

**CITY OF NEWPORT BEACH
PLANNING DEPARTMENT ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION
FROM: David Lepo, Planning Director
SUBJECT: Report of actions taken by the Zoning Administrator, Planning Director and/or Planning Department staff for the week ending June 5, 2009

ACTIONS TAKEN BY THE PLANNING DIRECTOR OR PLANNING DEPARTMENT STAFF

Item 1: MediaFLO USA – Telecom Permit No. TP2008-003 (PA2008-117)
21474 Vista Ridge Road

A telecom permit to allow the installation of a 14-foot pylon antenna to be mounted at 47 feet on the existing 100-foot steel lattice tower located atop "Signal Peak", two 1.8-meter satellite dishes to be side mounted on the existing equipment shelter, two global positioning system antennas mounted on the existing equipment shelter, one heat exchanger to be wall mounted on the existing equipment shelter, one air conditioning unit to be wall mounted to the existing equipment shelter, and related equipment housed within the existing equipment shelter.

Approved – June 4, 2009

Council District

6

On behalf of David Lepo, Planning Director:



Patrick J. Alford, Planning Manager

APPEAL:

The applicant or any interested party may appeal the decision of the Planning Director to the City Council by a written request to the City Council within 14 days of the action date. A \$1,550.00 filing fee shall accompany any appeal filed. The City Council's action on appeals shall be final.

c: David Lepo, Planning Director (*e-mail*)
Sharon Wood, Assistant City Manager (*e-mail*)
David Keely, Public Works Senior Civil Engineer (*e-mail*)
Code Enforcement Division (*e-mail*)
Lt. Tom Gazsi, NBPD (*e-mail*)



TELECOM PERMIT NO. TP2008-003
(PA2008-117)

Planning Department
3300 Newport Boulevard
Newport Beach, CA 92663
(949) 644-3200; FAX (949) 644-3229

Staff Person: Fern Nueno
949-644-3227

APPLICATION: Telecom Permit No. TP2008-003 (PA2008-117)

APPLICANT: MediaFLO USA

LOCATION: 21474 Vista Ridge Road

LEGAL DESCRIPTION: Parcel 1 of Block 134, Irvine Subdivision, in the County of Orange, State of California, as per map recorded in Book 1, Page 88 of Miscellaneous Record Maps, in the Office of the County Recorder of Orange County.

PROJECT REQUEST AND DESCRIPTION

MediaFLO USA has submitted an application requesting approval of a telecom permit to allow the installation of a 14-foot pylon antenna to be mounted at 47 feet on the existing 100-foot steel lattice tower located atop "Signal Peak", two 1.8-meter satellite dishes to be side mounted on the existing equipment shelter, two global positioning system antennas mounted on the existing equipment shelter, one heat exchanger to be wall mounted on the existing equipment shelter, one air conditioning unit to be wall mounted to the existing equipment shelter, and related equipment housed within the existing equipment shelter. The proposed telecommunications equipment would allow wireless subscribers to receive television broadcasts on their cellular telephones. The property is located in the Newport Coast Planned Community (NPC_PC) District.

DIRECTOR'S ACTION: **Approved with Conditions – June 4, 2009**

In approving this application, the Planning Director analyzed issues regarding compliance with Chapter 15.70 of the Newport Beach Municipal Code. This approval is based on the findings and subject to the following conditions attached to this report.

The Planning Director determined in this case that the proposed wireless telecommunications facility ("telecom facility") meets the provisions of Chapter 15.70.

BACKGROUND

This subject parcel is in an area called Signal Peak, which was located within unincorporated County of Orange prior to annexation into the City, and was zoned for

open space by the County. Under the County of Orange, wireless telecommunications facilities were a permitted use in the open space zone with the approval of a site development permit. There were multiple towers at Signal Peak, including the subject lattice tower, located on multiple parcels of land that received approval from the Orange County Planning and Development Services Department prior to annexation to the City.

Upon annexation to the City, the zoning of the parcel was reclassified to Newport Coast Planned Community (NPC_PC) District with a land use designation of Medium Density Residential and placed within a 32/50 Height Limitation Zone. The Medium and High Density Residential Planning Area of the NPC_PC District permits community transmitting, reception, or relay facilities. However, the zoning reclassification caused the existing lattice towers to become nonconforming per the City's Wireless Telecommunication Facilities Ordinance (Chapter 15.70 of the Municipal Code) because wireless telecommunications structures are not permitted to exceed the maximum height limit (50 feet). The existing steel lattice structure at the subject site is 100 feet in height. Thus, the structure is considered nonconforming because its height exceeds the maximum height limit. The proposed project will not increase the structure's inconsistency with the regulations of the Zoning Code because the proposed equipment will be under the height limit.

After the application was submitted, the applicant met with the Orange County Sheriff-Coroner Department (OCSD) to review the proposed project. The City's review and approval were delayed until the applicant provided documentation to the satisfaction of OCSD that the proposed use would not interfere with public safety transmissions. Once the issues were resolved, the Planning Department continued processing the application.

APPEAL PERIOD

The applicant may appeal any denial of the application or any conditions of approval to the City Council within 14 days of the date of written notification of action by the Planning Director. The City Council's action on appeals shall be final. Any appeal filed shall be accompanied by a filing fee of \$1,550.00.

On behalf of David Lepo, Planning Director

By 
Fern Nueno, Assistant Planner

Attachments: Vicinity Map
Findings and Conditions of Approval
Site Plan & Elevations

VICINITY MAP



21474 Vista Ridge Road

TP2008-003 (PA2008-117)

**FINDINGS AND
CONDITIONS OF APPROVAL**
TP2008-003 (PA2008-117)

FINDINGS

1. This project qualifies for an exemption from environmental review pursuant to Section 15303 (Class 3 New Construction or Conversion of Small Structures) of the Implementing Guidelines of the California Environmental Quality Act (CEQA). Class 3 exempts the installation of small new equipment and facilities in small structures. The proposed equipment will be small structures that are mounted on existing structures.

2. The telecommunications facility as proposed meets the intent of Chapter 15.70 of the Newport Beach Municipal Code (NBMC), while ensuring public safety, reducing the visual effects of telecom equipment on public streetscapes, protecting scenic ocean and coastal views, and otherwise mitigating the impacts of such facilities based on the following:
 - The proposed telecom facility will not be detrimental to public health or safety because it is required to comply with the applicable rules, regulations and standards of the Federal Communications Commission and the California Public Utilities Commission.

 - The telecom facility is located on an existing structure, thereby limiting the adverse visual effects of proliferation of facilities in the City.

 - Due to the location and design of the facility at Signal Peak in Newport Coast, the impacts to scenic ocean, coastal or public views are minimized. Signal Peak is on a hill and surrounded by trees, screening it from many public views.

3. The telecommunications facility as proposed conforms to the technology, height, location and design standards based on the following:
 - The telecom facility approved under this permit utilizes the most efficient available technology in order to minimize the number of facility components and reduce the visual impact.

 - The antenna on the existing lattice tower approved by the permit does not exceed the maximum building height limit of 50 feet allowed in the Newport Coast Planned Community District, as specified in the Zoning Code.

 - The KU Band antennas and other equipment located on or within the existing building that is adjacent to the tower will be less than 22 feet in height above existing grade, which is below the height limit.

