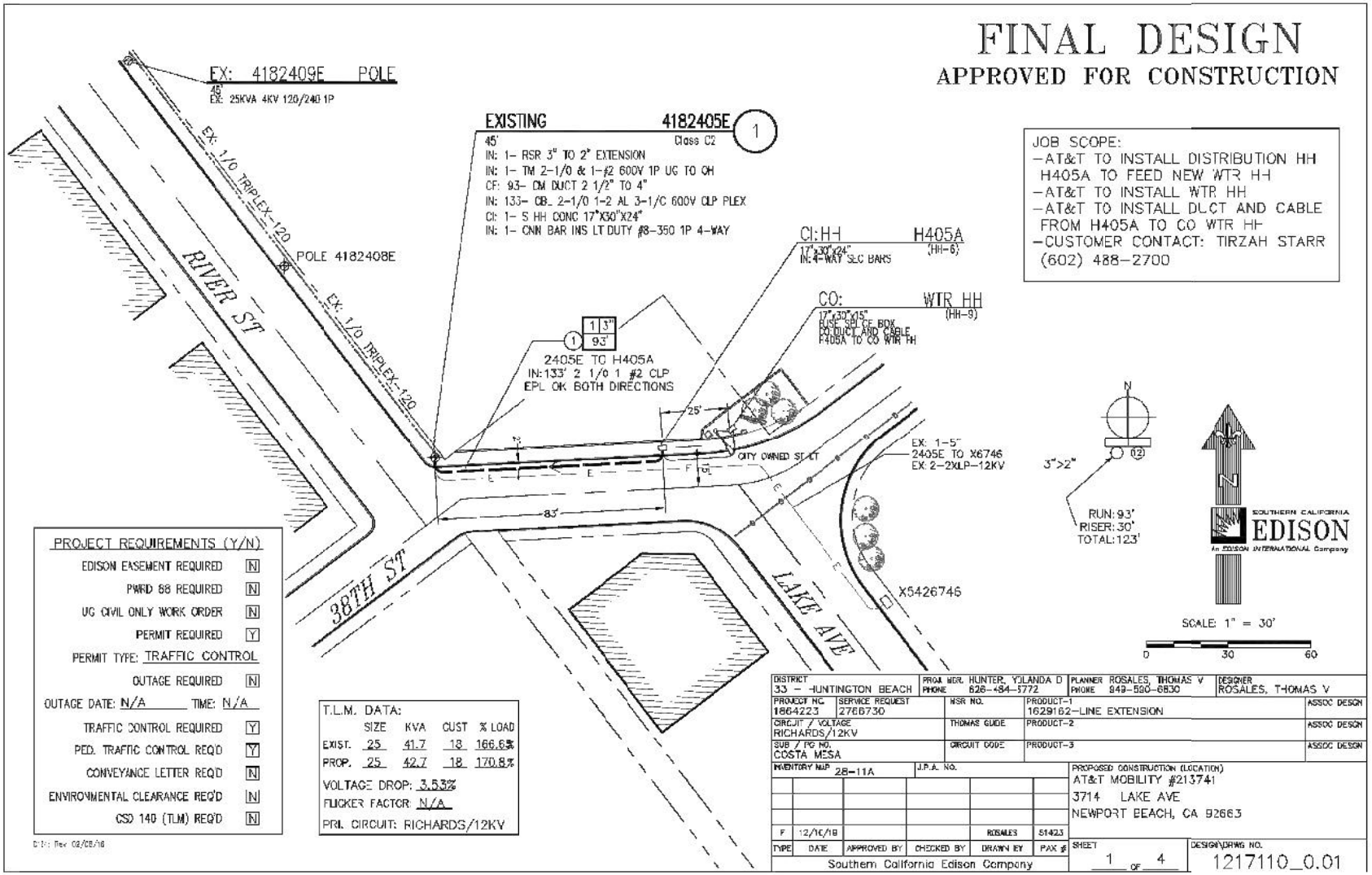
ELECTRICAL DETAILS

SHEET NUMBER

E-1

FOR REFERENCE ONLY

FINAL DESIGN
APPROVED FOR CONSTRUCTION



JOB SCOPE:
- AT&T TO INSTALL DISTRIBUTION HH H405A TO FEED NEW WTR HH
- AT&T TO INSTALL WTR HH
- AT&T TO INSTALL DUCT AND CABLE FROM H405A TO CO WTR HH
- CUSTOMER CONTACT: TIRZAH STARR (602) 488-2700

PROJECT REQUIREMENTS (Y/N)	
EDISON EASEMENT REQUIRED	N
PWRD 68 REQUIRED	N
UG CIVIL ONLY WORK ORDER	N
PERMIT REQUIRED	Y
PERMIT TYPE: TRAFFIC CONTROL	
OUTAGE REQUIRED	N
OUTAGE DATE: N/A TIME: N/A	
TRAFFIC CONTROL REQUIRED	Y
PED. TRAFFIC CONTROL REQ'D	Y
CONVEYANCE LETTER REQ'D	N
ENVIRONMENTAL CLEARANCE REQ'D	N
CSD 140 (TLM) REQ'D	N

D1: Rev 02/08/18

T.L.M. DATA:

