

**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION
FROM: Kimberly Brandt, Community Development Director
SUBJECT: Report of actions taken by the Zoning Administrator and/or Planning Division staff for the week ending September 23, 2011

**ACTIONS TAKEN BY THE COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF**

- Item 1: Telecommunications Permit No. TP2011-010 (PA2011-109)
22183 Newport Coast Drive
This item was approved on September 22, 2011 Council District 6
- Item 2: Telecommunications Permit No. TP2011-102 (PA2011-136)
900 Newport Center Drive
This item was approved on September 22, 2011 Council District 5

On behalf of Kimberly Brandt, Community Development Director



Patrick J. Alford, Planning Manager

TELECOM APPEAL:

Telecommunications Facility applications do not become effective until 14 days after the date of action, during which time the applicant or any interested party may appeal the decision of the Community Development Director and division staff to the City Council by submitting a written appeal application to the City Clerk. For additional information on filing an appeal, contact the City Clerk at 949 644-3005.

Email Jon Lewis, Support Services Lt., NBPD



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
3300 Newport Boulevard, Building C, Newport Beach, CA 92663
(949) 644-3200 Fax: (949) 644-3229
www.newportbeachca.gov

COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

APPLICATION: Telecommunications Permit No. TP2011-010 (PA2011-109)

APPLICANT: Plancom, Inc.

LOCATION: 22183 Newport Coast Drive

LEGAL DESCRIPTION: Parcel O of Lot Line Adjustment No. LL98-044, in the City of Newport Beach, recorded November 13, 1998 as Instrument No. 19980743956, of Official Records of Orange County, California and Lots H and P of Tract Map No. 15604 as per map filed in the City of Newport Beach, County of Orange, state of California, Per Book 773, Page 1 through 9, inclusive, of Miscellaneous Maps, Records of Orange County, CA.

PROJECT REQUEST AND DESCRIPTION

Plancom, Inc. has submitted an application requesting a telecommunications permit for Verizon Wireless to allow four new panel antennas in two sectors (two panels per sector) located on an existing 15-foot retaining wall, four new GPS antennas, four new equipment cabinets and support equipment within a new wrought iron concrete pad enclosure adjacent to Newport Coast Drive. The property is located in the PC-52 (Newport Coast Planned Community, Area 1C) zoning district, where telecommunications facilities are allowed.

DIRECTOR'S ACTION: **Approved with Conditions – September 22, 2011**

In approving this application, the Community Development 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 Community Development Director determined in this case that the proposed wireless telecommunications facility ("telecom facility") meets the provisions of Chapter 15.70. The proposed facility is adequately screened from the adjacent right-of-way by vegetation, is adequately conditioned to ensure public safety, and conforms to the technology, height, and location standards as the antennas will be located on an existing retaining wall and

the support equipment and all structures are well below the 35-foot height limit for the Newport Coast Planned Community.

BACKGROUND

Prior to annexation to Newport Beach, the subject property was part of the County of Orange. The original AT&T wireless and T-Mobile telecommunications facilities at the project site were previously approved for installation by the Orange County Planning and Development Services Department.

The subject property is zoned PC-52 (Newport Coast Planned Community, Area 1C) and has a maximum height limit of 35 feet. The existing wall is 15 feet in height, which exceeds 8-foot maximum height established by the County of Orange Zoning Code for retaining walls. Thus the wall is considered a non-conforming structure. Non-conforming structures are allowed to remain by right under Title 20 (the Zoning Code) of the Newport Beach Municipal Code (NBMC). The Telecom Ordinance, NBMC Chapter 15.70, allows stealth facilities to be installed on structures that are permitted by right under Title 20 (Section 15.70.050.A). The facility, as currently proposed, complies with the definition for a stealth facility as it will be painted to match the existing retaining wall upon which it is mounted and the antennas and equipment structures will be screened behind existing vegetation adjacent to Newport Coast Drive.

APPEAL PERIOD

Telecommunications Facility applications do not become effective until 14 days after the date of action, during which time the applicant may appeal the decision of the Community Development Director to the City Council. For additional information on filing an appeal, contact the City Clerk at 949 644-3005.