- The proposed telecom facility will be located in a priority location, co-locating on the same structure on a single parcel.
- The antenna will be mounted on an existing steel lattice tower and will be painted to match and blend in with the structure.
- The support equipment for the telecom facility will be placed on or within an existing structure and will be screened from public view with existing landscaping. Due to the topography of the site, the equipment structure is not visible to the public.
- The size of all proposed equipment is small compared with the existing equipment on site.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, and elevations, except as noted in the following conditions.
2. The proposed equipment on the lattice tower shall be painted to match the color of the tower.
3. The landscaping on the parcel shall be maintained in order to screen the equipment from public view.
4. Anything not specifically approved by this Telecom Permit is not permitted and must be addressed in a separate and subsequent telecom permit review.
5. Any future facilities proposed by other carriers to be located within 1,000 feet from the subject property shall be approved to co-locate at the same site by the property owner or authorized agent, unless otherwise approved by the Planning Director.
6. The telecom facility approved by this permit shall comply with all applicable rules, regulations and standards of the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC).
7. The telecom facility shall comply with all regulations and requirements of the Uniform Building Code, Uniform Fire Code, Uniform Mechanical Code and National Electrical Code. All required permits shall be obtained prior to commencement of the construction.
8. Prior to the issuance of any building, mechanical and/or electrical permits, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. A copy of this approval letter shall be incorporated into the drawings approved for the issuance of permits.

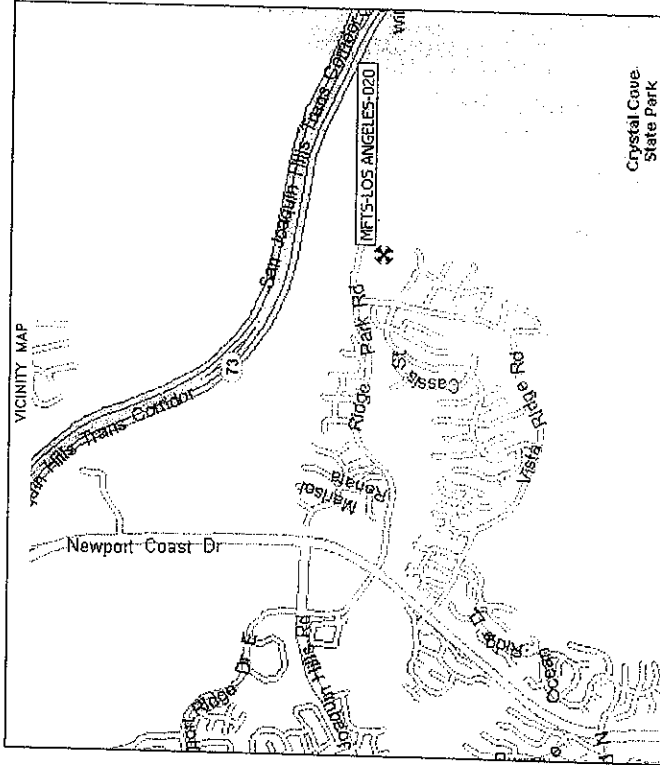
9. Appropriate information warning signs or plates shall be posted at the access locations and each transmitting antenna. In addition, contact information (e.g., a telephone number) shall be provided on the warning signs or plates to arrange for access to the roof top area. The location of the information warning signs or plates shall be depicted on the plans submitted for building permits.
10. 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.
11. The facility shall transmit at a frequency range of 716 to 722 MHz, and shall not receive any transmissions. Any change or alteration to the frequency range shall require the prior review and approval of the Planning Director.
12. The applicant shall not prevent the City of Newport Beach from having adequate spectrum performance on the City's 800 MHz radio frequencies at any time.
13. Within 30 days after installation of the telecom facility, a radio frequency (RF) compliance and radiation report prepared by a qualified RF engineer acceptable to the City shall be submitted in order to demonstrate that the facility is operating at the approved frequency and complies with FCC standards for radiation. If the report shows that the facility does not so comply, the use of the facility shall be suspended until the facility is modified to comply and a new report has been submitted confirming such compliance.
14. Prior to issuance of building permits, a deposit of \$1,000 shall be paid to the City of Newport Beach. This deposit is required by the Planning Department to ensure preparation and submittal of the RF Compliance and Radiation Report, referenced in the above Condition. The deposit will be used to defray any and all fees associated with review of the report by an independent technical consultant, pursuant to Section 15.70.070 B.10 of the Telecom Ordinance. Any unused deposit fees will be refunded to the applicant upon determination of compliance with the approved frequency and FCC standards.
15. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments that is monitored 24 hours per day to insure continuity on all interference issues, and to which interference problems may be reported. The name, telephone number, fax number and e-mail address of that person shall be provided to the Planning Department and Newport Beach Police Department's Support Services Commander prior to activation of the facility.
16. The applicant shall ensure that any lessee or other user(s) shall comply with the terms and conditions of this permit, and shall be responsible for the failure of any lessee or other users under the control of the applicant to comply.

17. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the applicant, current property owner or leasing agent.
18. The telecom facility approved by the permit shall comply with any easements, covenants, conditions or restrictions on the underlying real property upon which the facility is located.
19. The telecom facility shall not be lighted except as deemed necessary by the Newport Beach Police Department for security lighting. The night lighting shall be at the lowest intensity necessary for that purpose and such lighting shall be shielded so that direct rays do not shine on nearby properties. Prior to the final of building permits, the applicant shall schedule an evening inspection by the Code Enforcement Division to confirm compliance with this condition.
20. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
21. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 15.70 of the Newport Beach Municipal Code, including the conditions of approval, based on changed circumstances. The operator shall notify the Planning Department 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 or combination of signal outputs from the whole site above the FCC RF safety for humans general population or occupational exposure limits allowable maximum. Any changed circumstance shall require the operator to apply for a modification of the original telecom permit and obtain the modified telecom permit prior to implementing any change.
22. This telecom permit may be modified or revoked by the City Council should they determine that the facility or operator has violated any law regulating the telecom facility or has failed to comply with the requirements of Chapter 15.70 of the NBMC, or this telecom permit.
23. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Director by certified mail no less than 30 days prior to such action. The operator or property owner shall have 90 days from the date of abandonment or discontinuance to reactivate use of the facility, transfer the rights to use the facility to another operator, or remove the telecom facility and restore the site.

MediaFLO USA

A QUALCOMM COMPANY

MFTS-LOS ANGELES-020
 CORONA DEL MAR
 21474 VISTA RIDGE ROAD
 NEWPORT BEACH, CA. 92657



SHEET SCHEDULE

TITLE SHEET & PROJECT DATA
 GENERAL NOTES
 SITE PLAN
 PARTIAL SITE PLAN
 ENLARGED EQUIPMENT PLANS
 EXTERIOR ELEVATIONS

T-1
 GN-1
 A-0
 A-1
 A-2
 A-3

CONSULTANT TEAM

ENGINEER:
 BLACK & VEATCH
 10350 GRANDVIEW DRIVE
 CHELSEA PARK, KS 66210
 (913) 458-5135 (FAX)
 CONTRACT: CHRIS KRAFT

EQUIPMENT SUPPLIER:
 RICHIE AND SCHWARZ, INC.
 8861 ROBERT FULTON DRIVE
 NEWPORT BEACH, CA 92657
 (949) 817-3887

CONTACT: ROBERT SNETZER

CONSTRUCTION MANAGER:
 BLACK & VEATCH
 10350 GRANDVIEW DRIVE
 CHELSEA PARK, KS 66210
 (913) 458-5135 (FAX)
 CONTACT: DAVE MALOWELL

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 2003 INTERNATIONAL BUILDING CODE
 2003 INTERNATIONAL MECHANICAL CODE
 2003 INTERNATIONAL ELECTRICAL CODE
 2005 IBC NATIONAL ELECTRICAL CODE
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN THIS SET. THIS DRAWING SET IS NOT 24" x 36". THIS SET IS NOT TO SCALE.