	SIZE	KVA	CUST	% LOAD
EXIST.	25	41.7	18	166.8%
PROP.	25	42.7	18	170.8%

VOLTAGE DROP: 3.53%
FLICKER FACTOR: N/A
PRI. CIRCUIT: RICHARDS/12KV

DISTRICT: 33 - HUNTINGTON BEACH	PROJ MGR: HUNTER, YOLANDA D PHONE 626-484-5772		PLANNER: ROSALES, THOMAS V PHONE 949-590-6830	DESIGNER: ROSALES, THOMAS V	
PROJECT NO.: 1864223	SERVICE REQUEST: 2766730	NSR NO.	PRODUCT-1: 1629162-LINE EXTENSION		ASSOC DESGN
CIRCUIT / VOLTAGE: RICHARDS/12KV		THOMAS GUIDE	PRODUCT-2		ASSOC DESGN
SUB / PG NO.: COSTA MESA		CIRCUIT CODE	PRODUCT-3		ASSOC DESGN
INVENTORY MAP: 28-11A	J.P.A. NO.		PROPOSED CONSTRUCTION (LOCATION): AT&T MOBILITY #213741 3714 LAKE AVE NEWPORT BEACH, CA 92663		
F 12/10/18			ROSALES	51423	
TYPE DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #	
Southern California Edison Company			SHEET: 1 OF 4	DESIGN\DRWG NO.: 1217110_0.01	

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
7366 CALLE AVANZADO

DRAWN BY:	AL
CHECKED BY:	MM

REV	DATE	DESCRIPTION
A	05/12/2020	100% CD'S REVISED
E	10/17/2019	100% CD'S REVISED
D	09/27/2019	100% CD'S
C	08/30/2019	100% CD'S
B	09/21/2018	100% CD'S
A	09/17/2018	90% CD'S

SITE ID: CSTAM 007A
CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

SHEET TITLE
SCE POWER DESIGN

SHEET NUMBER
SCE-1

FOR REFERENCE ONLY

FINAL POWER

LEGEND OF CONDUIT SYMBOLS
(CONVENTIONAL U. G.)

EDISON

NO. CONDUIT REQ'D.
SIZE OF CONDUIT
RUN NO.
LENGTH OF TRENCH

TRENCH

TYPE OF FACILITY (OIC-DBI, ETC.)
LENGTH OF TRENCH
RUN NO.

STREET LIGHT

NO. CONDUIT REQ'D.
SIZE OF CONDUIT
RUN NO.
LENGTH OF CONDUIT RUN

STREET LIGHT
TRENCH

TYPE OF FACILITY
LENGTH OF ADDITIONAL TRENCH REQ'D.
RUN NO.

EDISON

NO. CONDUIT REQ'D.
SIZE OF CONDUIT
REFERENCE RUN NO.
MDMO
DENOTES CONDUIT RUN CONTINUATION FOR CONSTRUCTION INFORMATION

STREET LIGHT

NO. CONDUIT REQ'D.
SIZE OF CONDUIT
REFERENCE RUN NO.
MDMO
DENOTES CONDUIT RUN CONTINUATION FOR CONSTRUCTION INFORMATION

ANY OF THE ABOVE SYMBOLS FOLLOWED BY A

DENOTES THE FOLLOWING:

DB CONDUIT WITHOUT ENCASEMENT IS ACCEPTABLE FOR PORTIONS OF TRENCH WITH ONLY ONE OR TWO CONDUITS

SEMI-ENCASEMENT IS REQUIRED FOR PORTIONS OF TRENCH WITH ONLY THREE OR FOUR CONDUITS

FULL ENCASEMENT IS REQUIRED FOR MORE THAN FOUR CONDUITS

3/18 Rev. 5/28/2006

DISTRICT 33	HUNTINGTON BEACH	APPROVED BY		CHECKED BY		DRAWN BY	ROSALES	51423	FAX #
PROJECT NO.	SERVICE REQUEST	WSR NO.		PRODUCT-1		16201B2—LINE EXTENSION			
18B4223	27667.30	THOMAS GUIDE		PRODUCT-2					
CIRCUIT / VOLTAGE	RIC-HARDS/12V								
SUB / PPD NO.	COSTA MESA	CIRCUIT CODE		PRODUCT-3					
INVENTORY MAP	26—11A	U.P.A. NO.							
TYPE	DATE								
F	12/10/19								

PROJ. MGR. HUNTER, YOLANDA D 626-484-6772
PHONE

PLANNER ROSALES, THOMAS V 949-560-6830
PHONE

DESIGNER ROSALES, THOMAS V
ASSOC DESIGN
ASSOC DESIGN
ASSOC DESIGN

PROPOSED CONSTRUCTION (LOCATION)
AT&C MOBILITY #2137741
3/14 LAKE AVE
NEWPORT BEACH, CA 92663

SHEET 2 OF 4

DESIGN/DRAWING NO. 1217110_0.01

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

CONSTRUCTION NOTES:

Unless otherwise specified in the working drawing which forms a part of the specification, the Contractor/Developer shall furnish the following items at no cost to the Edison Company:

Southern California Edison Company has attempted to correctly show all existing utilities and substructures in the vicinity of the work, but does not guarantee there are no other substructures in this area. Failure of SCE to show all substructures in their correct location will not be a basis for a claim for extra work, and the contractor shall be responsible for all damages to substructures whether shown or not.

1. FOR GENERAL SPECIFICATIONS SEE UGS GI 001.

2. CONDUIT

a. Minimum cover in street or roadway is 30" (view Gutter grade), unless noted otherwise.
b. Minimum cover on private property is 18" (below finished grade), unless noted otherwise.
c. Contractor is to furnish and install approved conduit to Edison specifications per UGS GD 103.1, 110 AND 180.
d. For the type of conduit for this job, See UGS GD 119.1.
e. Install all risers per UGS GD 150, 151, 152 and 170.
f. Cap all manifold conduits per UGS GD 145 and service conduits per UGS GD 150.
g. Install bare conduit plugs in all conduits terminating into vaults, manholes, PMHs, SCEs & all cap locations, per UGS GD 180.1 & UGS GD 180.2
h. Install pull rope in all conduit runs. Pull rope to be at least 3/8" polypropylene rope, braided or twisted. For specifications, approved makes, and suppliers, see UGS GI 040.
i. All conduit must be mandrelled with the approved mandrel UGS GI 194.