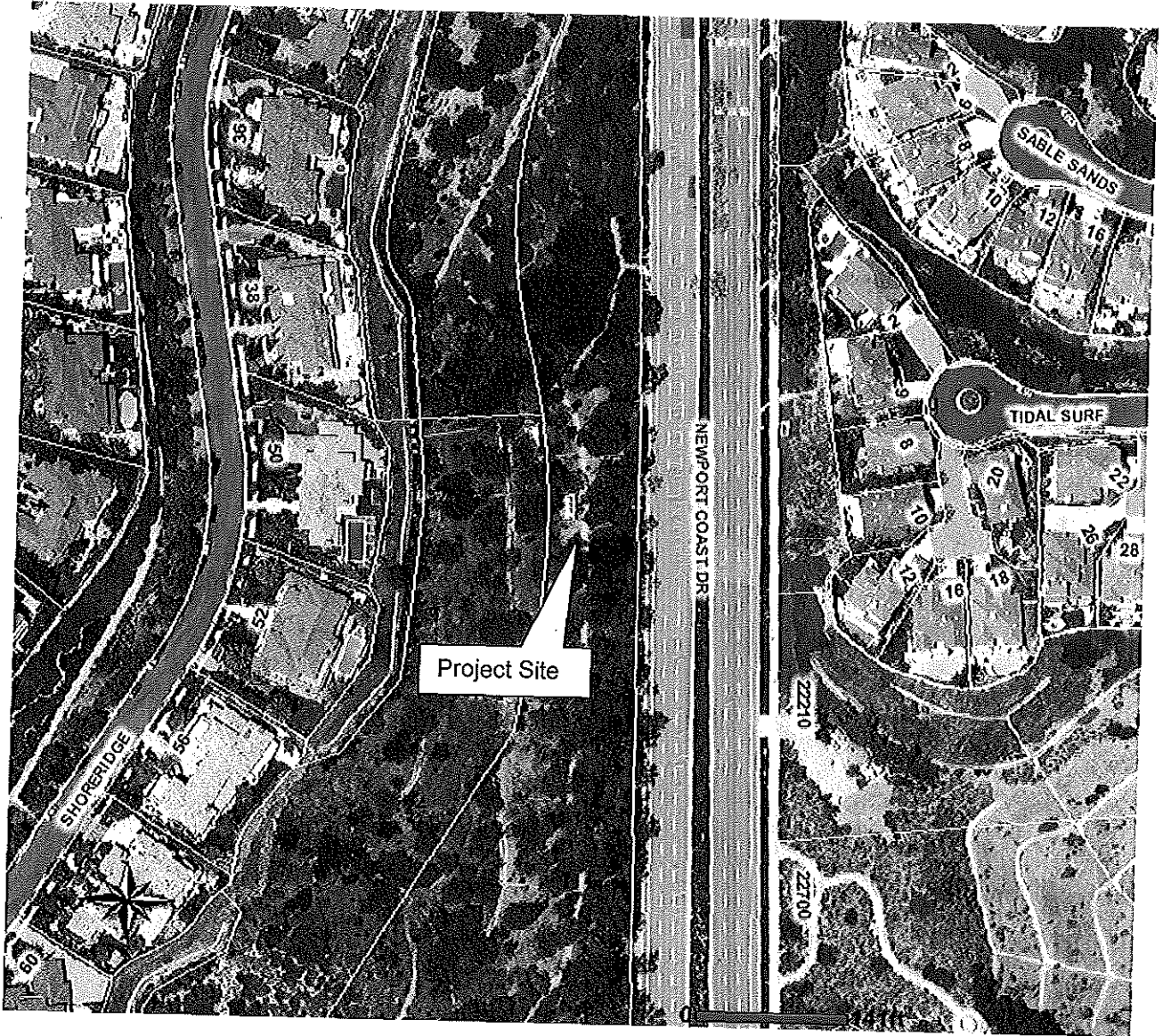
On behalf of Kimberly Brandt, AICP, Community Development Director

By 
Makana Nova, Assistant Planner

Attachments: Vicinity Map
Findings and Conditions of Approval
Visual Simulations
Project Plans

VICINITY MAP

22183 Newport Coast Drive



Telecommunications Permit No. TP2011-010
(PA2011-109)

**FINDINGS AND
CONDITIONS OF APPROVAL
TELECOMMUNICATIONS PERMIT NO. TP2011-010
(PA2011-109)**

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) and the California Public Utilities Commission (CPUC).
 - The telecom facility is located on an existing retaining wall, 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.
 - Due to the location and design of the facility, there is no impact to public views. The proposed antennas and support equipment will be adequately screened by existing trees and vegetation along Newport Coast Drive.