PROJECT SUMMARY

APPLICANT:
 MEDIAFLO
 10350 GRANDVIEW DRIVE
 SAN DIEGO, CA 92121

PROPERTY MANAGER:
 RICHIE AND SCHWARZ, INC.
 8861 ROBERT FULTON DRIVE
 NEWPORT BEACH, CA 92657
 (949) 817-3887

PROJECT ADDRESS: 21474 VISTA RIDGE ROAD
 NEWPORT BEACH, CA 92657

LATITUDE: 33° 36' 18.7" N
 LONGITUDE: 117° 48' 38.6" W

DEVELOPMENT SUMMARY:
 INSTALL BROADCAST EQUIPMENT INSIDE AN EXISTING BUILDING AND INSTALL (1) UHF BROADCAST ANTENNA AT 27'-0" TO AN EXISTING TOWER AND (2) ROOF-MOUNTED ANTENNA AT 20'-3" WALL MOUNTED TO AN EXISTING BUILDING.

OCCUPANCY GROUP: U
 TENANT OCCUPANCY LOAD: 0
 TYPE II CONSTRUCTION: 2A
 BUILDING HEIGHT: 12'
 TOWER HEIGHT WITHOUT ANTENNAS: 53'
 3 SECOND GUST WIND SPEED: 65 MPH

PA2008-117 for TP2008-003
 21474 VISTA RIDGE ROAD
 MediaFLO USA

MediaFLO USA
 A QUALCOMM COMPANY

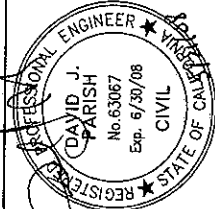


BLACK & VEATCH

10350 GRANDVIEW DRIVE
 CHELSEA PARK, KS 66210
 (913) 458-5135

PROJECT NO: 144312
 DRAWN BY: SAN
 CHECKED BY: BJR

NO	DATE	DESCRIPTION
1	02/21/08	ISSUE FOR PERMITS
2	04/27/08	ISSUE FOR SET



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE OR SHE IS LICENSED UNDER THE PROVISIONS OF THE PROFESSIONAL ENGINEERING ACT, TO ADD TO THIS DOCUMENT.

MFTS-LOS ANGELES-020
 CORONA DEL MAR
 21474 VISTA RIDGE ROAD
 NEWPORT BEACH, CA. 92657
 COLLOCATE

SHEET TITLE
 TITLE SHEET &
 PROJECT DATA

SHEET NUMBER

GENERAL CONSTRUCTION NOTES:

- 1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION...
2. CONTRACTOR SHALL CONSTRUCT SET IN ACCORDANCE WITH THESE DRAWINGS...
3. CONTRACTOR SHALL VERIFY THE JOB SITE AND SMALL FAMILIARITY...
4. UNLESS OTHERWISE NOTED, THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY...

- A) TRANSFORMER
B) MTS PACK
C) PUMP ASSEMBLY
D) HEAT EXCHANGER
E) DIESEL GENERATOR
F) DIESEL ENGINE
G) DIESEL PUMP
H) DIESEL MOTOR
I) DIESEL GENERATOR
J) DIESEL ENGINE
K) DIESEL PUMP
L) DIESEL MOTOR

- 5. DRAWINGS SHOW ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED...
6. DETAILS ARE INTENDED TO SHOW DESIGN INTENT...
7. CONTRACTOR SHALL VERIFY THE JOB SITE AND SMALL FAMILIARITY...
8. UNLESS OTHERWISE NOTED, THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY...

- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
10. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
11. RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANTENNA SUPPORTS...
12. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS...
13. MAINTAIN A MINIMUM CLEARANCE OF 18 INCHES FROM ALL EXISTING UTILITIES...

- 14. IN DRILLING HOLES INTO CONCRETE WHETHER FOR REBAR OR OTHERWISE...
15. REPAIR ALL EXISTING WALL SURFACES DAMAGED DURING CONSTRUCTION...
16. KEEP CONTRACT AREA CLEAN, HAZARDOUS MATERIALS AND DEBRIS SHALL BE REMOVED...
17. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITIES...
18. MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURER'S RECOMMENDATIONS...

- 19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
20. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
22. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

SITEWORK NOTES:

- 1. DO NOT EXCAVATE OR DISTURB EXISTING BELOW THE PROPERTY LINES OR LAISE...
2. ACCURATELY LOCATE AND PLACE ON AS-BUILT DRAWINGS BY GENERAL...
3. ALL EXISTING UTILITIES TO BE REMOVED OR RELOCATED...
4. ALL PLANS HAVE BEEN REFERRED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT...

- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
6. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
10. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
14. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 17. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
18. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
22. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
23. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
24. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

STRUCTURAL STEEL NOTES:

- 1. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION...
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
3. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
6. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
10. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
14. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 17. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
18. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
22. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
23. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
24. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

MediaFLO USA
A QUALCOMM COMPANY
15868 CRYSTAL DRIVE
OVERLAND PARK, MISSOURI 66210
(913) 788-2000

BLACK & VEATCH
15868 CRYSTAL DRIVE
OVERLAND PARK, MISSOURI 66210
(913) 788-2000

Table with columns: PROJECT NO., DRAWN BY, CHECKED BY, REVISION, DATE, DESCRIPTION.

PROFESSIONAL ENGINEER
DAVID J. PARISH
No. 63087
Exp. 6/30/08
CIVIL
STATE OF CALIFORNIA

MFTS-LOS ANGELES-020
CORONA DEL MAR
2147A VISTA RIDGE ROAD
NEWPORT BEACH, CA. 92657

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
2. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
6. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
10. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
14. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 17. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
18. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
22. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
23. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
24. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
2. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
6. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
10. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
14. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 17. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
18. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
22. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
23. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
24. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
2. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
6. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
10. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
14. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 17. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
18. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

- 21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
22. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS...
23. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...
24. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK UNDER THIS CONTRACT...

CONCRETE MASONRY UNITS:

CONCRETE MASONRY UNITS SHALL BE MASONRY UNITS CONFORMING TO...

CONCRETE MASONRY UNITS SHALL BE MASONRY UNITS CONFORMING TO...

CONCRETE MASONRY UNITS SHALL BE MASONRY UNITS CONFORMING TO...

CONCRETE MASONRY UNITS SHALL BE MASONRY UNITS CONFORMING TO...

CONCRETE MASONRY UNITS SHALL BE MASONRY UNITS CONFORMING TO...

CONCRETE MASONRY UNITS SHALL BE MASONRY UNITS CONFORMING TO...

GENERATOR NOTES:

GENERATOR SHALL BE PROVIDED BY MEDIANO...

GENERATOR SHALL BE PROVIDED BY MEDIANO...

GENERATOR SHALL BE PROVIDED BY MEDIANO...

GENERATOR SHALL BE PROVIDED BY MEDIANO...

GENERATOR SHALL BE PROVIDED BY MEDIANO...

GENERATOR SHALL BE PROVIDED BY MEDIANO...

DIESEL TANK NOTES (WHERE APPLICABLE):

DIESEL TANK SHALL BE INSTALLED IN ACCORDANCE WITH NFPA AND...

DIESEL TANK SHALL BE INSTALLED IN ACCORDANCE WITH NFPA AND...

DIESEL TANK SHALL BE INSTALLED IN ACCORDANCE WITH NFPA AND...

DIESEL TANK SHALL BE INSTALLED IN ACCORDANCE WITH NFPA AND...