3. CONDUIT RADIUS REQUIREMENTS.

a. The minimum radius for bends are
36" for conduit's 3" in diameter or smaller.
48" for conduit's 4" and 5" in diameter.
b. The minimum radius for all sweeps at all mainline conduits is 12'-0" (unless noted otherwise).
60" for 6" diameter conduit.

4. EXCAVATION AND BACKFILL.

a. Work area shall be cleared and rough graded to within four inches of final grade prior to installation of Edison conduit or structures.
b. All excavations shall be in accordance with the California State Construction Safety Orders (latest applicable).
c. Each trench to be of uniform depth below final grade prior to installation of Edison conduit or structures.
d. Backfill shall be provided by the Contractor for all excavations and shall include sand, concrete, and/or imported backfill, when required.
e. Backfill with a MINIMUM of one sack per yard sand cement slurry around and over vaults and manholes per UGS GI 020, section 4.1 and round PMH's within one foot of finished grade, per UGS SS 3801.
f. Backfill, per Edison specifications, shall immediately follow conduit or substructure installation. At no time shall conduit be left exposed over 24 hours.
g. No cavity are allowed within 12 inches of circuit—holed cables or any conduit without concrete encasement. Native backfill capable of passing through a one—half inch mesh screen shall be considered to be "rock free". If existing backfill does not pass through a 1/2" screen, place imported sand 3" below and 12" above Edison cables. After this point, no rocks larger than 12" diameter are permitted.
h. All backfill shall be compacted to meet or exceed cost calculations or other requirements. It shall be placed in a manner that will not damage the circuit or substructure or allow future subsidence of the trench or structures.

5. PAVING:

Repaving, where required, shall be placed in such a manner that interference with traffic, including pedestrian traffic, will be kept to a minimum. The Contractor shall establish a program of repaving acceptable to the Municipality, County, or other authority having jurisdiction and which is acceptable to Edison.

6. STRUCTURES:

a. All substructures shall be constructed or installed in Edison specifications.
b. Install protection barriers per UGS WS 520 when separated in areas exposed to traffic, per Edison Inspector.
c. All conduit lines and concrete encased substructures shall be water tight.
d. All grounding methods shall be furnished and installed by the Contractor.

7. TESTING MAUS:

When required, retaining walls shall be provided by the Developer. Walls are required wherever grade rises more than 18 inches above the structure or 24" above the pad surface at a distance of 5 feet from the same, or a slope perfect to exceed. Length and restoration must comply with local building ordinances. Refer to Edison Inspector for typical space requirements.

8. PERMITS:

All permits necessary for excavation shall be provided by the Contractor/Developer.

9. ACCESS:

Heavy truck access shall be maintained to equipment locations. Structures must be clear of all appurtenances that would obstruct the loading or unloading of equipment.

10. SERVICES:

a. Meters and services shall comply with Edison Electrical Service Requirements.
b. Wiring must be in accordance with applicable local ordinances and approved by local inspection Authorities.
c. Meters shall be installed by Edison.

11. LOCATION:

a. The location of excavations and structures for Edison shall be as shown on the working drawing. No deviation from the planned locations will be permitted unless approved by the Edison Inspector. See UGS GI 001, section 2.2.
b. Actual location of obstructions, storm drains, and/or other foreign utilities to be the responsibility of the Contractor. See UGS GI 001, section 2.3.

12. Contractor is to verify position and widths of all sidewalks and driveways prior to street light installation. See UGS GD 172.1, UGS GD 172.2 and UGS GD 172.3.

13. SURVEY:

Surveying of street improvements, property corners, lot lines, finished grade, etc., necessary for the installation of underground facilities must be completed and markers or stakes placed prior to the start of the installation. In addition, Developer shall maintain this markers during the installation and inspection by Edison. Grade and property line stakes must show any offset measurements.

14. COORDINATION AND SUPERVISION:

The Developer shall provide supervision over and coordination among the various contractors working within the development in order to prevent damage to Edison facilities. He is responsible for the cost of repairs, replacement, relocation or other corrections to Edison facilities made necessary by his failure to provide supervision or to otherwise comply with these specifications.

15. TELEPHONE AND OTHER UTILITY REQUIREMENTS:

The drawing prepared for this job may also cover the facilities to be installed for the telephone company and/or other utility. Any questions concerning details of their installation should be referred to the company concerned.

16. OWNERSHIP:

Developer is to deed to the Edison Company all structures shown hereon except those shown as customer owned.

17. WARRANTY:

Applicants expressly represent and warrant that all material used in installing Applicants' substructures herein are free from defects in workmanship and are in conformity with Southern California Edison Company's requirements. This warranty shall commence upon receipt by Company's final acceptance and shall expire one year from that date. Applicants agree to promptly correct to the Company's satisfaction and that of any governmental agency having jurisdiction and at Applicant's expense any breach of this warranty which may become apparent through inspection or operation of underground electric system by Company during this warranty period.

18. INSPECTION:

Inspection is required during the construction period. A 48 hour advance notice of intent to start construction is required from the contractor to the Southern California Edison Company. Standards of Edison construction requirements are available upon request.