2. The telecommunications facility as proposed conforms to the technology, height, location and design standards for the following reasons:
 - The telecom facility approved under this permit utilizes the most efficient available technology in order to minimize the number of facilities and reduce the visual impact.
 - The telecom facility approved by the permit does not exceed the maximum building height limit of 35 feet allowed in Sub-Area 1C of the PC-52 (Newport Coast Planned Community) Zoning District.
 - The antennas for the telecom facility approved by this permit will be wall mounted and will be painted to match the color of the wall on which they are mounted.
 - Stealth facilities may be installed on structures that are permitted by right under the Zoning Code. Thus, the proposed antennas are allowed on the existing retaining wall that is nonconforming because the wall exceeds the maximum height permitted in this area. The antennas and equipment for

the proposed facility will be hidden from view by natural features including trees and vegetation adjacent to Newport Coast Drive.

3. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Section 15303 Class 3 (New Construction or Conversion of Small Structures) for the following reason(s):
 - The Class 3 exemption allows the installation of small new equipment and facilities in small structures. The proposed project involves the installation of four panel antenna mounted on an existing retaining wall, four new GPS antennas, and four new equipment cabinets located on a new wrought iron enclosure built on a concrete pad. The proposed panel and GPS antennas and their supported cabinet equipments are small structures which will be screened from public view.

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. Anything not specifically approved by this Telecom Permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
3. 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).
4. 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.
5. 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.
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 Community Development Director
7. *The antennas for the telecom facility approved by this permit shall be painted to match the color of the wall on which they are mounted.*

8. The applicant shall obtain a building permit prior to construction of the telecommunications facility. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Complete sets of drawings including architectural, electrical, mechanical, and plumbing plans shall be required at plan check.
9. Prior to the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
10. A copy of this approval letter shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
11. Prior to issuance of building permits, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Telecommunications Permit file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Site Development Review and shall highlight the approved elements such that they are readily discernible from other elements of the plans.
12. 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 Division 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.
13. Prior to issuance of building permits, the applicant shall obtain a determination, in writing, from the Coastal Commission that the project as proposed is not a development under the California Coastal Act, or obtain Coastal Commission approval of the wireless telecommunications facility.
14. 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.
15. *If any of the existing public improvements surrounding the site are 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.