DIESEL TANK SHALL BE INSTALLED IN ACCORDANCE WITH NFPA AND...

DIESEL TANK SHALL BE INSTALLED IN ACCORDANCE WITH NFPA AND...

PROpane TANK NOTES (WHERE APPLICABLE):

CONTRACTOR TO ACQUIRE IN LISTED, LP TANK NOT TO EXCEED 500 GALLONS...

CONTRACTOR TO ACQUIRE IN LISTED, LP TANK NOT TO EXCEED 500 GALLONS...

CONTRACTOR TO ACQUIRE IN LISTED, LP TANK NOT TO EXCEED 500 GALLONS...

CONTRACTOR TO ACQUIRE IN LISTED, LP TANK NOT TO EXCEED 500 GALLONS...

CONTRACTOR TO ACQUIRE IN LISTED, LP TANK NOT TO EXCEED 500 GALLONS...

CONTRACTOR TO ACQUIRE IN LISTED, LP TANK NOT TO EXCEED 500 GALLONS...

MediaFLO USA
A QUALCOMM COMPANY

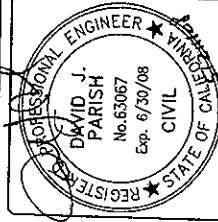


BLACK & VEATCH

10855 PRANSKEY DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO:	144312
DRAWN BY:	SAH
CHECKED BY:	BAH

REV	DATE	DESCRIPTION
1	03/21/08	DRAWING REVISIONS
2	04/07/08	DRAWING SET

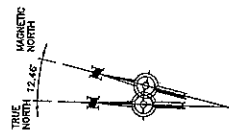
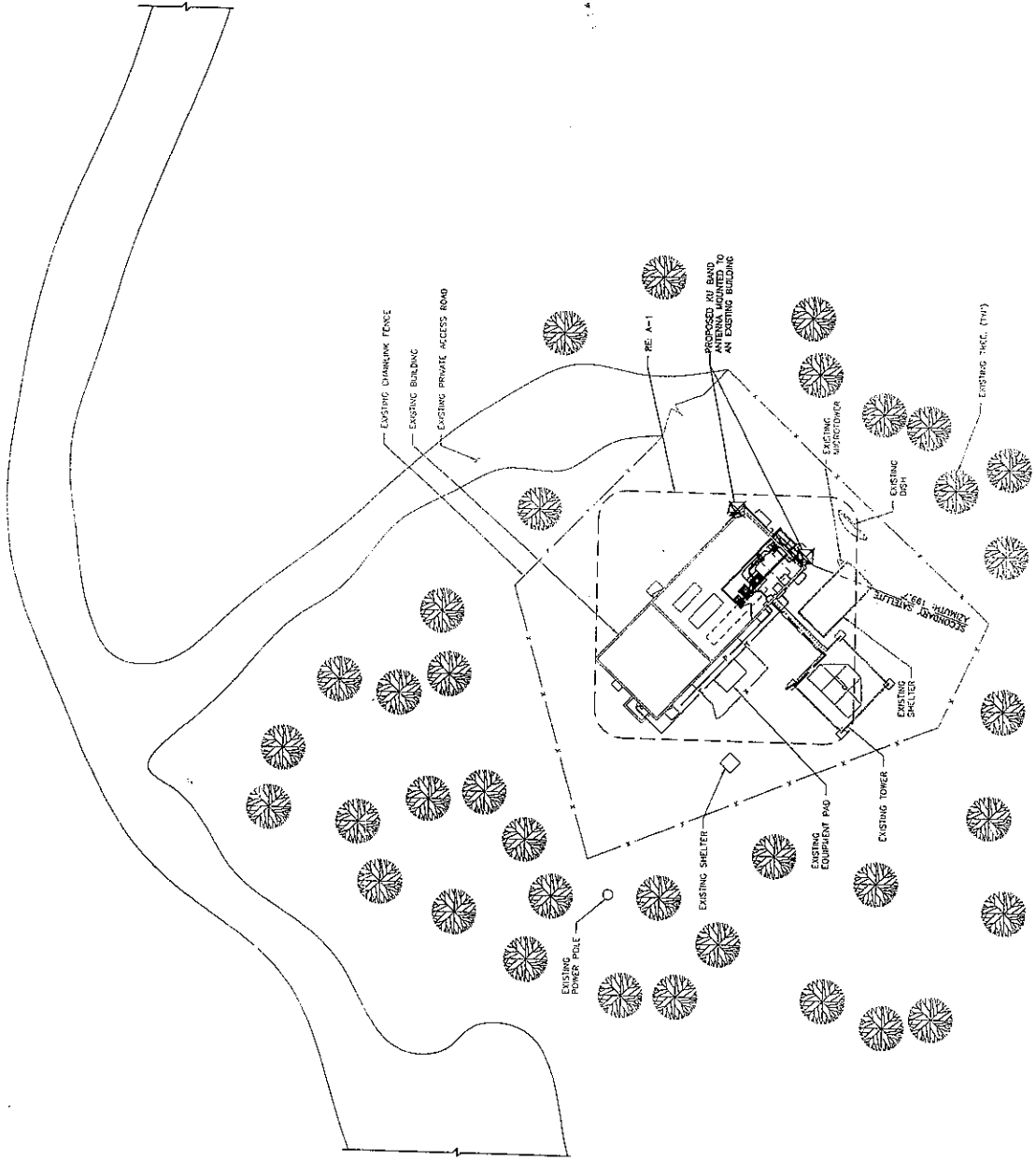


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE OR SHE IS A LICENSED PROFESSIONAL ENGINEER, TO SEAL OR SIGN THIS DOCUMENT.

MFTS-LOS ANGELES-020
CORONA DEL MAR
21474 VISTA RIDGE ROAD
NEWPORT BEACH, CA. 92657
COLLOCATE

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-0



SITE PLAN
1" = 10' 0" 1" = 30'