Duct and Structure Inspector: Phone:

Cabling Construction Coordinator: NDPFCS@SCE.COM Phone:

Date: Rev. 07/31/18

SHEET TITLE
SCE POWER DESIGN

SHEET NUMBER
SCE-2

1

REV	DATE	DESCRIPTION
A	09/17/2018	90% CD'S
B	09/21/2018	100% CD'S
C	09/30/2019	100% CD'S
D	09/27/2019	100% CD'S
E	10/17/2019	100% CD'S REVISED
1	05/12/2020	100% CD'S REVISED

DRAWN BY: AL
CHECKED BY: MM

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 007A
CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

M SQUARED WIRELESS
7580 GALLE AVANZADA
SAN DIEGO, CA 92126

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

CONCRETE PRODUCTS

Precast concrete item complete with neck, Cover and inserts may be obtained from any of the following listed and approved manufacturers:

JENSEN PRECAST
14221 San Bernardino Ave., Fontana, Calif. 92335
Phone: (909) 350-4111
(800) 257-6100

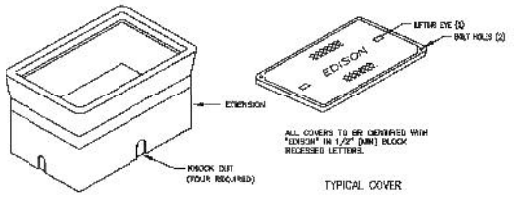
UTILITY VAULT CO.
10650 Hemlock Ave., Fontana, Calif. 92335
Phone: (909) 428-3700
(800) 828-3860

FOR HANDHOLE AND PULLBOX MANUFACTURERS, SEE UGS HP 200.

D4': Rev. 07/12/07

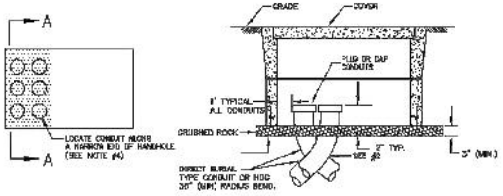
TYPICAL HANDHOLE INSTALLATION

SEE UGS HP 205



TYPICAL ASSEMBLY (WITHOUT COVER)

TYPICAL COVER



CONDUIT LOCATION

SECTION A-A

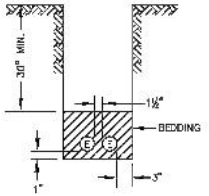
NOTES:

1. SEE UGS HP 200 FOR DIMENSIONS OF VARIOUS SIZE HANDHOLES AVAILABLE.
2. RADIUS ANGLE MAY BE REDUCED TO LESS THAN 90° PROVIDING THE PROJECTED CENTER LINE OF THE CONDUIT CLEARS HANDHOLE OPENING.
3. TWO HOLD DOWN DEVICES TO BE SUPPLIED WITH EACH HANDHOLE.
4. ALL CONDUITS SHOULD BE INSTALLED WITHIN THE SHADED AREA.

REF: UGS HP 205
D78 REV. 06/28/07

TYPICAL CONDUIT BANK SECTION

SEE UGS CD 120



DIRECT BURIAL
SIMILAR CONSTRUCTION FOR FEWER CONDUIT
2 CONDUITS MAX.

D81: Rev. 08/22/08

LEGEND CODE DEFINITIONS

CI – CUSTOMER CONTRACTOR INSTALLED: MATERIALS FURNISHED AND INSTALLED BY APPLICANT AT EDISON'S EXPENSE AND ARE DEEDED TO EDISON. (EXCEPTION: STREET LIGHT ELECTROLIERS WILL BE INSTALLED BY EDISON'S CONTRACTOR.)

CO – CUSTOMER CONTRACTOR OWNED: MATERIALS FURNISHED, INSTALLED, OWNED, AND MAINTAINED BY APPLICANT.

CF – CUSTOMER CONTRACTOR FURNISHED: MATERIALS FURNISHED AND INSTALLED BY APPLICANT AT APPLICANT'S EXPENSE THAT MAY BE DEEDED TO EDISON.

IM – INSTALL: MATERIALS FURNISHED AND INSTALLED BY APPLICANT IF APPLICANT INSTALLED PROJECT OR BY EDISON IF EDISON INSTALLED PROJECT. (EXCEPTION: FOR AN APPLICANT INSTALLED LINE EXTENSION, STATION MIX.

HAVING AN ASTERISK ADJACENT TO AN "IM" LEGEND CODE REPRESENTS MATERIALS TO BE PROVIDED BY APPLICANT AND INSTALLED BY EDISON IN ALL CASES, REFER TO DPB 8256, PROJECT MATERIAL LIST BY ASSEMBLY WITHIN A STATION.)

MI – MEMO INSTALL: SAME AS IN-INSTALL.

MR – MEMO REMOVE: MATERIALS REMOVED BY EDISON.

RM – MEMO REMOVED: MATERIALS REMOVED BY EDISON.

SI – SHOOFLY IN: MATERIALS FURNISHED AND INSTALLED BY EDISON FOR TEMPORARY CONSTRUCTION.

SR – SHOOFLY REMOVE: MATERIALS REMOVED BY EDISON FOR TEMPORARY CONSTRUCTION.

TR – TRANSFER: EDISON LABOR REQUIRED TO TRANSFER EXISTING FACILITIES.

D81: Rev. 11/05

UNDERGROUND SERVICE ALERT
Dial 811
Call USA
For Underground Locating
2 Working Days Before You Dig

CONDUIT RADIUS REQUIREMENTS:

A: The minimum radius for bends are:
36" for conduits 3" in diameter or smaller
48" for conduits 4" and 5" in diameter
60" for 6" diameter conduit

B: The minimum radius for sweeps are:
36" for conduits 3" in diameter or smaller
72"-6" for conduits 4" in diameter and larger, unless otherwise noted.

CUSTOMER NOTE

1 -Schedule 40 PVC
2 -Schedule 80 sweep at riser pole
3 -Duct to be a minimum of 30" below finished grade
4 -Install a 1/4" poly pull rope in duct for mandreling
5 -Duct must be inspected before backfilling
6 -Duct must be mandrelled after backfilling

WARNING

THE EXCAVATOR MUST TAKE ALL STEPS NECESSARY TO AVOID CONTACT WITH UNDERGROUND FACILITIES WHICH MAY RESULT IN INJURY TO PERSONS OR DAMAGE TO FACILITIES IN THE AREA. THE INDICATED LOCATIONS OF EDISON UNDERGROUND FACILITIES, AS PROVIDED, ARE BELIEVED TO BE ACCURATE, HOWEVER, THE FINAL DETERMINATION OF EXACT LOCATIONS AND THE COST OF REPAIR TO DAMAGED FACILITIES IS THE RESPONSIBILITY OF THE EXCAVATOR.