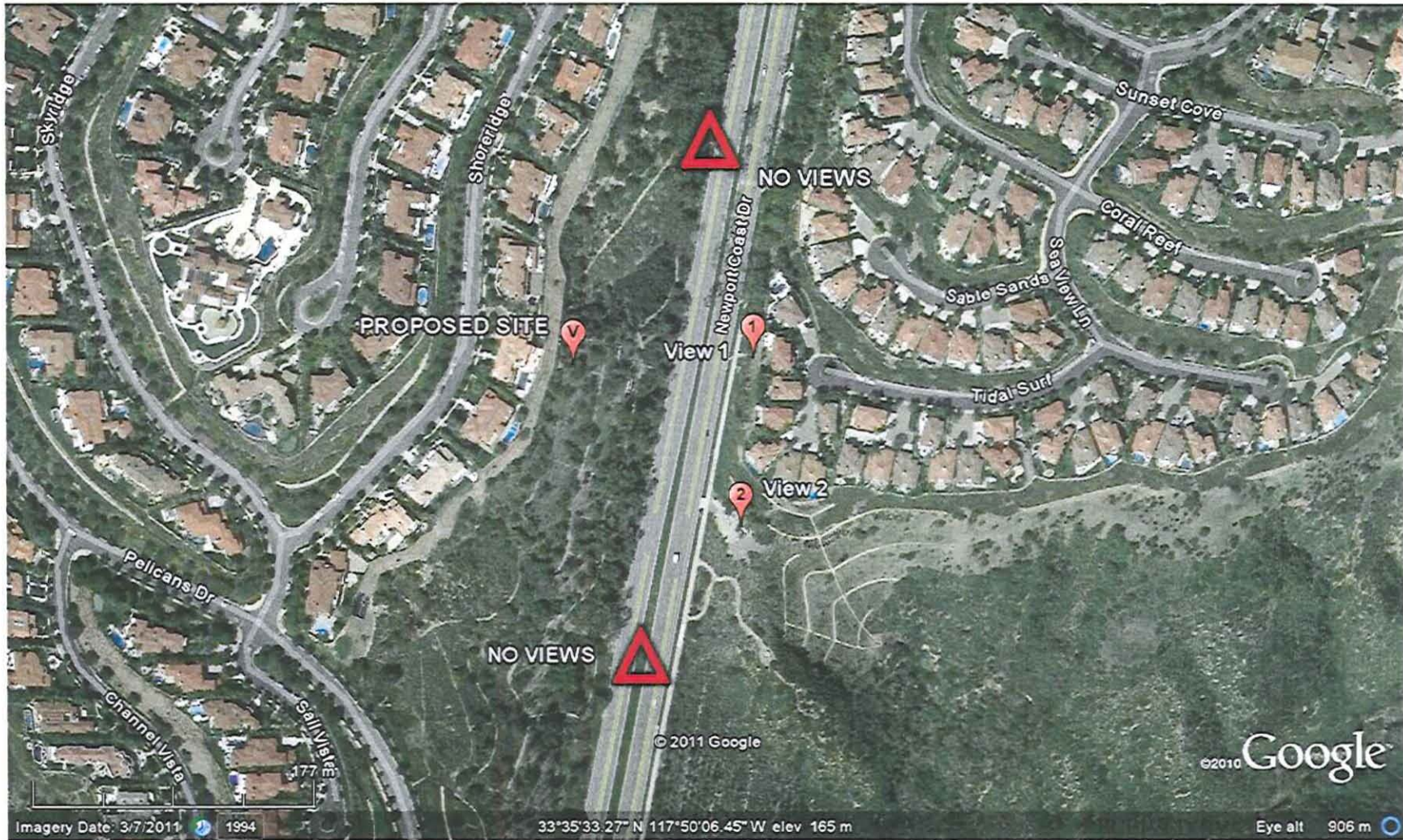
16. *The storage of all project related equipment during construction shall be on-site.*
17. *An approved Encroachment Permit is required for all work activities within the Newport Coast Drive public right-of-way. Any lane closures will require Traffic Control Plans.*
18. *All work in the public rights-of-way shall comply with Municipal Code Chapter 13.20.*
19. *Prior to issuance of building permits, the number of batteries per cabinet and electrolyte capacity per battery shall be identified on the plans. Cabinets with batteries that exceed 50 gallons of electrolyte will be required to meet CFC Sec.608.1.*
20. 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.
21. Should interference with the City's Public Safety radio equipment occur, use of the telecom facility authorized by this permit shall be suspended until the radio frequency interference is corrected and verification of the compliance is reported.
22. According to the Statement of Compliance with FCC/FAA, Verizon Wireless has obtained a broadcast license in Block B, with ranges of frequency of 698 to 710 MHz , 746 to 757 MHz, 880 to 890 MHz, and 1965 to 1985 MHz for transmitting and 728 to 740 MHz, 776 to 787 MHz, 835 to 850 MHz, and 1885 to 1905 MHz for receiving. Any change or alteration to the frequency ranges shall require the prior review and approval of the Community Development Director.
23. The applicant recognizes that the frequencies used by the cellular facility located at **22183 Newport Coast Drive** are extremely close to the frequencies used by the City of Newport Beach for public safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to 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 Federal Communications Commission (FCC).
24. 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.

25. 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 Division and Newport Beach Police Department's Support Services Commander prior to activation of the facility.
26. 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 construction permits.
27. 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.
28. 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.
29. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
30. 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.
31. The applicant shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit, and shall be responsible for the failure of any lessee or other users under the control of the applicant to comply.
32. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Community Development 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.
33. 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 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 modification of the original telecom permit and obtain the modified telecom permit prior to implementing any change.

34. 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.
35. This approval shall expire unless exercised within 24 months from the date of approval.

VZW "St. Laurent" Wireless Facility – Photosimulation Key
22183 Newport Coast Drive, Newport Beach., CA



