

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

**TO:** CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

**FROM:** James W. Campbell, Acting Planning Director

**SUBJECT:** Report of actions taken by the Zoning Administrator, Planning Director and/or Planning Department staff for the week ending September 3, 2010

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**ACTIONS TAKEN BY THE PLANNING DIRECTOR OR PLANNING DEPARTMENT STAFF**

- Item 1: Mesa Consolidated Water District – Telecom Permit No. TP2010-004 (PA2010-045)  
Public Right-of-Way on Monrovia Avenue between Production Place and West 16<sup>th</sup> Street (1580 Monrovia Avenue)
- Approved – September 2, 2010 Council District 2
- Item 2: Mesa Consolidated Water District – Telecom Permit No. TP2010-006 (PA2010-047)  
Within the Metropolitan Water District Easement north of the San Joaquin Reservoir and south of Ford Road (2351 Ford Road)
- Approved – September 2, 2010 Council District 7

  
James W. Campbell, Acting Planning Director

**Applies to TELECOM 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 \$4,010.00 filing fee shall accompany any appeal filed. The City Council's action on appeals shall be final.

*Email* City Council  
Planning Commission  
David Lepo, Planning Director  
Sharon Wood, Assistant City Manager  
David Keely, Public Works Senior Civil Engineer  
Code Enforcement Division  
Jon Lewis, Support Services Lt., NBPD



## **TELECOM PERMIT NO. TP2010-004 (PA2010-045)**

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

Staff Person:

Erin M. Steffen  
(949) 644-3234

**APPLICATION:** Telecom Permit No. TP2010-004 (PA2010-045)

**APPLICANT:** Mesa Consolidated Water District

**LOCATION:** 1580 Monrovia Avenue

**LEGAL DESCRIPTION:** Public Right-of-Way on Monrovia Avenue between Production Place and West 16<sup>th</sup> Street

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### **PROJECT REQUEST AND DESCRIPTION**

Mesa Consolidated Water District (Mesa) has submitted an application requesting to install a supervisory control and data acquisition (SCADA) system located in the public right-of-way (PROW) on Monrovia Avenue between Production Place and West 16<sup>th</sup> Street. The project would consist of a Yagi directional antenna attached to an existing Southern California Edison (SCE) utility pole. Also, an existing Mesa-owned cabinet located adjacent to the pole to the east will be replaced with a new cabinet at the same size and location to house the system's support equipment.

### **DIRECTOR'S ACTION:** **Approved with Conditions – September 2, 2010**

In approving this application, the Planning Director analyzed issues regarding compliance with Chapter 15.70 (Wireless Telecommunication Facilities) of the Newport Beach Municipal Code (NBMC). 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 project meets the provisions of Chapter 15.70.

### **ENCROACHMENT PERMIT**

An encroachment permit issued and approved by the Public Works Department shall be required to allow installation and construction of the project in the PROW.

## APPEAL PERIOD

The applicant may appeal the decision of the Planning Director to the City Council within 14 days of the action date. The City Council's action on appeals shall be final. A \$4,010.00 filing fee shall accompany any appeal filed. For additional information on filing an appeal, contact the City Clerk at 949 644-3005.

On behalf of James Campbell, Acting Planning Director

By   
Erin M. Steffen, Planning Technician

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

## VICINITY MAP



Telecommunications Permit No. TP2010-004  
PA2010-045

**1580 Monrovia Avenue (Public Right-Of-Way)**

**FINDINGS AND  
CONDITIONS OF APPROVAL  
TP2010-004 (PA2010-045)**

**FINDINGS**

1. 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 for the following reasons:
  - The proposed telecom facility will not be detrimental to public health or safety because it will comply with the applicable rules, regulations, and standards of the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC), and the NBMC.
  - The telecom facility will be located in the public right-of-way (PROW) on an existing SCE utility pole and any future proposed facility to be located within 1,000 feet of the existing facility shall be required to co-locate on the same site to limit the adverse visual effects of proliferation of facilities in the City.
  - The proposed facility will not have an effect on public streetscapes, or scenic ocean and coastal views because the facility is proposed to be installed on an existing SCE utility pole located in the PROW, and in an area where there are no scenic ocean or coastal views. The proposed antenna is minimal in size and is consistent with the exiting SCE utility pole. The support equipment will not alter the existing appearance of the site as it will be located in a new above-ground cabinet replacing an existing cabinet at the same size and in the same location.
2. The telecommunications facility as proposed conforms to the technology, height, location and design standards for the following reasons:
  - Per the NBMC, the existing SCE utility pole is a priority location for the installation of a telecom facility. The antenna is allowed to be installed on poles within the PROW at a height up to 35 feet, provided that the antenna does not exceed the top of the pole. The proposed antenna for the telecom facility will be closely mounted to the utility pole at a height not to exceed 20 feet and will be located below the top of the pole.
  - The support equipment for the telecom facility will be screened from public view, as it will be placed in a new above-ground cabinet replacing an existing cabinet at the same size and location in the PROW adjacent to the utility pole.

- The above-ground support equipment and electrical pedestal meter located in the PROW will comply with the provisions of Title 13 of the NBMC and with all requirements of the American's with Disabilities Act (ADA).
3. 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.

### **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. One Yagi directional antenna for the telecom facility approved by this permit shall be closely mounted to the utility pole not to exceed a height of 20 feet, shall be installed below the top of pole, and shall be painted to match the color and texture of the utility pole on which it is mounted.
3. The specific size and location of the support equipment and all appurtenant above-grade equipment associated with the telecom facility shall be designed and installed to the satisfaction of the Public Works Department and consistent with what is depicted on the plans approved by this telecom permit.
4. Prior to issuance of an encroachment permit, a letter from SCE granting the applicant the authority to place a telecommunications facility on their pole located in the PROW at the subject location must be submitted to the City. Additionally, the telecommunications facility shall be installed per SCE requirements.
5. The location in which this facility is proposed is not currently in an approved Underground Assessment District. In the future, if or when an Underground Assessment District is approved in this location, the applicant shall be required to relocate the facility underground, pursuant to Section 13.20.030 of the NBMC.
6. Anything not specifically approved by this Telecom Permit is not permitted and must be addressed in a separate and subsequent Telecom Permit application.
7. The telecom facility approved by this permit shall comply with all applicable rules, regulations and standards of the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC), and the NBMC.
8. 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.

9. 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.
10. Appropriate information RF warning signs or plates shall be posted at the access locations and each transmitting antenna. The location of the information warning signs or plates shall be depicted on the plans submitted for construction permits.
11. The facility shall transmit and receive in the 900 MHz band. Any change or alteration to the frequency shall require the prior review and approval of the Planning Director.
12. The applicant shall not prevent or otherwise interfere with the City of Newport Beach from having adequate spectrum capacity on the City's 800 MHz radio frequencies at any time.
13. No radio frequency (RF) compliance and radiation report is required unless the applicant exceeds the 100 watts ERP.
14. 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.
15. Should interference with the City's Public Safety radio equipment occur, radio transmissions from the facility shall immediately be suspended until the radio frequency is corrected and verification of the compliance is reported.
16. The applicant shall insure that the 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 approved telecom facility property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the applicant. Failure by the current property owner or leasing agent to provide the required notice or failure of the assignees to unconditionally accept these conditions shall be a basis for the City to terminate this permit.
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 or for short periods at night when service of the facility is required. 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 NBMC, 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 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 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. If the applicant or subsequent owner intends to abandon or discontinue use of a telecom facility, he or she 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.
24. If any of the existing public improvements surrounding the site is damaged by the private work, new concrete sidewalk, curb and gutter, alley/street pavement, and other public improvements shall be required by the City at the time of private construction completion. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector.
25. The applicant shall protect all City landscape, trees, and irrigation in place. If any damage should occur, the contractor will be required to repair as directed by the General Services Department and guarantee work for a minimum of one (1) year.
26. The storage of all project related equipment shall not be located in the public right-of-way overnight.