DISTRICT: 33 – HUNTINGTON BEACH	PROJ. MGR. HUNTER, YOLANDA D PHONE 626-484-6772	PLANNER ROSALES, THOMAS V PHONE 949-590-6830
DESIGNER ROSALES, THOMAS V		
PROJECT NO. 1861223	SERVICE REQUEST 2766730	MSR NO.
PRODUCT-1 1629162-LINE EXTENSION	AS900 DESGN	
CIRCUIT / VOLTAGE RICHARDS/12KV	THOMAS GUIDE	PRODUCT-2
AS900 DESGN		
SUB / TB NO. COSTA MESA	CIRCUIT CODE	PRODUCT-3
AS900 DESGN		
INVENTORY MAP 28-11A	J.P.A. NO.	PROPOSED CONSTRUCTION (LOCATION) AT&T MOBILITY #213741 37'4 LAKE AVE NEWPORT BEACH, CA 92663
IF 12/10/19	ROSALES 51423	
TYPE DATE APPROVED BY CHECKED BY DRAWN BY PAX #		
Southern California Edison Company		SHEET 3 OF 4
DESIGN/DRWG NO. 1217110_0.01		

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
7366 CALLE AVANZADO
SAN CLEMENTE, CA 92673

DRAWN BY:	AL
CHECKED BY:	MM

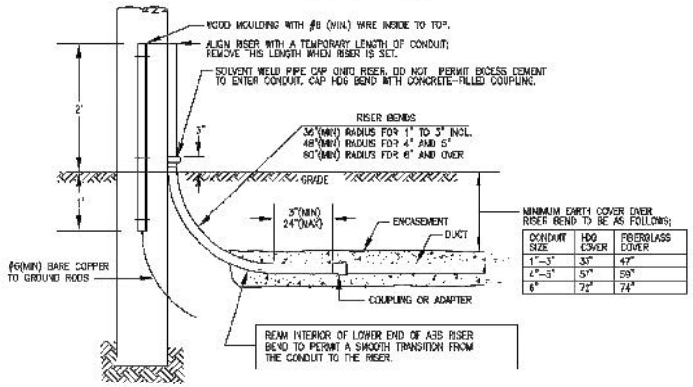
REV	DATE	DESCRIPTION
A	09/17/2018	90% CD'S
B	09/21/2018	100% CD'S
C	09/30/2019	100% CD'S
D	09/27/2019	100% CD'S
E	10/17/2019	100% CD'S REVISED
1	05/12/2020	100% CD'S REVISED

SITE ID: CSTAM 007A
CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

SHEET TITLE
SCE POWER DESIGN

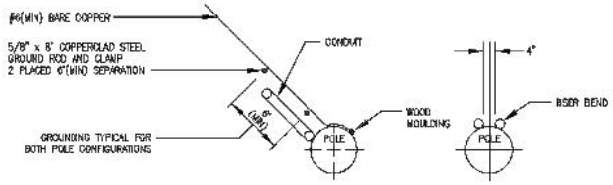
SHEET NUMBER
SCE-3

POLE RISER BEND STANDARD LOCATION
SEE UGS CD 160



MINIMUM EARTH COVER OVER RISER BEND TO BE AS FOLLOWS:

CONDUIT SIZE	HDG COVER	FIBERGLASS COVER
1"–3"	37"	42"
4"–5"	57"	58"
6"	72"	74"



1. APPROVED RISER BENDS ARE SHOWN ON FOLLOWING TABLE:

MATERIAL	SIZE							
	1"	1-1/2"	2"	2-1/2"	3"	4"	5"	6"
ABS	–	–	–	X	X	X	X	–
FIBERGLASS	–	–	–	–	X	X	X	X
HDG	X	X	X	X	X	X	X	X

NOTE: 6' HDG OR FIBERGLASS RISER BEND SHALL BE USED WHEN SPECIFIED ON THE WORKING DRAWING. SEE UGS AC 702 FOR GROUNDING HDG RISER BENDS.

2. THE TOP AND BOTTOM OF 3", 4", 5" OR 6" FIBERGLASS BENDS ARE FURNISHED WITH PERMANENTLY ATTACHED PVC COUPLINGS. ALSO INCLUDED IS A 6" LONG 3", 4", 5" OR 6" SCHEDULE 80 PVC STUB-OUT, SOLVENT WELDED INTO THE TOP COUPLING. SEE UGS CD 186 FOR FIBERGLASS RISER BEND MATERIAL INFORMATION AND SUPPLIERS.
3. TWO GROUND RODS ARE REQUIRED AT ALL PRIMARY RISER POLES. DRIVE RODS IN TRENCH BOTTOM WITH 6' MINIMUM SEPARATION IN UNDISTURBED EARTH. LEAVE THE ROD TIPS 3" ABOVE THE TRENCH BOTTOM AND ATTACH CONTINUOUS GROUND WIRE WITH CLAMPS. EXTEND WIRE TO INDICATED LOCATION ON POLE AND STUB UP 2' ABOVE GRADE IN WOOD MOULDING. ALL GROUNDING MATERIALS FURNISHED BY CONTRACTORS. SEE UGS AC 703 FOR APPROVED GROUNDING MATERIALS.
4. ENCASEMENT REQUIRED ONLY WHEN CALLED OUT ON WORKING DRAWING.
5. PVC RISERS MAY BE SUBSTITUTED FOR FIBERGLASS FOR STRAIGHT RUNS OF 150' OR LESS IN CONDUIT SIZES 4" AND UNDER.