PLANNING DEPARTMENT

AUG 17 2011

CITY OF NEWPORT BEACH

St. Laurent
22183 Newport Coast Dr.
Newport beach, CA



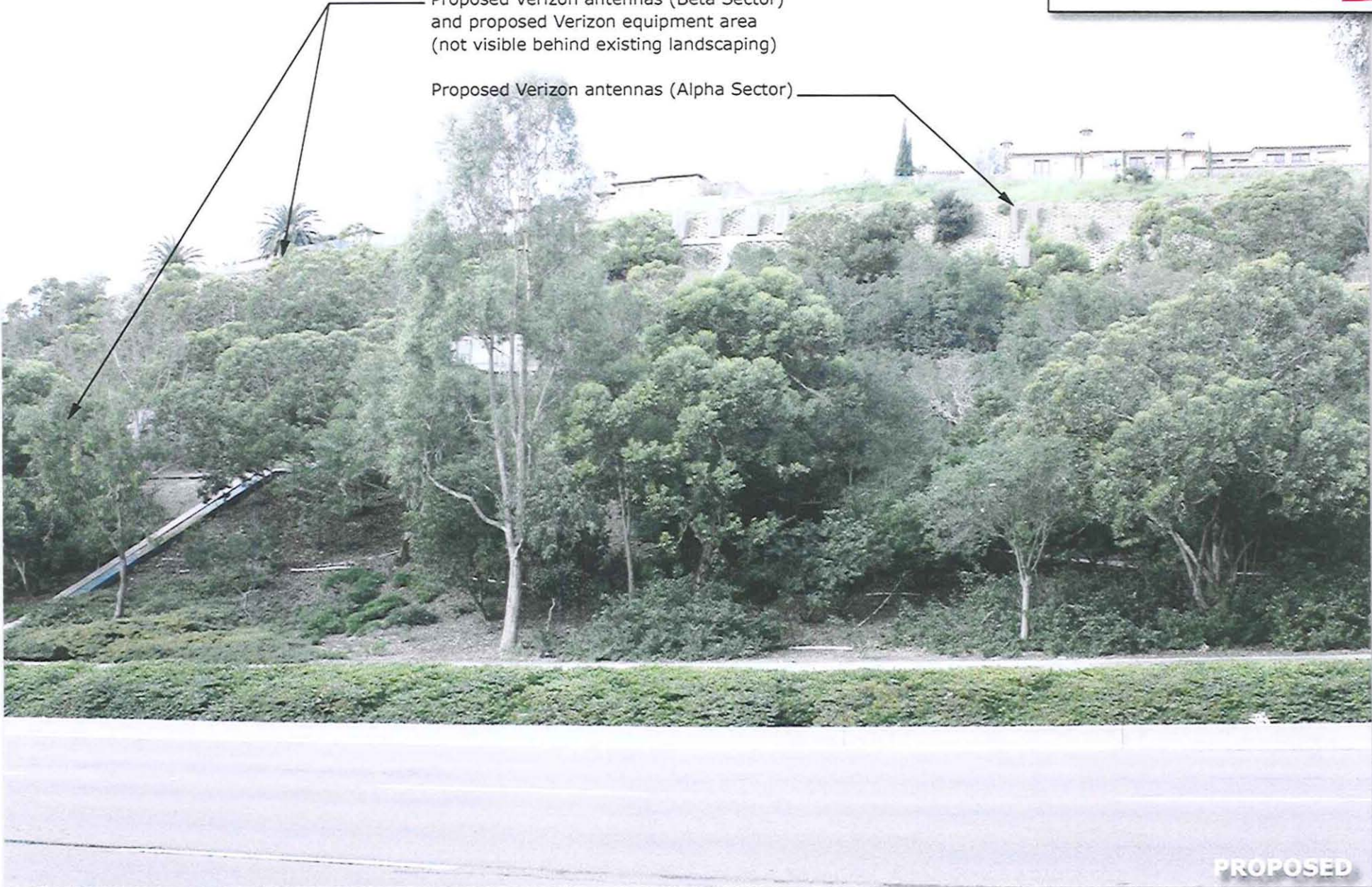
EXISTING

St. Laurent
22183 Newport Coast Dr.
Newport beach, CA



Proposed Verizon antennas (Beta Sector)
and proposed Verizon equipment area
(not visible behind existing landscaping)

Proposed Verizon antennas (Alpha Sector)