27. All underground conduit/cable runs shall maintain a minimum five-foot clearance from City utilities, unless otherwise approved by City.
28. Traffic and Pedestrian control shall be per WATCH (2006) or as directed by the Public Works Department.
29. A Temporary Street Closure Permit and/or Encroachment Permit shall be required for all work activities within the public right-of-way.
30. This approval shall expire unless exercised within 24 months from the date of approval.
31. 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 the Mesa Consolidated Water District Telecom Permit, including, but not limited to, Telecommunications Permit No. TP2010-004 (PA2010-045). 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.

PHOTO SIMULATIONS – BEFORE (PHOTO #1)



PA2010-045 for TP2010-004  
1580 Monrovia Avenue (Public R-O-W)  
Mesa Consolidated Water District

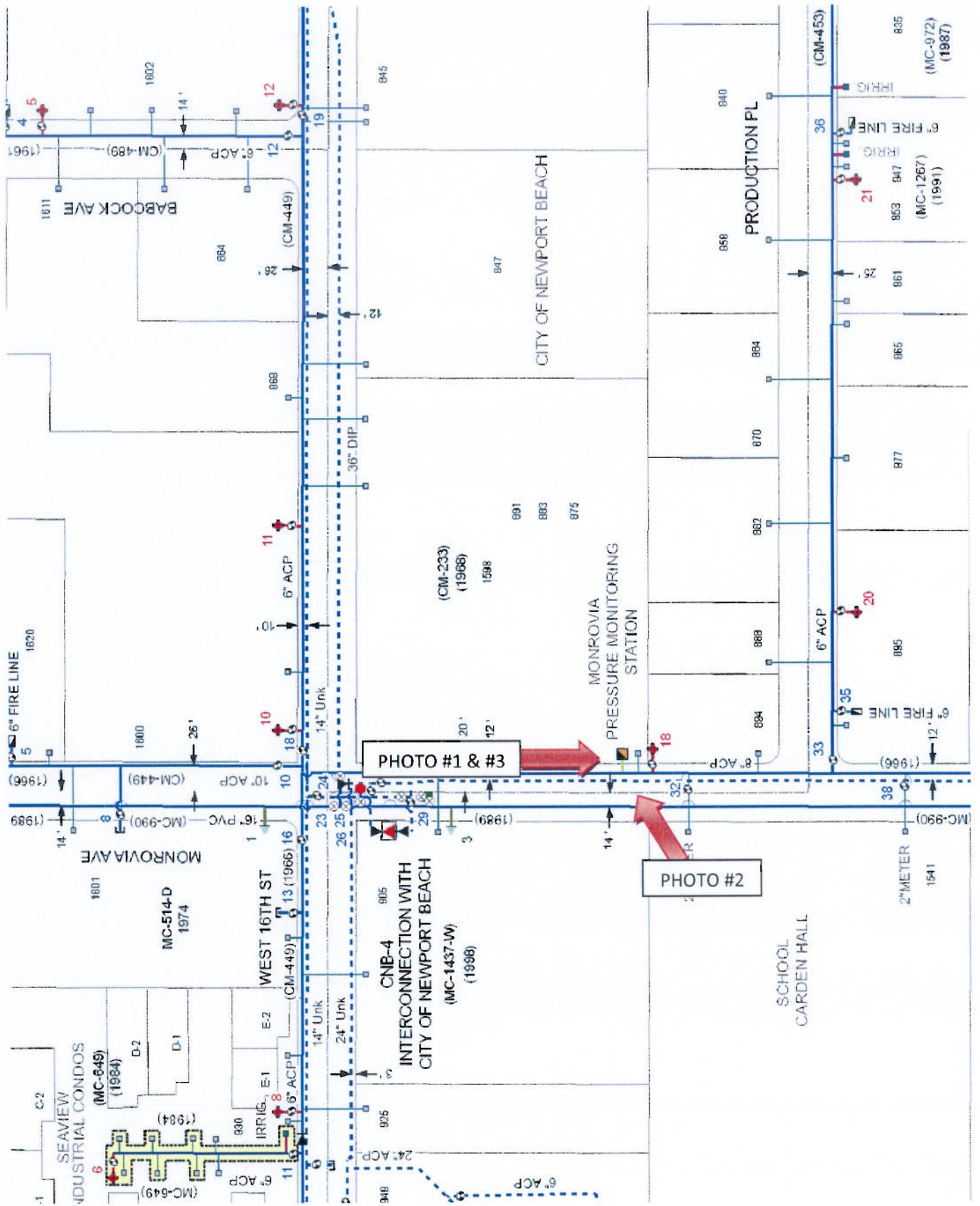
PHOTO SIMULATIONS – AFTER (PHOTO #2)



PHOTO SIMULATIONS – AFTER (PHOTO #3)



# PHOTO LOCATION MAP



MESA CONSOLIDATED WATER DISTRICT

MCWD PROJECT NO. MC-1864  
DLT&V PROJECT NO. 1366.00  
SCADA SYSTEM UPGRADE  
CONFORMED SET  
JANUARY 2010

FILE COPY

IRVINE RANCH WATER DISTRICT

APPROVAL OF SCADA FACILITIES W/O 40101P  
IRWD CODE 5280


APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

SUPERVISED BY \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_


IRWD CODE  
5280

ORIGINAL  
STAMPED BY  
JEFFREY S. GREINKE  
LIC# E 17700




**DLT&V**  
SYSTEMS ENGINEERING  
16 TECHNOLOGY, SUITE 100  
IRVINE, CA 92618 (949) 273-8773

CONFORMED DOCUMENTS  
FOR CONSTRUCTION



Mesa Consolidated  
Water District  
YOUR INDEPENDENT WATER AGENCY  
(949) 631-1291  
1955 Ploccento Avenue • Costa Mesa, Co. 92627