MediaFLO USA
A QUALCOMM COMPANY

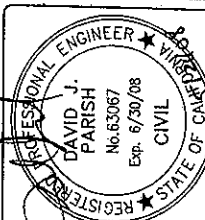


BLACK & VEATCH

10550 GRANDVIEW DRIVE
OVERLAND PARK, MISSOURI 66210
(816) 438-3000

PROJECT NO: 144312
DRAWN BY: SNA
CHECKED BY: BJA

REV	DATE	DESCRIPTION
1	06/21/08	ZONING REVISIONS
0	04/07/08	ZONING SET

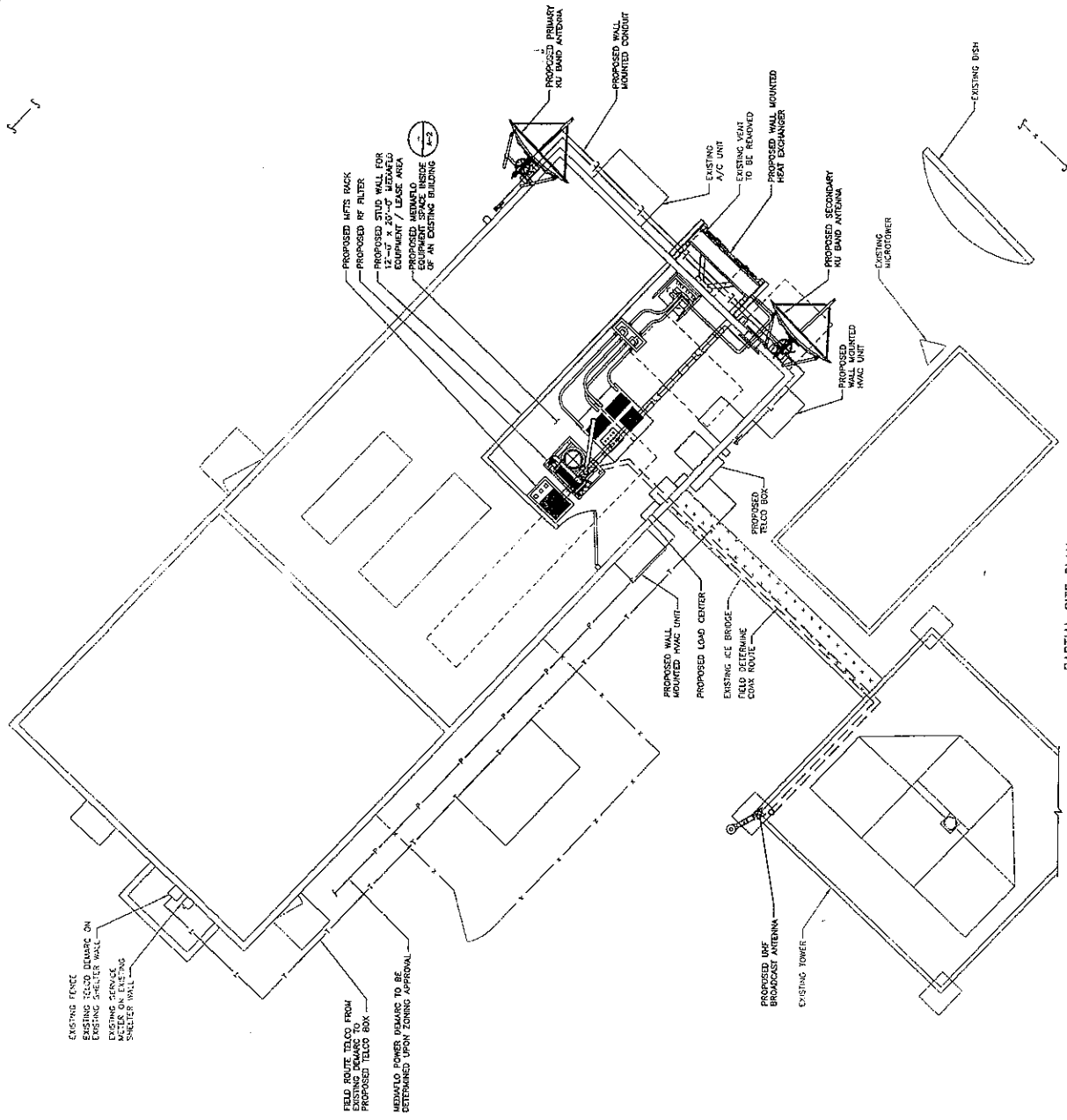


U.S. MAILING OF THIS SET AND FORFEITURE OF A LICENSED PROFESSIONAL ENGINEER IN ANY STATE IS PROHIBITED.

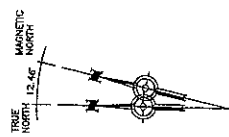
MFTS-LOS ANGELES-020
CORONA DEL MAR
21474 VISTA RIDGE ROAD
NEWPORT BEACH, CA. 92657
COLLOCATE

SHEET TITLE
PARTIAL SITE PLAN

SHEET NUMBER
A-1



PARTIAL SITE PLAN
0 4' 8'



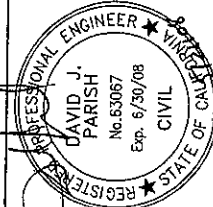
MediaFLO USA
A QUALCOMM COMPANY



BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(816) 438-2000

PROJECT NO: 144312
DRAWN BY: SAN
CHECKED BY: BUH

REV	DATE	DESCRIPTION
1	10/21/08	ISSUE FOR PERMITS
2	04/07/08	ISSUE FOR PERMITS

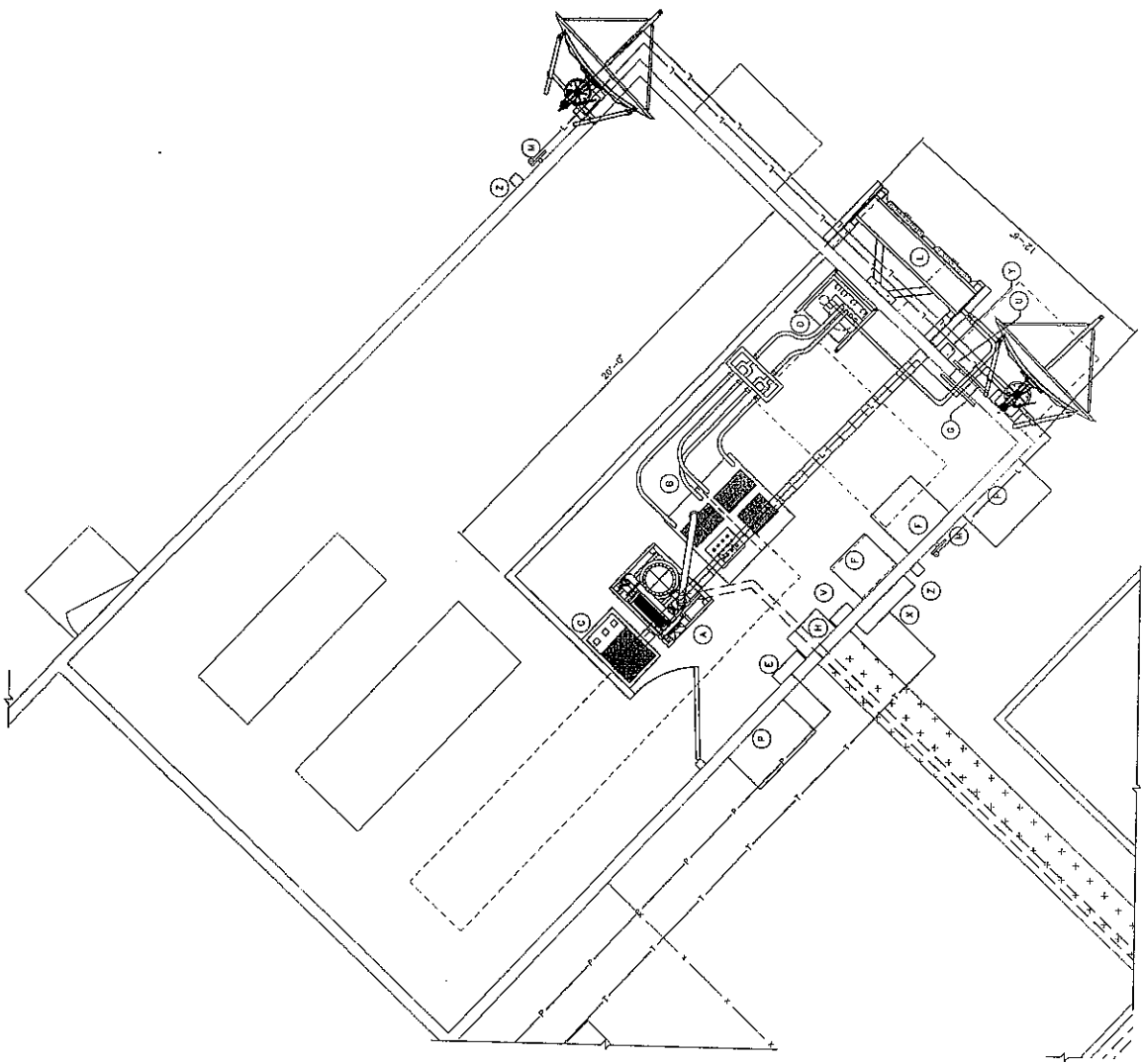


U.S. LICENSE NO. FOR ANY PERSON
HOLDING A PROFESSIONAL ENGINEERING
LICENSE IN ANY STATE SHALL BE
TO PAPER THIS DOCUMENT.