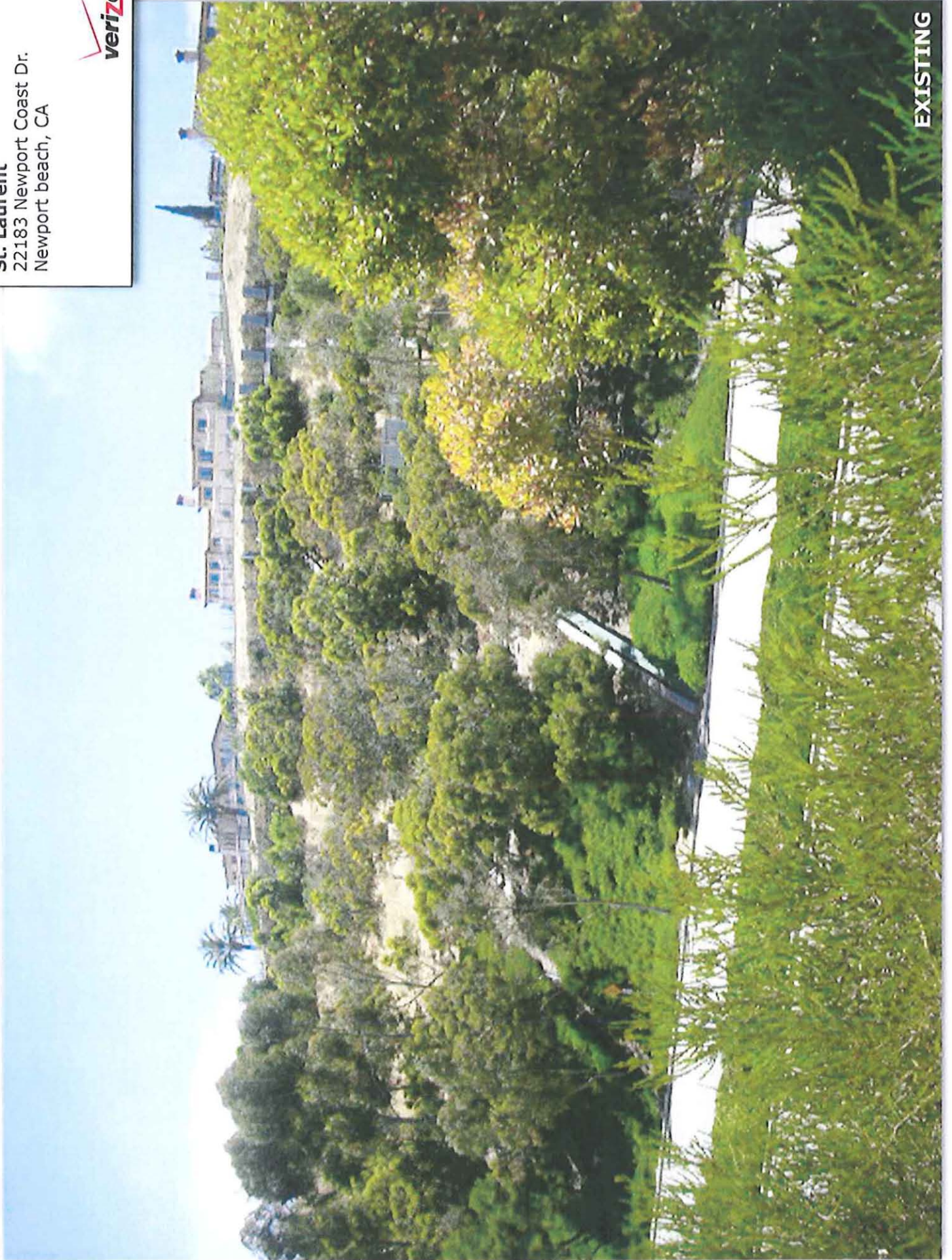


PROPOSED

Photomontage of proposed telecommunications site

St. Laurent

22183 Newport Coast Dr.
Newport beach, CA



EXISTING

St. Laurent
22183 Newport Coast Dr.
Newport beach, CA



Photomontage of proposed telecommunications site



ST. LAURENT
22183 NEWPORT COAST DR.
NEWPORT BEACH, CA 92657

verizonwireless
 15505 SAND CANYON AVE.
 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618

FULSANG
ARCHITECTURE
 3400 VIA OPORTO, SUITE 204
 NEWPORT BEACH, CA 92663
 PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING SUBMITTAL
 ISSUE DATE: 08/10/2011
 PROJECT No. FA110301
 DRAWN BY: EG CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	04/08/11	CLIENT COMMENTS	EG
2	04/19/11	SURVEY UPDATE	JM
3	04/19/11	CLIENT COMMENTS	JM
4	05/13/11	CLIENT COMMENTS	JM
5	06/06/11	SURVEY UPDATE	JM
6	06/24/11	CLIENT COMMENTS	JM
7	07/12/11	SURVEY UPDATE	JM
8	07/15/11	CLIENT COMMENTS	JM
9	08/10/11	CITY COMMENTS	JM

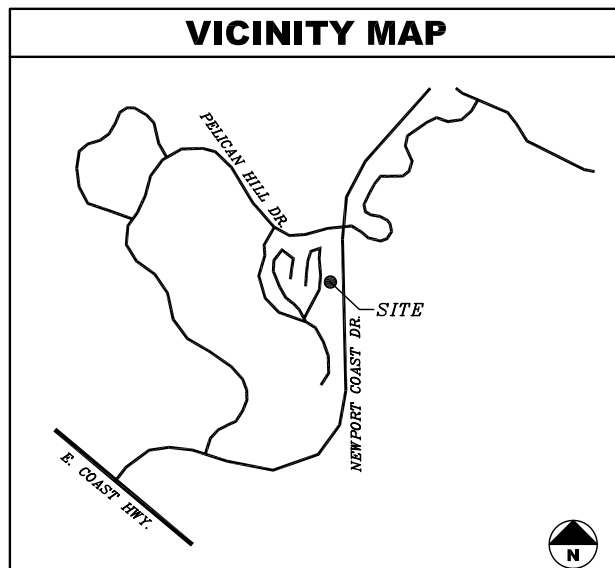
ST. LAURENT
 22183 NEWPORT COAST DR.
 NEWPORT BEACH, CA 92657

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



CODE COMPLIANCE

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

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.