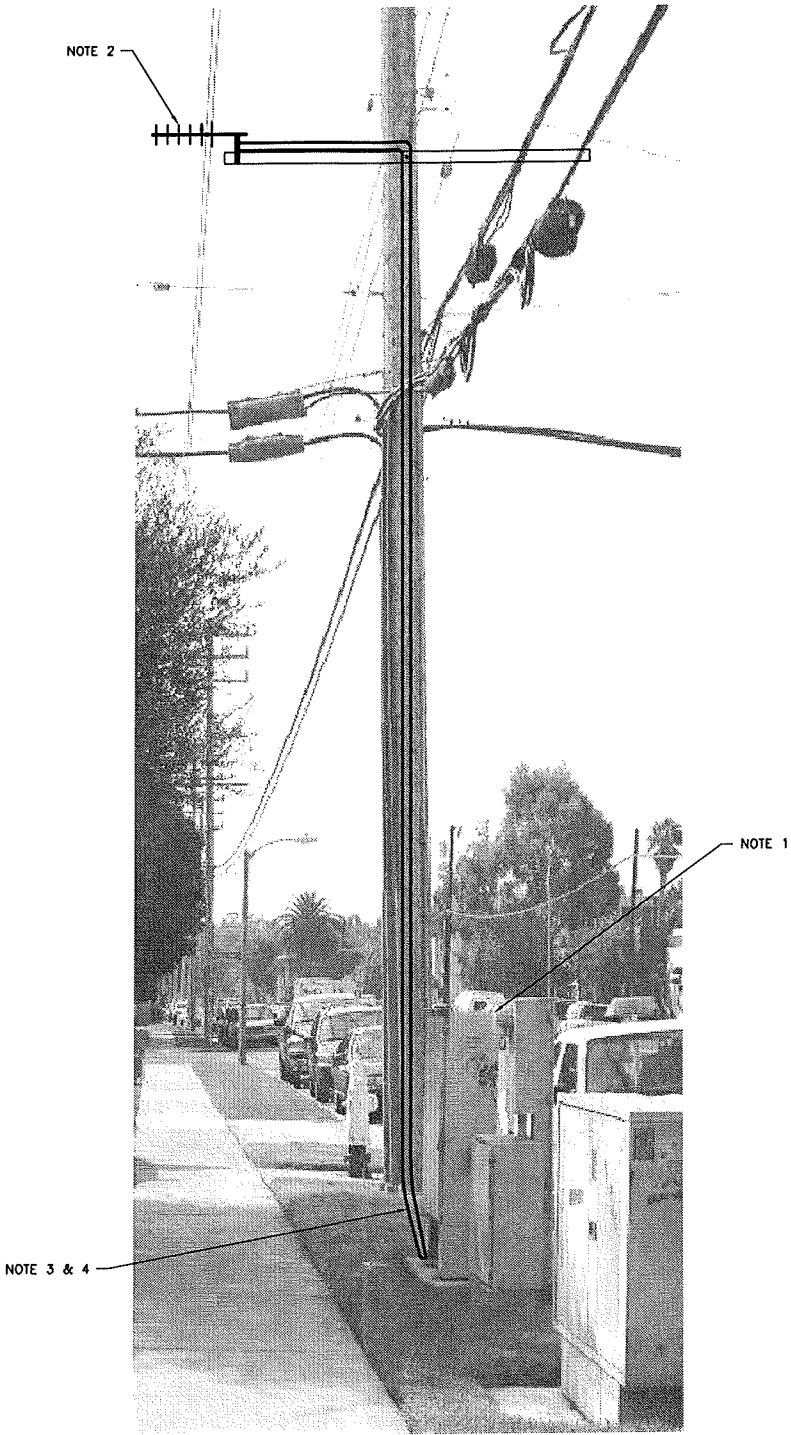
APPROVAL HISTORY			
NUMBER	DATE	ISSUE	APPROVED BY
1	10/23/09	REVISED BASED ON IRWD COMMENTS	JSG
2	1/14/10	CONFORMED DOCUMENTS FOR CONSTRUCTION	JSG

GENERAL			
COVER SHEET			
DRAWN: K. BRUBAKER	DATE: JAN. 2010	DRAWING NUMBER G-1	REVISION 
DESIGN: E. VAUGHN	SCALE: NOT TO SCALE	SHEET 1	OF 272 SHEETS



NOTES:

1. FURNISH AND INSTALL NEW RTU ENCLOSURE WITH NEW BACKPANEL INTO THE EXISTING ENCLOSURE'S CURRENT LOCATION. ALL CONDUITS ENTERING THE PREVIOUS ENCLOSURE SHALL BE INSTALLED IN THE SAME LOCATION FOR THE NEW ENCLOSURE. REFER TO DRAWING 17E-4 FOR BACKPANEL LAYOUT.
2. MOUNT ANTENNA ON POWER POLE AT A MINIMUM HEIGHT OF 20 FEET. ANTENNA SHALL BE POINTING AT OPERATIONS CENTER. COORDINATE WITH UTILITY COMPANY WHEN MOUNTING ANTENNA.
3. 1-1/2" CONDUIT SHALL BE PVC LINED AND COATED GALVANIZED RIGID STEEL ABOVE GROUND AND RIGID NONMETALLIC PVC INSTALLED BELOW GRADE FROM THE EXISTING RTU ENCLOSURE TO THE ANTENNA POLE.
4. INSTALL ANDREW LDF4-50 OR EQUAL COAXIAL CABLE FROM THE RTU ENCLOSURE TO THE ANTENNA. CABLE LENGTH SHALL VARY BASED ON INSTALLATION.
5. CONTRACTOR SHALL FURNISH AND INSTALL NEW WIRES FROM THE FIELD DEVICES TO THE TERMINALS LOCATED ON THE NEW BACKPLANE IF WIRES ARE DAMAGED OR NOT LONG ENOUGH TO TERMINATE AT NEW LOCATION. SPLICING OF WIRES ARE ACCEPTABLE.
6. ROUTE CONDUIT AND MOUNT ANTENNA AFTER SCE HAS ISSUED THE NECESSARY PERMITS. CONDUIT FROM THE RTU ENCLOSURE TO THE BASE OF THE ANTENNA POLE CAN BE INSTALLED PRIOR TO THE SCE PERMITS.

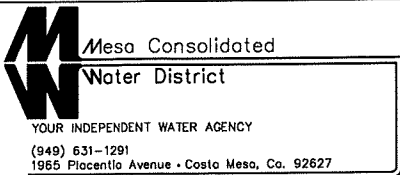


A SITE PLAN  
~ NTS

ORIGINAL  
STAMPED BY  
JEFFREY S. GREINKE  
LIC# E 17700



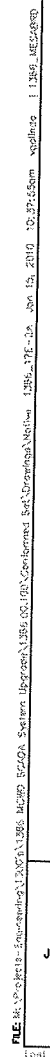
CONFORMED DOCUMENTS  
FOR CONSTRUCTION




APPROVAL HISTORY				
NUMBER	DATE	ISSUE	APPROVED BY	DATE
2	1/14/10	CONFORMED DOCUMENTS FOR CONSTRUCTION	JSG	1/14/10

ELECTRICAL			
SITE 17 MONROVIA PRESSURE MONITORING STATION POWER PLAN			
DRAWN: K. BRUBAKER	DATE: JAN. 2010	DRAWING NUMBER 17E-2	REVISION A
DESIGN: E. VAUGHN	SCALE: NOT TO SCALE	SHEET 151	OF 272 SHEETS

1. CONTRACTOR SHALL COORDINATE AND MEET ALL SOUTHERN CALIFORNIA EDISON POLE REQUIREMENTS.
2. THE UTILITY POLE NUMBER IS X9669E.
3. CONTRACTOR SHALL MOUNT ANTENNA SO THAT IT IS POINTING TO THE OPERATIONS CENTER.
4. CONTRACTOR SHALL COORDINATE WITH SOUTHERN CALIFORNIA EDISON TO RAISE THE EXISTING 120V POWER CONDUCTORS SO THAT THERE IS CORRECT SPACING TO INSTALL THE ANTENNA.