DTB: R5C, 02/14/11

CONNECTING TO EXISTING SCE STRUCTURES

- Per SCE requirements, customers are not allowed to enter, intercept or tie-in to existing SCE facilities; e.g. structures, equipment, multi-conduit runs/banks, or conductors. These facilities may be energized and the work will only be performed by SCE. Contact the appropriate SCE inspector to schedule an appointment. Customers may connect to an existing conduit stub without a SCE inspector present.
- Multi-conduit runs/banks are runs of conduit in close proximity to each other and other SCE facilities. A conduit stub is a single empty conduit stub that is not in close proximity to other SCE owned facilities. Refer to the work order map for details.
- Per CPUC/SCE's Rule 15 B.1.A and Rule 16 D.1.A., the customer will provide all necessary excavations (with the exception of excavation under pads and primary splice boxes), material (including conduit and structures) and encasement, to be utilized in the intercept/tie-in process.
- The customer must adhere to all applicable Cal-OSHA, local, city, state and federal regulations, (including, but not limited to, all necessary shoring and traffic control in place to perform the intercept/tie-in work by SCE's underground civil contractor(s)).
- Intercept/tie-in work must be coordinated with SCE's civil contractors through the Division inspector/P-Spec to limit exposure of excavation(s). Customer is responsible for securing excavation(s).

DOS: 11/13/18

TIE-IN MADE INTO A SECONDARY HANDHOLE

If PVC conduit is used, riser bend installation may be made by the customer with prior SCE approval. Customer not to remove handhole cover. If metallic conduit is used or handhole cover needs to be removed, a SCE Qualified Person must be present.

SCE Inspection
Contact SCE 48 Hours in advance for a Pre-Construction meeting and/or Inspection.
Email: NDPFCS@SCE.COM

NOTE:
ALL ELECTRICAL DUCTS AND STRUCTURES WILL CONFORM TO GENERAL ORDER #128 (RULES FOR CONSTRUCTION OF UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION PRESCRIBED BY THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA, JANUARY 2006).

DISTRICT: 33 – HUNTINGTON BEACH	PROJ MGR: HUNTER, YOLANDA D PHONE 626-484-6772		PLANNER: ROSALES, THOMAS V PHONE 949-590-6830	DESIGNER: ROSALES, THOMAS V	
PROJECT NO.: 1864223	SERVICE REQUEST: 2766730	MSR NO.	PRODUCT-1: 1629162-LINE EXTENSION		ASSOC DESIGN
CIRCUIT / VOLTAGE: RICHARDS/12KV		THOMAS GUIDE	PRODUCT-2		ASSOC DESIGN
SUB / PG NO.: COSTA MESA		CIRCUIT CODE	PRODUCT-3		ASSOC DESIGN
INVENTORY MAP: 26-11A	J.P.A. NO.		PROPOSED CONSTRUCTION (LOCATION): A-&T MOBILITY #213741 3714 LAKE AVE NEWPORT BEACH, CA 92663		
F	12/16/19		ROSALES	51423	
TYPE	DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #
Southern California Edison Company				SHEET: 4 OF 4	DESIGN\DRWG NO.: 1217110_0.01

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
1966 CALLE AVANZADO
SAN CLEMENTE, CA 92673

DRAWN BY:	AL
CHECKED BY:	MM

REV	DATE	DESCRIPTION
⚠	05/12/2020	100% CD'S REVISED
E	10/17/2019	100% CD'S REVISED
D	09/27/2019	100% CD'S
C	08/30/2019	100% CD'S
B	09/21/2018	100% CD'S
A	09/17/2018	90% CD'S

SITE ID: CSTAM 007A
CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

SHEET TITLE
SCE POWER DESIGN

SHEET NUMBER
SCE-4

NOTES:

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2014 CALIFORNIA MUTCD) AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. THE CITY TRAFFIC ENGINEER OR HIS REPRESENTATIVE HAS THE AUTHORITY TO INITIATE FIELD CHANGES TO ASSURE PUBLIC SAFETY.
3. ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM VIEW WHEN NOT IN USE.
4. 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.
5. TRENCHES MUST BE BACK FILLED OR PLATED DURING NON-WORKING HOURS.
6. PEDESTRIAN CONTROLS SHALL BE PROVIDED AS SHOWN ON THE PLANS.
7. TEMPORARY "NO PARKING SIGNS" SHALL BE POSTED 72 HOURS PRIOR TO COMMENCING WORK IN ALL PARKING ZONES.
8. ACCESS TO DRIVEWAYS WILL BE MAINTAINED AT ALL TIMES UNLESS OTHER ARRANGEMENTS ARE MADE.
9. THE CONTRACTOR SHALL REPLACE WITHIN 72 HOURS ALL TRAFFIC SIGNAL LOOP DETECTORS DAMAGED DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL REPLACE WITHIN 24 HOURS, ALL STRIPING, REMOVED OR DAMAGED BY CONSTRUCTION WORK, (STRIPING MAY BE REPLACED TEMPORARILY WITH TAPE.)
11. 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.
12. ANY WORK THAT DISTURBS NORMAL TRAFFIC SIGNAL OPERATIONS SHALL BE COORDINATED WITH THE CITY 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC DEVICES 24 HOURS PER DAY AND 7 DAYS PER WEEK.
14. A MINIMUM OF 10' TRAVEL LANES MUST BE MAINTAINED UNLESS OTHERWISE APPROVED THE CITY.
15. 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.
16. A SOLAR POWERED FLASHING ARROW BOARD SHALL BE REQUIRED ON ALL ARTERIAL STREET LANE CLOSURES.
17. THE CONTRACTOR SHALL NOTIFY TRANSIT AUTHORITY IN ADVANCE AND PROVIDE TEMPORARY RELOCATED BUS STOPS.
18. TRAFFIC CONTROL PLAN COMPLIES WITH 2016 WATCHBOOK REQUIREMENTS.