PROJECT CONSISTS OF (4) PANEL ANTENNAS, (4) EQUIPMENT CABINETS, (4) GPS ANTENNAS, WITHIN WROUGHT IRON ENCLOSURE, AND CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
LS-4	TOPOGRAPHIC SURVEY
A-1.0	OVERALL SITE PLAN
A-1.1	SITE PLAN
A-2	ENLARGED SITE PLAN, EQUIPMENT LAYOUT & ANTENNA LAYOUT
A-3	ELEVATIONS
A-4	ELEVATIONS

DRIVING DIRECTIONS

STARTING FROM VERIZON WIRELESS IRVINE OFFICE:

- DEPART SAND CANYON AVE TOWARD BARRANCA PKWY
- TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-405 NORTH AT EXIT 4, TAKE RAMP RIGHT FOR JEFFREY RD TOWARD UNIVERSITY DR
- TURN LEFT ONTO JEFFREY RD
- KEEP STRAIGHT ONTO UNIVERSITY DR
- TURN LEFT ONTO CULVER DR
- BEAR RIGHT ONTO BONITA CANYON DR
- TURN LEFT ONTO NEWPORT COAST DR
- TURN RIGHT ONTO PELICAN HILL RD N
- TURN LEFT ONTO PELICANS DR
 - PRIVATE ROAD
 - GATED ROAD
- TURN LEFT ONTO SKYRIDGE, AND THEN IMMEDIATELY BEAR RIGHT ONTO SHORERIDGE
 - PRIVATE ROAD
- ARRIVE AT 33.592528, -117.836156 ON THE RIGHT

PROJECT TEAM

ARCHITECT
 FULSANG ARCHITECTURE INC.
 3400 VIA OPORTO SUITE 204
 NEWPORT BEACH, CA 92663
 CONTACT: ERIC FULSANG
 PHONE: (949) 838-4139

SURVEYOR
 BERT HAZE & ASSOCIATES
 3188 AIRWAY AVE #K1
 COSTA MESA, CA 92626
 CONTACT: BERT HAZE
 PHONE: (714) 557-1567

PROJECT REPRESENTATIVE
 PLANCOM INC.
 250 EL CAMINO REAL, SUITE 117
 TUSTIN, CA 92780
 CONTACT: ERIC MEURS
 PHONE: (949) 370-5939

PROJECT INFORMATION

APPLICANT/LESSEE
 VERIZON WIRELESS
 15505 SAND CANYON AVE.
 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618
 24 HR EMERGENCY CONTACT
 PHONE: (949) 286-7000

PROPERTY OWNER
 PROPERTY OWNER: PELICAN CREST II COMMUNITY ASSOCIATION
 CONTACT PERSON: GREG OYMAIAN
 CONTACT NUMBER: (949) 838-3289
 PROPERTY OWNER ADDRESS: 16845 VON KARMAN STE. 200 IRVINE, CA 92606

PROPERTY INFORMATION
 A.P.N.: 473-152-15,16,17,18
 "ALPHA" SECTOR LATITUDE 33° 35' 34.92" N
 "ALPHA" SECTOR LONGITUDE 117° 50' 10.21" W
 "BETA" SECTOR LATITUDE 33° 35' 33.16" N
 "BETA" SECTOR LONGITUDE 117° 50' 10.12" W
 "ALPHA" SECTOR ELEVATION: 655 FEET A.M.S.L.
 "BETA" SECTOR ELEVATION: 644 FEET A.M.S.L.
 JURISDICTION: NEWPORT BEACH
 CURRENT ZONING: PC (PLANNED COMMUNITY)
 OCCUPANCY TYPE: B/U
 TYPE OF CONSTRUCTION: V-B
 HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED. 2010 CBC SECTION 1103B EXCEPTION 1

COAX/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	CABLE SIZE
ALPHA	30°	TBD	300'	7/8"
BETA	145°	TBD	150'	7/8"
GPS	N/A	TBD		1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES, CHECK RF DATA SHEET.