ELECTRICAL			
SITE 17			
MONROVIA PRESSURE MONITORING STATION			
UTILITY POLE POWER PLAN			
DRAWN: K. BRUBAKER	DATE: JAN. 2010	DRAWING NUMBER  17E-2A	REVISION  
DESIGN: E. VAUGHN	SCALE: NOT TO SCALE	SHEET 152 OF 272 SHEETS	



## **TELECOM PERMIT NO. TP2010-006 (PA2010-047)**

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

Staff Person:

Erin M. Steffen  
(949) 644-3234

**APPLICATION:** Telecom Permit No. TP2010-006 (PA2010-047)

**APPLICANT:** Mesa Consolidated Water District

**ASSESSOR'S PARCEL NO.:** 461-321-28

**LOCATION:** Within the Metropolitan Water District Easement north of the San Joaquin Reservoir and south of Ford Road)

**LEGAL DESCRIPTION:** Tract 15945 Portion of Lot C

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### **PROJECT REQUEST AND DESCRIPTION**

Mesa Consolidated Water District (Mesa) has submitted an application requesting to install a supervisory control and data acquisition (SCADA) system located within a Metropolitan Water District (MWD) easement north of the San Joaquin Reservoir and south of Ford Road. The project would consist of an omni directional antenna mounted on top of a new Mesa-owned equipment cabinet. The new cabinet will replace an existing cabinet at the same size and location to house the system's support equipment. The property is located in the Newport Ridge (PC-53) Planned Community. The approval is based on the following findings and subject to the following conditions.

### **DIRECTOR'S ACTION:** **Approved with Conditions – September 2, 2010**

In approving this application, the Planning Director analyzed issues regarding compliance with Chapter 15.70 (Wireless Telecommunication Facilities) of the Newport Beach Municipal Code (NBMC). 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 project meets the provisions of Chapter 15.70.

### **APPEAL PERIOD**

The applicant may appeal the decision of the Planning Director to the City Council within 14 days of the action date. The City Council's action on appeals shall be final. A \$4,010.00

filing fee shall accompany any appeal filed. For additional information on filing an appeal, contact the City Clerk at 949 644-3005.

On behalf of James Campbell, Acting Planning Director

By   
Erin M. Steffen, Planning Technician

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

## VICINITY MAP

Telecommunications Permit No. TP2010-006  
PA2010-047



**Assessor's Parcel No.**

**461-321-28 (Located Within the Metropolitan Water District Easement  
north of the San Joaquin Reservoir and south of Ford Road)**

**FINDINGS AND  
CONDITIONS OF APPROVAL  
TP2010-006 (PA2010-047)**

**FINDINGS**

1. 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 for the following reasons:
  - 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 (FCC), the California Public Utilities Commission (CPUC), and the NBMC.
  - The telecom facility will be located within an existing public utility easement on a Mesa-owned equipment cabinet. Any future proposed facility to be located within 1,000 feet of the existing facility shall be required to co-locate on the same site to limit the adverse visual effects of proliferation of facilities in the City unless otherwise approved by the Planning Director.
  - The proposed facility will not have an effect on public streetscapes, or scenic ocean and coastal views because the facility is proposed to be installed in a utility easement not on or visible from any public streetscapes and where there are no scenic ocean or coastal views. The proposed antenna is minimal in size and will blend in with its surroundings. The support equipment will not alter the existing appearance of the site as it will be located in a new above-ground cabinet replacing an existing cabinet at the same size and in the same location.
2. The telecommunications facility as proposed conforms to the technology, height, location and design standards for the following reasons:
  - The Planning Director finds the proposed telecommunications facility to be consistent with the purpose and intent of the Newport Ridge Planned Community as the location of the facility will be on an existing structure within a utility easement area (Metropolitan Water District (MWD) easement). This area is intended to provide for such facilities and the specific location of the antenna and support equipment is a priority location based on the Newport Beach Municipal Code (NBMC) Chapter 15.70.050 B. 1. a.
  - The overall height of the antenna (approximately 10 inches in height) mounted on a cabinet (approximately 42 inches in height) will not exceed the maximum allowable height (50 feet) for telecom facilities in the Newport Ridge Planned Community district pursuant to Chapter 15.70.050 1. b.

- The support equipment for the telecom facility will be screened from public views as it will be placed in a new above-ground cabinet replacing an existing cabinet at the same size and location within the utility easement area.
  - The above-ground support equipment and electrical pedestal meter will comply with the provisions of Title 13 of the NBMC and with all requirements of the American's with Disabilities Act (ADA).
3. 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.

### **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. One Omni directional antenna for the telecom facility approved by this permit will be closely mounted on top of a remote terminal unit (RTU) cabinet not to exceed an overall height of 80 inches measured from natural grade.
3. The specific size and location of the support equipment and all appurtenant above-grade equipment associated with the telecom facility shall be designed and installed consistent with what is depicted on the plans approved by this telecom permit.
4. Anything not specifically approved by this Telecom Permit is not permitted and must be addressed in a separate and subsequent Telecom Permit application.
5. The telecom facility approved by this permit shall comply with all applicable rules, regulations and standards of the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC), and the NBMC.
6. 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.
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 RF warning signs or plates shall be posted at the access locations and each transmitting antenna. The location of the information warning signs or plates shall be depicted on the plans submitted for construction permits.
10. The facility shall transmit and receive in the 900 MHz band. Any change or alteration to the frequency shall require the prior review and approval of the Planning Director.
11. The applicant shall not prevent or otherwise interfere with the City of Newport Beach from having adequate spectrum capacity on the City's 800 MHz radio frequencies at any time.
12. No radio frequency (RF) compliance and radiation report is required unless the applicant exceeds the 100 watts ERP.
13. 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.
14. Should interference with the City's Public Safety radio equipment occur, radio transmissions from the facility shall immediately be suspended until the radio frequency is corrected and verification of the compliance is reported.
15. The applicant shall insure that the 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.
16. Should the approved telecom facility property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the applicant. Failure by the current property owner or leasing agent to provide the required notice or failure of the assignees to unconditionally accept these conditions shall be a basis for the City to terminate this permit.
17. 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.

18. The telecom facility shall not be lighted except as deemed necessary by the Newport Beach Police Department for security lighting or for short periods at night when service of the facility is required. 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.
19. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
20. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 15.70 of the NBMC, 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 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 modification of the original telecom permit and obtain the modified telecom permit prior to implementing any change.
21. 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.
22. If the applicant or subsequent owner intends to abandon or discontinue use of a telecom facility, he or she 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.
23. If any of the existing public improvements surrounding the site is damaged by the private work, new concrete sidewalk, curb and gutter, alley/street pavement, and other public improvements shall be required by the City at the time of private construction completion. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector.
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27. Traffic and Pedestrian control shall be per WATCH (2006) or as directed by the Public Works Department.
28. A Temporary Street Closure Permit and/or Encroachment Permit shall be required for all work activities within the public right-of-way.
29. This approval shall expire unless exercised within 24 months from the date of approval.
30. 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 the Mesa Consolidated Water District Telecom Permit, including, but not limited to, Telecommunications Permit No. TP2010-004 (PA2010-045). 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.