MINIMUM RECOMMENDED DELINEATOR/CONE & SIGN PLACEMENT

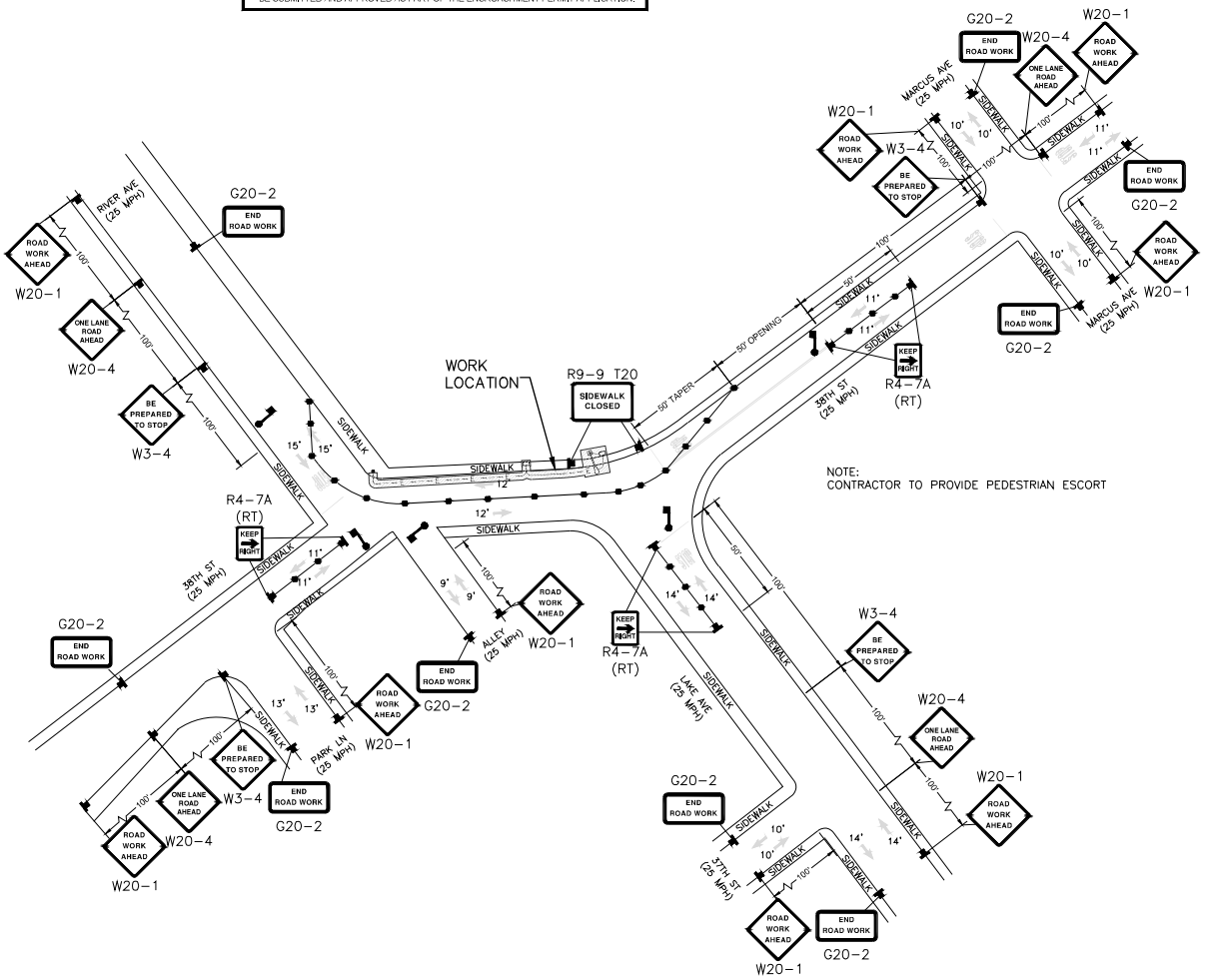
TABLE 6H-4
FORMULAS BASED ON 12' WIDE LANES:
40 MPH OR LESS L=WS²/60
45 MPH OR MORE L=WS

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

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 II BARRICADE
	TYPE II BARRICADE W/ PROPOSED SIGNS
S	SIGNALIZED INTERSECTION
	CONSTRUCTION AREA
	FLAGGER

CITY NOTE

1. TRAFFIC CONTROL PLANS ARE NOT TO BE USED FOR CONSTRUCTION AND NEW TCP WILL BE SUBMITTED AND APPROVED AS PART OF THE ENCROACHMENT PERMIT APPLICATION.



PHASE 1

TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"
0" 15' 30' 60'

1

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
7366 CALLE AVANZADO

DRAWN BY: AL
CHECKED BY: MM

REV	DATE	DESCRIPTION
A	05/12/2020	100% CD'S REVISED
E	10/17/2019	100% CD'S REVISED
D	09/27/2019	100% CD'S
C	08/30/2019	100% CD'S
B	09/21/2018	100% CD'S
A	09/17/2018	90% CD'S

REGISTERED PROFESSIONAL ENGINEER
LOYALL A. WHARTON
C50547
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 05/12/2020
EXPIRATION DATE: 06/30/2021

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 007A
CITY STREETLIGHT NO. SLC0902
LOCATED AT THE NORTHWEST CORNER OF 38TH STREET AND LAKE AVENUE
NEWPORT BEACH, CA 92663

SHEET TITLE
TRAFFIC CONTROL PLAN

SHEET NUMBER
TC-1

VICINITY MAP

TITLE REPORT

NOT APPLICABLE (RIGHT-OF-WAY). THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, RIGHT OF WAY LINES SHOWN WERE PLOTTED PER DATA SHOWN ON RECORD SUBDIVISION MAPS. NO ATTEMPT WAS MADE TO PLOT WRITTEN OR UNWRITTEN EASEMENTS OR SETBACK LINES.