MFTS-LOS ANGELES-020
CORONA DEL MAR
2147A VISTA RIDGE ROAD
NEWPORT BEACH, CA. 92657
COLLOCATE

SHEET TITLE
**ENLARGED EQUIPMENT
PLAN**

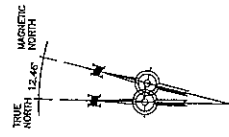
SHEET NUMBER
A-2



ENLARGED EQUIPMENT PLAN
1" = 8'-0" 1' 2' 3' 4' 5'

- LEGEND**
- (A) PROPOSED FLOOR MOUNTED RF FILTER ASSEMBLY
 - (B) PROPOSED UHF TRANSMITTER
 - (C) PROPOSED MFTS RACK
 - (D) PROPOSED FLOOR MOUNTED PUMP SYSTEM
 - (E) PROPOSED INTEGRATED LOAD CENTER
 - (F) PROPOSED TRANSFORMER
 - (G) 108
 - (H) PROPOSED AUTOMATIC TRANSFER SWITCH
 - (I) PROPOSED HEAT EXCHANGER
 - (M) PROPOSED GPS ANTENNA
 - (N) PROPOSED EXTERIOR WALL MOUNTED AC UNITS EWS
 - (O) TRANSMITTER DISCONNECT
 - (X) PROPOSED TELCO BOX
 - (Y) PROPOSED FUSIBLE DISCONNECT
 - (Z) PROPOSED OUTDOOR LIGHTING

NOTE:
ALL ELECTRICAL COMPONENTS SHOWN FOR GENERAL LOCATION ONLY. INSTALL IN ACCORDANCE WITH NEC REQUIREMENTS AND LOCAL REQUIREMENTS.



REV	DATE	DESCRIPTION
1	08/17/08	ISSUE FOR PERMITS
0	02/27/08	ISSUE SET

REGISTERED PROFESSIONAL ENGINEER
DAVID J. PARISH
No. 63087
Exp. 6/30/08
CIVIL
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS A LICENSED PROFESSIONAL ENGINEER, TO SEAL OR SIGN THIS DOCUMENT TO AVOID THIS DOCUMENT.

MFTS-LOS ANGELES-020
CORONA DEL MAR
21474 VISTA RIDGE ROAD
NEWPORT BEACH, CA. 92657
COLLOCATE

SHEET TITLE
EXTERIOR
ELEVATION

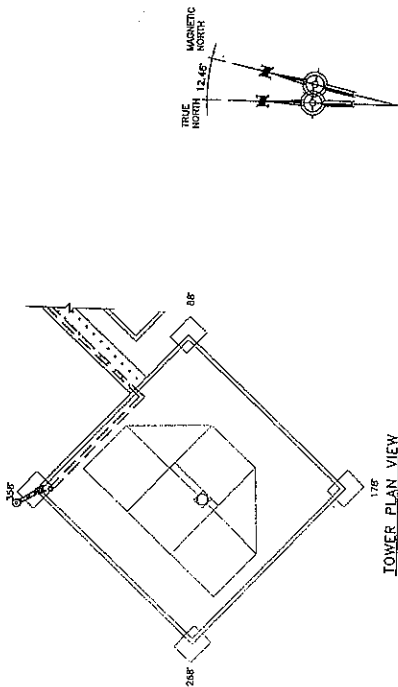
SHEET NUMBER
A-3

ANTENNA/COAX SCHEDULE			
ANTENNA	UHF BROADCAST ANTENNA	KU BAND ANTENNA	GPS ANTENNA
MANUFACTURER	DIELECTRIC	DIELECTRIC	PANASONIC
MODEL	TC-18A/LOWER	CV80-315Z-12	PTC 100 GPS
QUANTITY	1	2	2
ELEVATION (ABOVE GRADE)	47'-0"	28'-5"	18'-5"
ORIENTATION	AZIMUTH: 330 DEG	PRIMARY AZIMUTH: 193.7 DEG SECONDARY AZIMUTH: 193.7 DEG SECONDARY ELEVATION: 49.1 DEG	N/A
TRANSMISSION LINE	DIELECTRIC	TIMES MICROWAVE	TIMES MICROWAVE
SIZE	3/16"	1.5"	0.281"
TYPE	FLEX	LOW LOSS	LOW LOSS
MODEL	FL-77	LWR-300-75 (75 OHM)	LWR-400 (50 OHM)
APPROX LENGTH	80'-0"	48'-0"	75'-0"
WAVELENGTH	32'	3'	4'

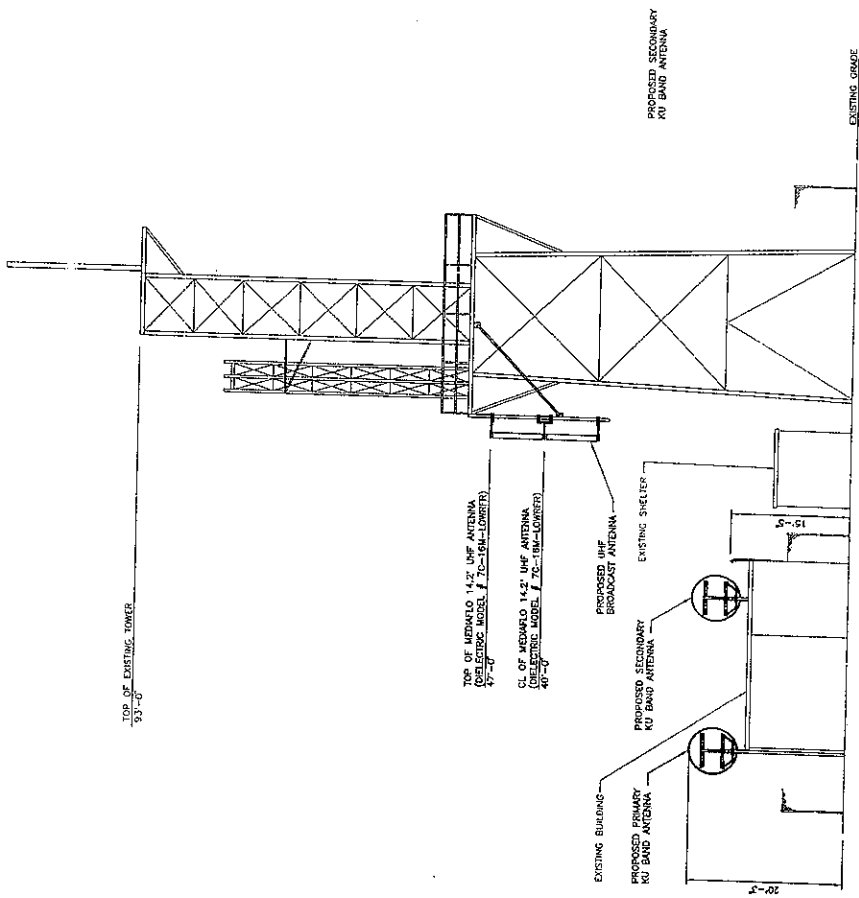
NOTE:
FROM SATELLITE DATA WILL BE ACTUALLY MEASURED TO THE PRIMARY AZIMUTH. THE STAND-BY DASH WILL BE ABLE TO ROTATE BETWEEN PRIMARY AND SECONDARY AZIMUTHS.