PHOTO SIMULATION – BEFORE (PHOTO #1)



PA2010-047 for TP2010-006  
Ford Road  
Mass Consolidated Water District

PHOTO SIMULATION – AFTER (PHOTO #2)



PHOTO SIMULATION – AFTER (PHOTO #3)



PHOTO LOCATION MAP



MESA CONSOLIDATED WATER DISTRICT

MCWD PROJECT NO. MC-1864  
DLT&V PROJECT NO. 1366.00  
SCADA SYSTEM UPGRADE  
CONFORMED SET  
JANUARY 2010

IRVINE RANCH WATER DISTRICT

APPROVAL OF SCADA FACILITIES W/O 40101P  
IRWD CODE 5280

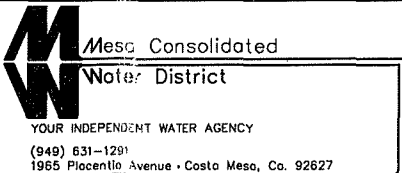
APPROVED BY	DATE
SUPERVISED BY	DATE
REVIEWED BY	DATE

IRWD CODE  
5280

ORIGINAL  
STAMPED BY  
JEFFREY S. GREINKE  
LIC# E 17700

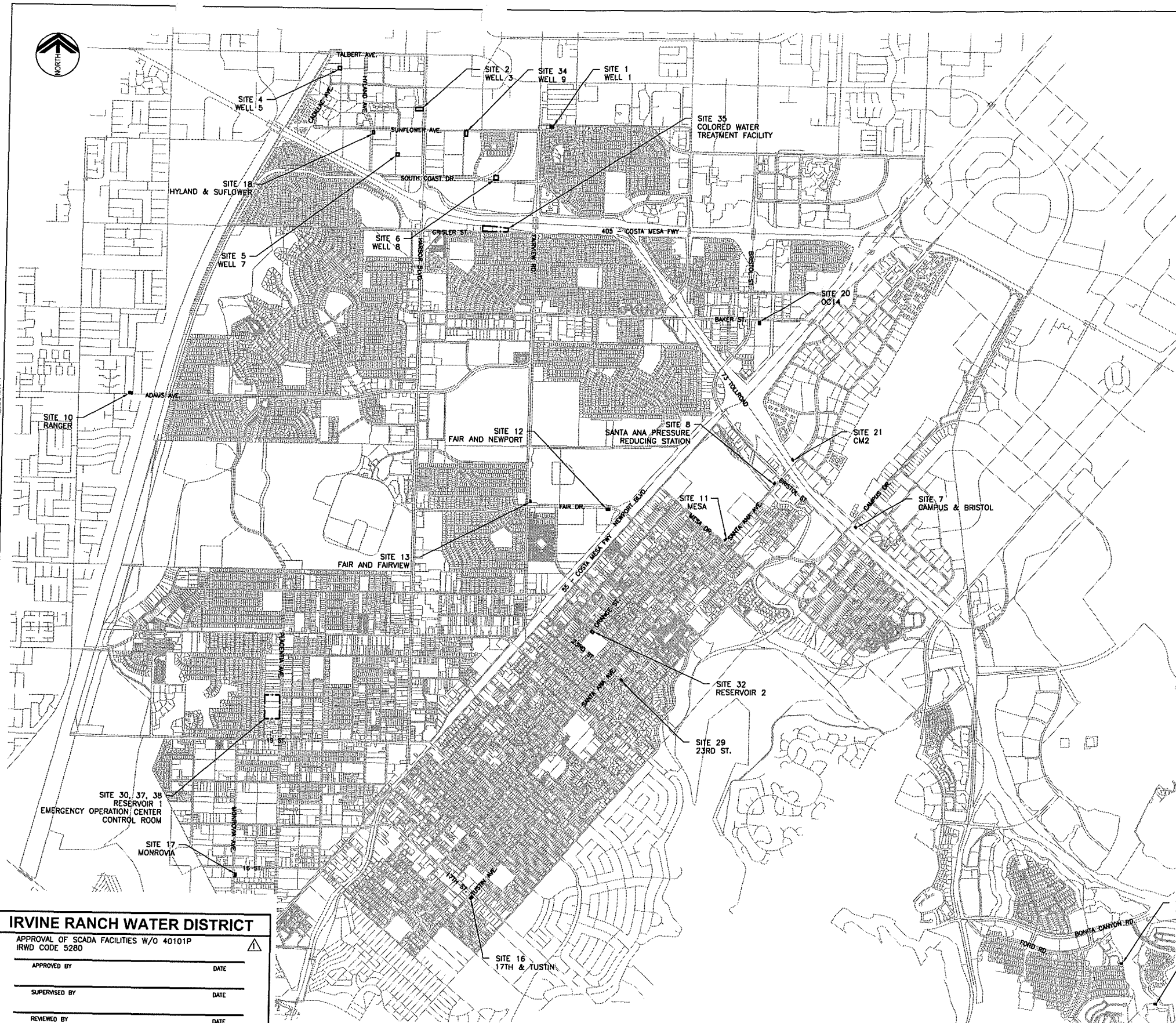


CONFORMED DOCUMENTS  
FOR CONSTRUCTION



APPROVAL HISTORY				
NUMBER	DATE	ISSUE	APPROVED BY	DATE
1	10/23/09	REVISED BASED ON IRWD COMMENTS	JSG	10/23/09
2	1/14/10	CONFORMED DOCUMENTS FOR CONSTRUCTION	JSG	1/14/10

GENERAL			
COVER SHEET			
DRAWN: K. BRUBAKER	DATE: JAN. 2010	DRAWING NUMBER G-1	REVISION A
DESIGN: E. VAUGHN	SCALE: NOT TO SCALE	SHEET 1 OF 272	SHEETS