LEGAL DESCRIPTION

NOT APPLICABLE (RIGHT-OF-WAY).

ASSESSOR'S PARCEL NO.

NOT APPLICABLE (RIGHT-OF-WAY).

EASEMENT NOTES:

NOT APPLICABLE (RIGHT-OF-WAY).

BENCH MARK

THE SMARTNET NORTH AMERICA C.O.R.S. "CASA",
ELEVATION = 109.20 FEET (NAVD 88)

BASIS OF BEARINGS

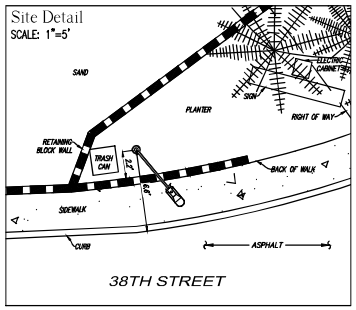
THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 6, 1983 DATUM.

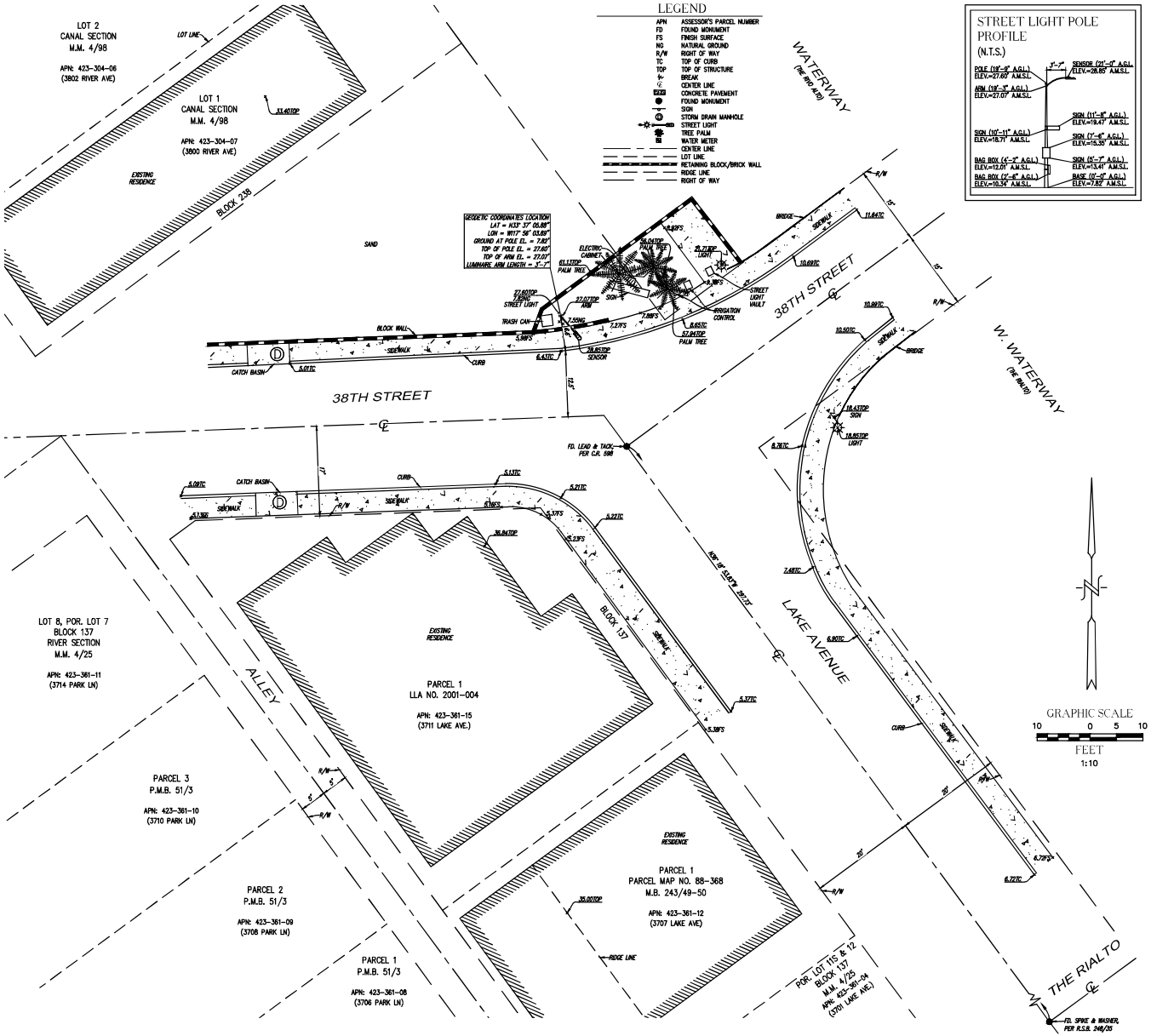
SURVEYOR'S NOTES:

THIS IS NOT A BOUNDARY SURVEY. THE RIGHT OF WAY LINES AND THEIR DIMENSIONS SHOWN HEREON ARE PER READILY AVAILABLE RECORDED INFORMATION AND THEIR LOCATIONS ARE APPROXIMATE, PENDING RECEIPT OF TITLE REPORT(S) FOR THE ADJACENT REAL PROPERTY.

DATE OF SURVEY

NOVEMBER 15, 2019





SITE SURVEY

at&t
1452 EDINGER AVE.
TUSTIN, CA 92780

ERICSSON
330 COMMERCE, STE. 200
IRVINE, CA 92602

M SQUARED WIRELESS
1302 CALLE AVANZADO

REV	DATE	DESCRIPTION	BY

CHARLES L. SCOTT III, PLS 8742
EXP.12/31/2020 Registration No. in the State of California.

CRAN_RLOS_
CSTAM_007

3714 LAKE AVENUE
NEWPORT BEACH, CA 92663

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
C-1