NOTES:
1. TOWER STRUCTURE ANALYSIS IS BEING CONDUCTED BY OTHERS. MEMPHLO INSTALLATION SHALL NOT START UNTIL ENGINEER RECEIVES COPY OF APPROVED STRUCTURAL ANALYSIS OR ASSESSMENT.
2. CONTRACTOR RESPONSIBLE FOR PROVIDING TOWER RIGGING PLANS, SUBJECT TO OWNER APPROVAL.

NOTE:
REFER TO STRUCTURAL ANALYSIS FOR APPROVED COAX PLACEMENT



TOWER PLAN VIEW
NO SCALE



WEST ELEVATION
0' 5' 10'

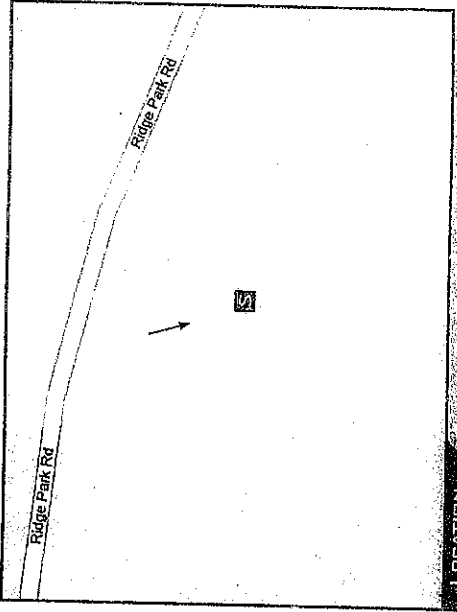
MFTS-LOS ANGELES-020

GORONA DEL MAR

21474 VISTA RIDGE ROAD NEWPORT BEACH CA 92657



VIEW 1



LOCATION



EXISTING



PROPOSED

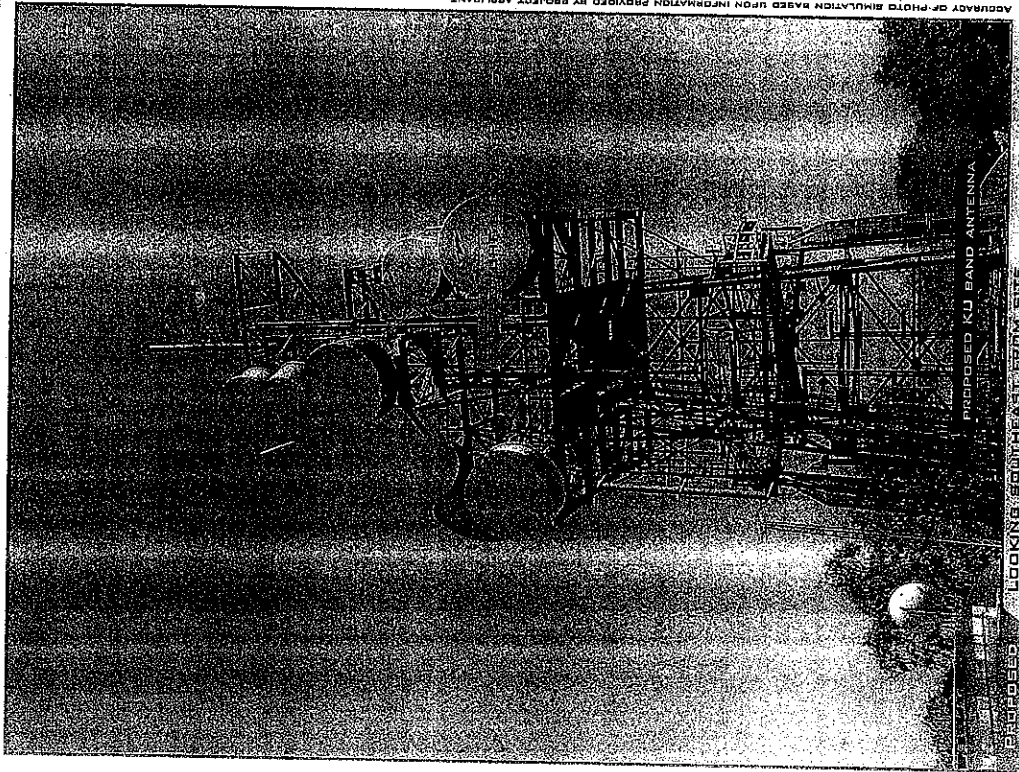
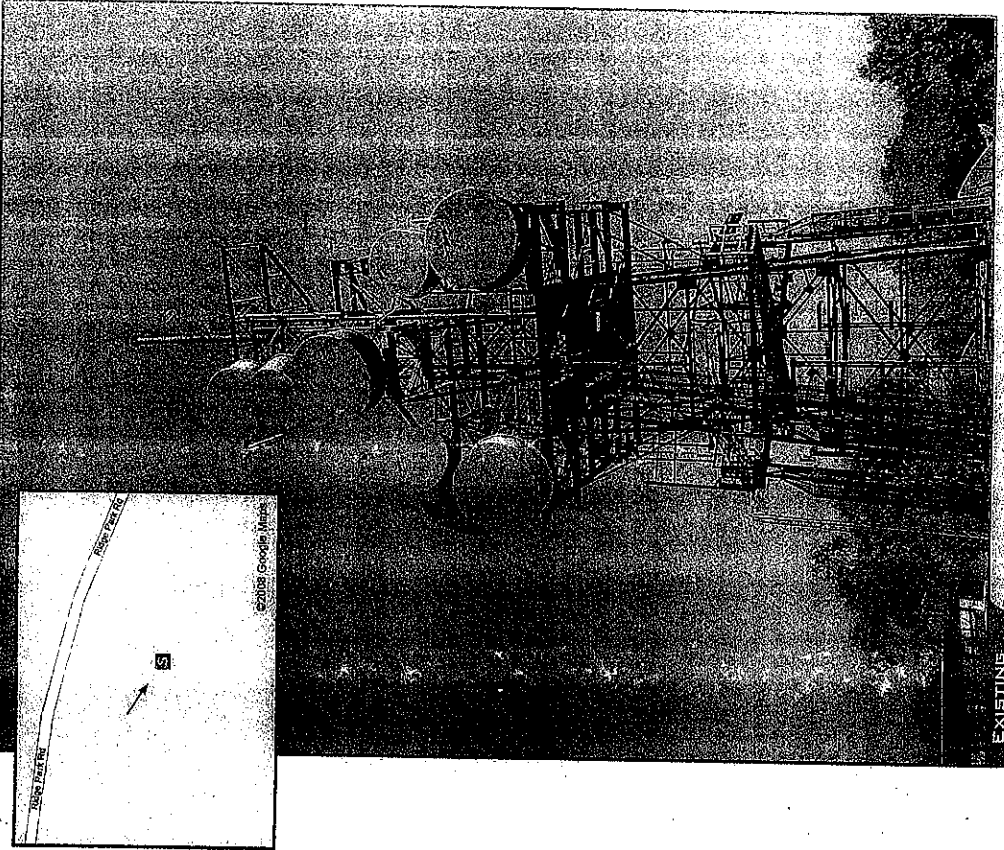
PA2008-117 for TP-2008-003
21474 VISTA RIDGE ROAD
MediaFLO USA