## ADDRESS INDEX

SITE NO.	SITE NAME	SITE ADDRESS	JURISDICTION
1	WELL 1	1150 SUNFLOWER AVENUE COSTA MESA, CA 92626	COSTA MESA
2	WELL 3	3581 HARBOR BOULEVARD COSTA MESA, CA 92626	COSTA MESA
4	WELL 5	3596 CADILLAC AVENUE COSTA MESA, CA 92626	COSTA MESA
5	WELL 7	3325 HARBOR BOULEVARD COSTA MESA, CA 92626	COSTA MESA
6	WELL 8	1310 SOUTH COAST DRIVE COSTA MESA, CA 92626	COSTA MESA
7	CAMPUS & BRISTOL IMPORT STATION	2121 BRISTOL STREET NEWPORT BEACH, CA 92660 (ACROSS FROM 2121 BRISTOL STREET)	NEWPORT BEACH
8	SANTA ANA PRV STATION	20094 SANTA ANA AVENUE COSTA MESA, CA 92626 (ACROSS FROM 20094 SANTA ANA AVE.)	COSTA MESA
10	RANGER EXPORT STATION	19986 RANGER DRIVE HUNTINGTON BEACH, CA 92646 (ON ADAMS AVENUE)	HUNTINGTON BEACH
11	MESA IMPORT STATION	20462 SANTA ANA DRIVE COSTA MESA, CA 92626 (ACROSS FROM 20462 SANTA ANA AVE.)	COUNTY
12	FAIR & NEWPORT IMPORT STATION	299 FAIR DRIVE COSTA MESA, CA 92626	COSTA MESA
13	FAIR & FAIRVIEW IMPORT STATION	100 FAIR DRIVE COSTA MESA, CA 92626	COSTA MESA
16	17TH & TUSTIN PRESSURE MONITORING STATION	401 17TH STREET COSTA MESA, CA 92627	COSTA MESA
17	MONROVIA PRESSURE MONITORING STATION	1575 MONROVIA AVENUE NEWPORT BEACH, CA 92663 (ACROSS FROM 1575 MONROVIA AVENUE)	NEWPORT BEACH
18	HYLAND & SUNFLOWER MONITOR STATION	1590 HYLAND AVENUE COSTA MESA, CA 92627	COSTA MESA
19	OC44 IMPORT STATION	4711 FORD STREET NEWPORT BEACH, CA 92660 (ENTRANCE ACROSS FROM 4711 FORD ROAD)	NEWPORT BEACH
20	OC14 IMPORT STATION	2990 BRISTOL STREET COSTA MESA, CA 92626	COSTA MESA
21	CM2 O.C. IMPORT STATION	290 BRISTOL STREET COSTA MESA, CA 92626	COSTA MESA
29	23RD ST EXPORT STATION	2301 LALINDA PLACE COSTA MESA, CA 92627 (ON 23RD STREET)	COSTA MESA
30	RESERVOIR 1	1971 PLACENTIA AVENUE COSTA MESA, CA 92627	COSTA MESA
32	RESERVOIR 2	2340 ORANGE AVENUE COSTA MESA, CA 92627	COSTA MESA
34	WELL 9	1301 SUNFLOWER AVENUE COSTA MESA, CA 92626	COSTA MESA
35	COLORADO WATER TREATMENT FACILITY	1350 GISLER AVENUE COSTA MESA, CA 92626	COSTA MESA
36	SAN JOAQUIN RESERVOIR	4711 FORD STREET NEWPORT BEACH, CA 92660 (ENTRANCE ACROSS FROM 4711 FORD ROAD)	IRWD/ NEWPORT BEACH
37	EMERGENCY OPERATION CENTER	1965 PLACENTIA AVENUE COSTA MESA, CA 92627	COSTA MESA
38	CONTROL ROOM	1965 PLACENTIA AVENUE COSTA MESA, CA 92627	COSTA MESA

## IRVINE RANCH WATER DISTRICT

APPROVAL OF SCADA FACILITIES W/O 40101P  
IRWD CODE 5280

APPROVED BY

DATE

SUPERVISED BY

DATE

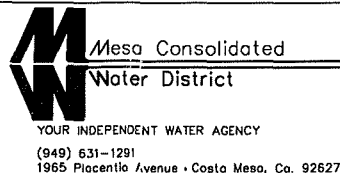
REVIEWED BY

DATE

## VICINITY PLAN

64 48 32 16 0 32 64

SCALE: 1/64" = 1'-0"

IRWD CODE  
5280ORIGINAL  
STAMPED BY  
JEFFREY S. GREINKE  
LIC # 17700CONFORMED DOCUMENTS  
FOR CONSTRUCTION

## APPROVAL HISTORY

NUMBER	DATE	ISSUE	APPROVED BY	DATE
1	10/23/09	REVISED BASED ON IRWD COMMENTS	JSC	10/23/09
2	1/14/10	CONFORMED DOCUMENTS FOR CONSTRUCTION	JSC	1/14/10

## GENERAL

VICINITY PLAN AND  
SITE ADDRESSES

DRAWN:

K. BRUBAKER

DATE:

JAN. 2010

DESIGN:

E. VAUGHN

SCALE:

NOT TO SCALE

DRAWING NUMBER

G-4

SHEET 4 OF 272 SHEETS

REVISION

NOTES:

1. FURNISH AND INSTALL NEW RTU RTU ENCLOSURE WITH NEW BACKPANEL INTO THE EXISTING ENCLOSURE'S CURRENT LOCATION. REFER TO DRAWING 19E-4 FOR BACKPANEL LAYOUT. ALL CONDUITS ENTERING THE PREVIOUS ENCLOSURE SHALL BE INSTALLED IN THE SAME LOCATION FOR THE NEW ENCLOSURE.
2. NOT USED
3. NOT USED
4. NOT USED
5. CONTRACTOR SHALL FURNISH AND INSTALL NEW WIRES FROM THE FIELD DEVICES TO THE TERMINALS LOCATED ON THE NEW BACKPLANE IF WIRES ARE DAMAGED OR NOT LONG ENOUGH TO TERMINATE AT NEW LOCATION. SPLICING OF WIRES IS ACCEPTABLE.
6. CONTRACTOR SHALL FURNISH AND INSTALL OMNI ANTENNA ON TOP LEFT SIDE OF CABINET. WHERE MOUNTED TO CABINET SHALL AROUND MOUNTING BRACKET TO PREVENT WATER TO ENTER THE CABINET. OMNI ANTENNA SHALL BE NO MORE THAN 10" ABOVE TOP OF CABINET.



A SITE PLAN  
~ NTS

FILE: C:\Documents and Settings\adam\My Documents\19E-2.dwg 26 Feb 2010 14:24:05 dm 11/16/2010

ORIGINAL  
STAMPED BY  
JEFFREY S. GREINKE  
LIC# E 17700

**DLT&V**  
SYSTEMS ENGINEERING  
16 TECHNOLOGY, SUITE 100  
IRVINE, CA 92618 (949) 273-8773

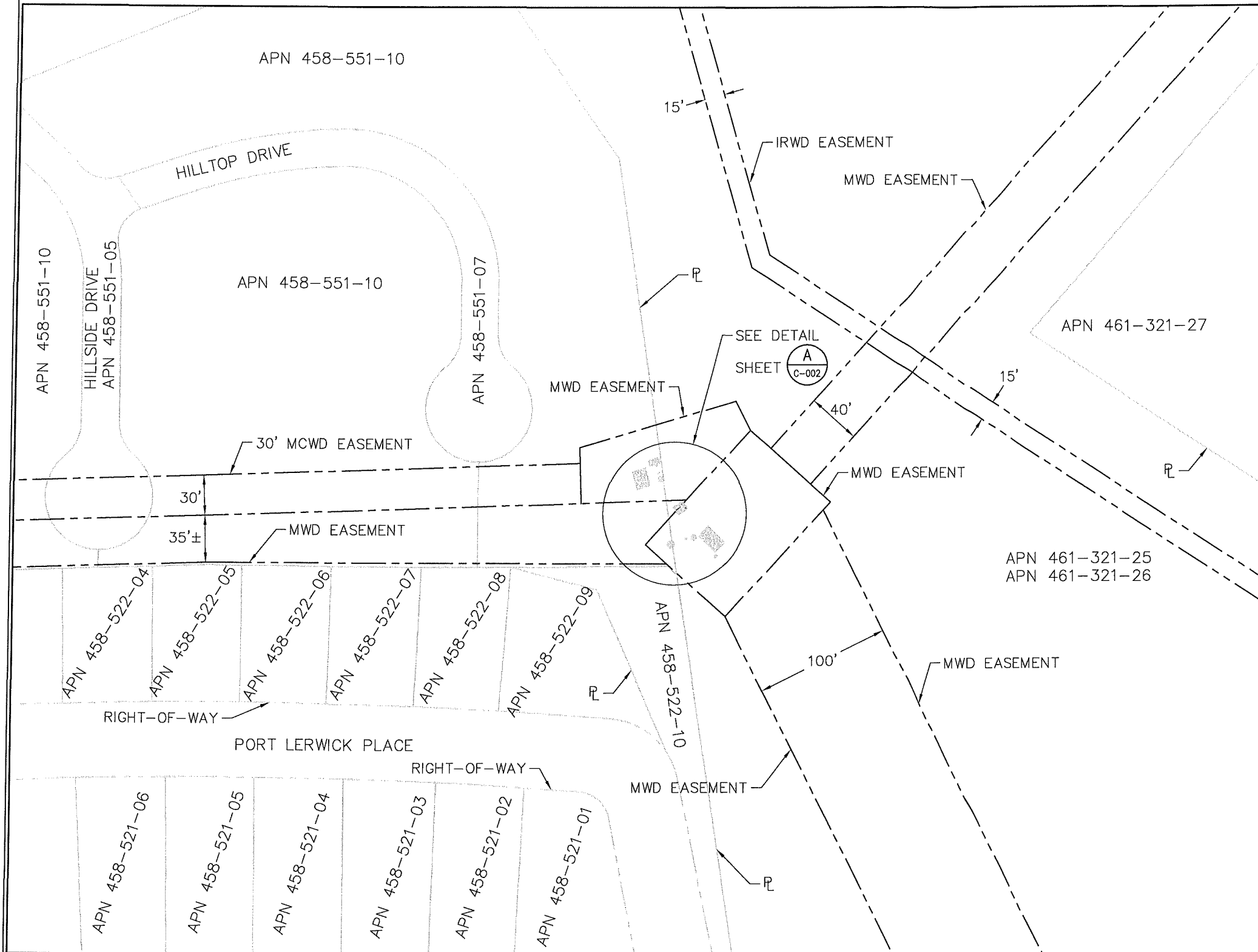
CONFORMED DOCUMENTS  
FOR CONSTRUCTION

**M** Mesa Consolidated  
Water District  
YOUR INDEPENDENT WATER AGENCY  
(949) 631-1291  
1965 Piacentia Avenue • Costa Mesa, Ca. 92627

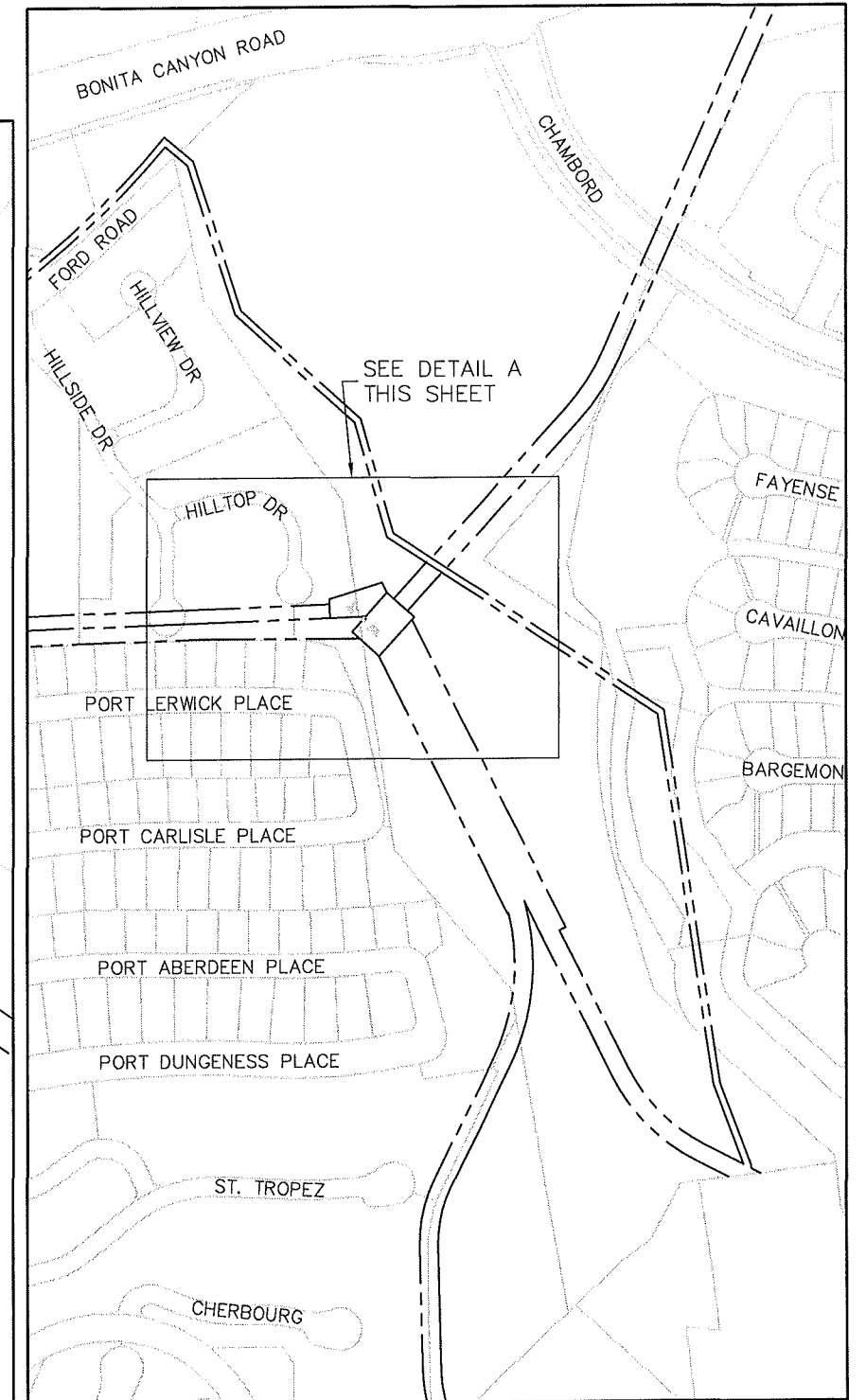
APPROVAL HISTORY				
NUMBER	DATE	ISSUE	APPROVED BY	DATE

ELECTRICAL			
SITE 19			
OC44 IMPORT STATION			
POWER PLAN			
DRAWN: K. BRUBAKER	DATE: FEB. 2010	DRAWING NUMBER 19E-2	REVISION A
DESIGN: E. VAUGHN	SCALE: NOT TO SCALE	SHEET 171	OF 272 SHEETS

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DATE: May 03, 2010 9:15am  
USER: jmorris  
XREFS:



DETAIL  
N.T.S.



SITE PLAN  
N.T.S.