ACCURACY OF PHOTO SIMULATION BASED UP

MFTS-LOS ANGELES-020
CORONA DEL MAR

21474 VISTA RIDGE ROAD NEWPORT BEACH CA 92657

VIEW 2



mediaFLD
USA™

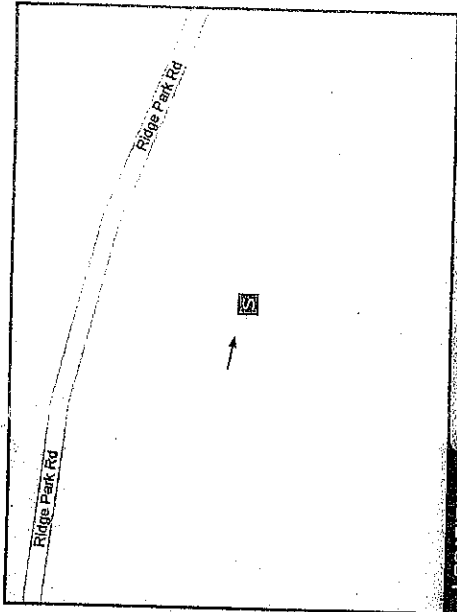
MFTS-LOS ANGELES-020

GORONA DEL MAR

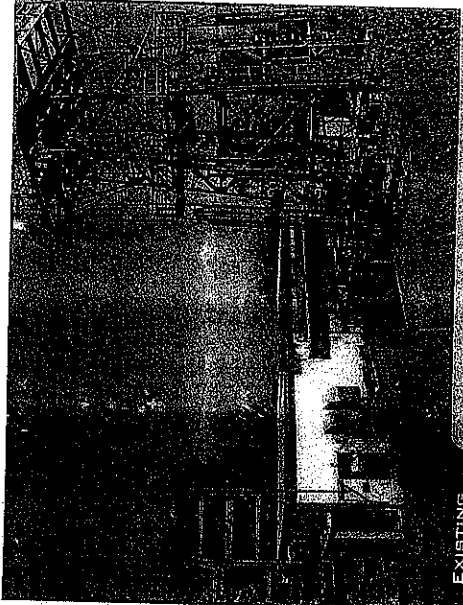
21474 VISTA RIDGE ROAD NEWPORT BEACH CA 92657

ARTISTIC
engineering
AEsim.com
877.9AE.sims

VIEW 3



©2009 Google Maps



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



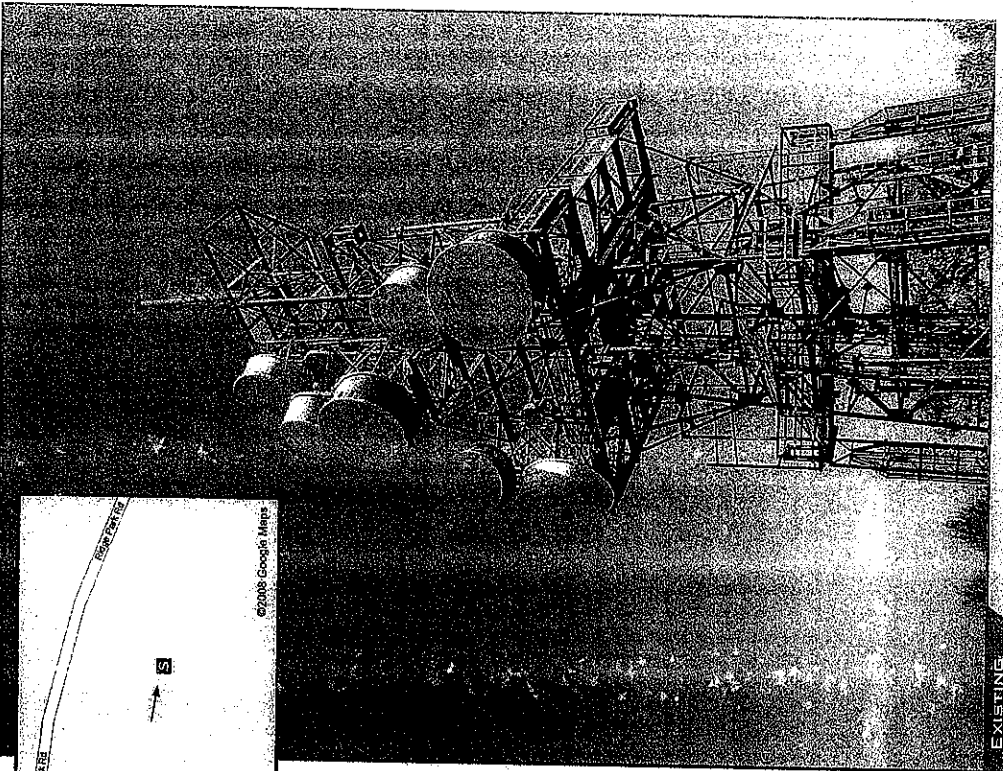
MFTS-LOS ANGELES-020

CORONA DEL MAR

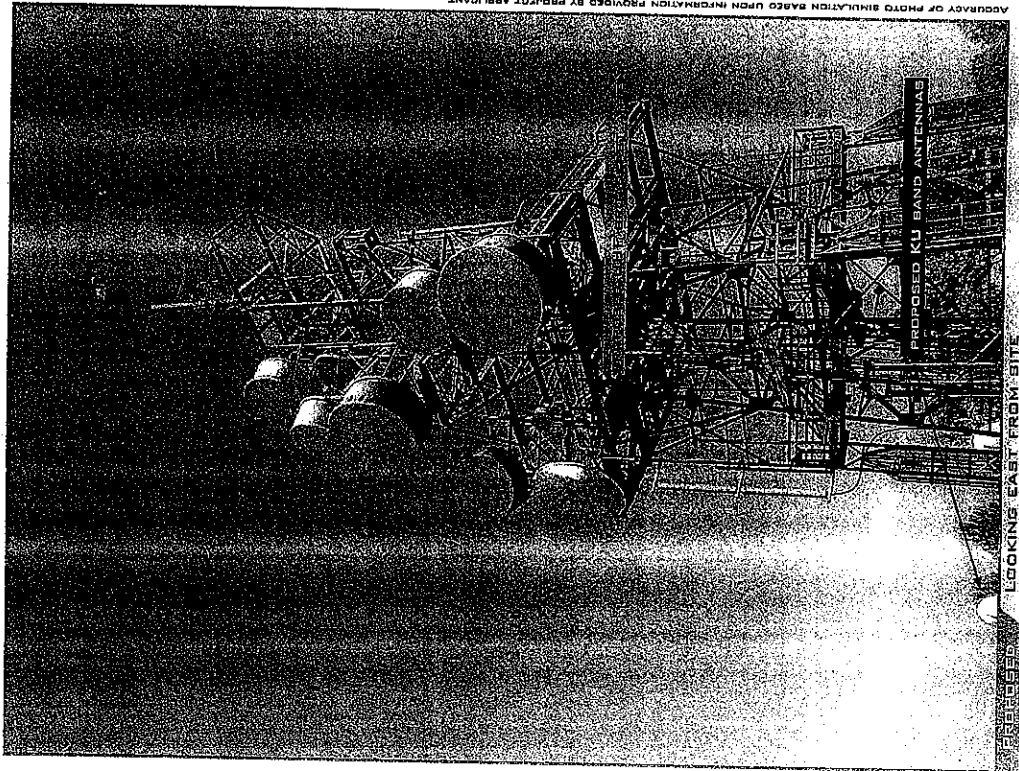
21474 VISTA RIDGE ROAD NEWPORT BEACH CA 92657

mediaFLD
USA™

VIEW 1



EXISTING



PROPOSED KU BAND ANTENNAS

PROCESSED, LOOKING EAST FROM SITE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.