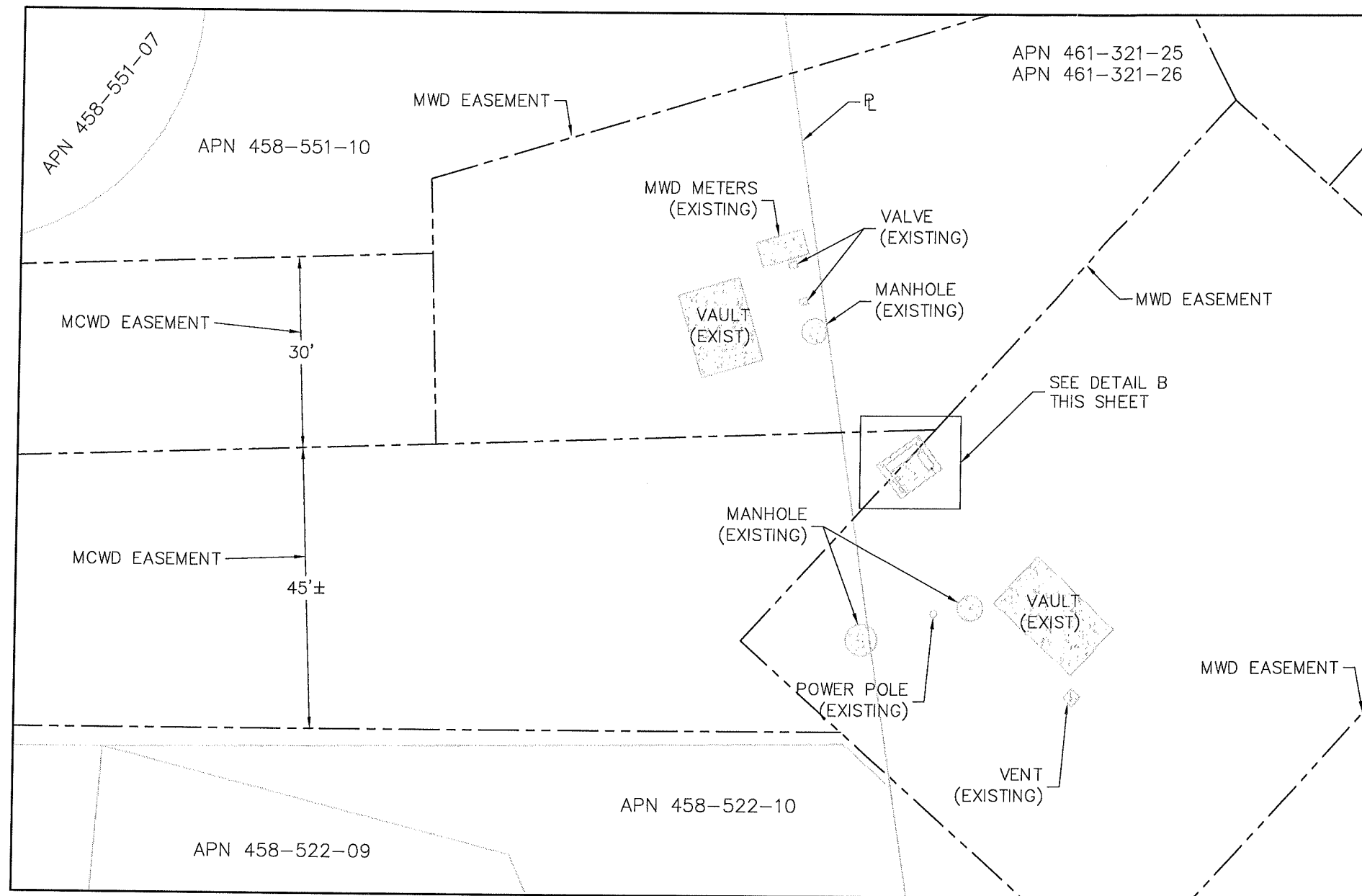
**Mesa Consolidated Water District**  
YOUR INDEPENDENT WATER AGENCY  
1965 Placentia Avenue Costa Mesa, Ca. 92628

APPROVAL HISTORY					
NUMBER	DATE	ISSUE	APPROVED BY	DATE	

SCADA SYSTEM UPGRADE  
OC44 IMPORT STATION  
SITE 19 - SITE PLAN

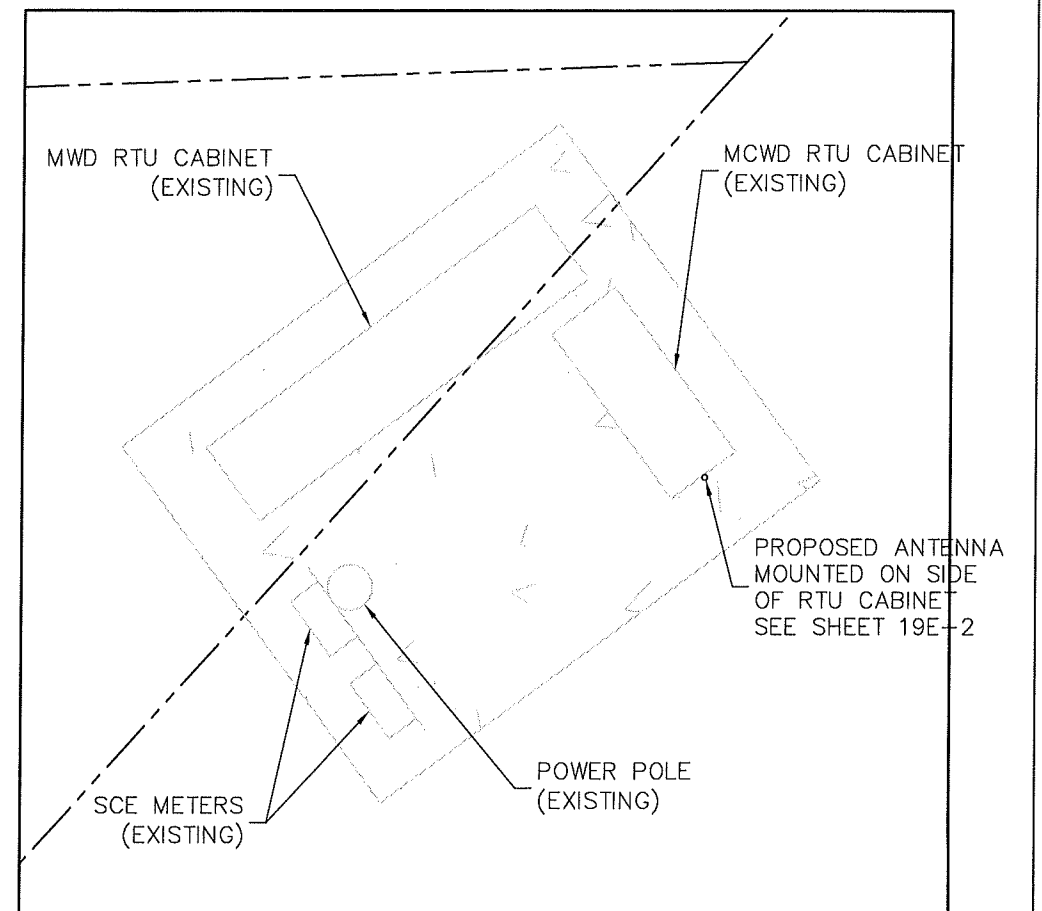
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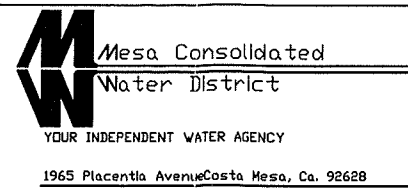
DETAIL  
N.T.S.

A  
C-001



DETAIL  
N.T.S.

B  
-



APPROVAL HISTORY				
NUMBER	DATE	ISSUE	APPROVED BY	DATE

SCADA SYSTEM UPGRADE OC44 IMPORT STATION SITE 19 - DETAILED SITE PLAN			
DRAWN: LCT	DATE: 4/14/10	DRAWING NUMBER: C-002	REVISION:
DESIGN: LCT	SCALE: 1" = 10'-0"	SHEET 2 OF 2	SHEETS