APPROVAL

LANDLORD: _____
 PROJECT MANAGER: _____
 CONSTRUCTION MANAGER: _____
 RF ENGINEER: _____
 SITE ACQUISITION: _____
 ZONING MANAGER: _____
 UTILITY COORDINATOR: _____
 NETWORK OPERATIONS: _____

GENERAL CONTRACTOR NOTES

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

LEGAL DESCRIPTION:

PARCEL 1:

LOTS G, H, AND P OF TRACT MAP NO. 15604, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 773, PAGE 1 THROUGH 9, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. **(LOT P PARTIALLY SHOWN HEREON)**

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH SHOWN BELOW BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED DEPTH: 500 FEET RECORDED: JANUARY 2, 1997 AS INSTRUMENT NO. 19970000564 OF OFFICIAL RECORDS

PARCEL 2:

PARCELS F AND O OF LOT LINE ADJUSTMENT NO. LL 98-044, IN THE CITY OF NEWPORT BEACH, RECORDED NOVEMBER 13, 1998 AS INSTRUMENT NO. 19980743956, OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. **(PARCEL F PARTIALLY SHOWN HEREON)**

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH SHOWN BELOW BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED DEPTH: 500 FEET RECORDED: JANUARY 2, 1997 AS INSTRUMENT NO. 19970000564 OF OFFICIAL RECORDS

PARCEL 3:

EASEMENTS AS SET FORTH IN THE SECTIONS ENTITLED "EASEMENTS FOR ASSOCIATION", "SUPPORT, SETTLEMENT AND ENCROACHMENT", AND UTILITIES AND CABLE TELEVISION", OF THE ARTICLE ENTITLED "EASEMENTS AND OTHER RIGHTS OVER THE COVERED PROPERTY" OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PELICAN CREST II COMMUNITY ASSOCIATION, RECORDED ON OCTOBER 9, 1998 AS INSTRUMENT NO. 19980687222, IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA (THE "DECLARATION"). **(GENERAL EASEMENTS OVER COMMON AREAS)**

PARCEL 4:

EASEMENTS AS SET FORTH IN THE SUBSECTION ENTITLED "MAINTENANCE ASSOCIATION", OF THE SECTION ENTITLED "RESERVATIONS TO DECLARANT AND PARTICIPATING BUILDER" OF THE ARTICLE ENTITLED "EASEMENTS AND RIGHTS" OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NEWPORT COAST COMMUNITY ASSOCIATION, RECORDED ON MAY 24, 1991, AS INSTRUMENT NO. 91-257521, AS AMENDED BY AMENDMENT NO. 1 THERETO, RECORDED DECEMBER 6, 1991, AS INSTRUMENT NO. 91-672606, EACH IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA (COLLECTIVELY, THE "MASTER DECLARATION"). **(GENERAL EASEMENTS OVER COMMON AREAS)**

EASEMENT NOTES

EASEMENT(S) SHOWN HEREON ARE PER LAWYERS TITLE COMPANY, PRELIMINARY REPORT NO. 12577774-10, DATED AS OF MARCH 8, 2011.

2 AN IRREVOCABLE OFFER IN FAVOR OF COUNTY OF ORANGE FOR PUBLIC STREET, RECORDED DECEMBER 1, 1988 AS INSTRUMENT NO. 88-663375 OF OFFICIAL RECORDS. ACCEPTED FOR PUBLIC USE BY A RESOLUTION RECORDED NOVEMBER 20, 1991 AS INSTRUMENT NO. 91-634147 OF OFFICIAL RECORDS. **(CONTAINED WITHIN PELICAN HILL RD., NOW NEWPORT COAST DR.)**

4 AN IRREVOCABLE OFFER IN FAVOR OF COUNTY OF ORANGE TO CONVEY EASEMENT FOR LOWER LOOP ROAD, RECORDED OCTOBER 4, 1990 AS INSTRUMENT NO. 90-530348; AND RECORDED DECEMBER 18, 1991 AS INSTRUMENT NO. 91-694962; AND RE-RECORDED MARCH 12, 1992 AS INSTRUMENT NO. 92-149749, ALL OF OFFICIAL RECORDS. **(CONTAINED WITHIN LOWER LOOP DR.)**

7 A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, RECORDED DECEMBER 29, 1995 AS INSTRUMENT NO. 950587638 OF OFFICIAL RECORDS. MODIFICATIONS RECORDED JUNE 27, 1996 AS INSTRUMENT NO. 96-327905; SEPTEMBER 25, 1996 AS INSTRUMENT NO. 96-489027, BOTH OF OFFICIAL RECORDS. **(BLANKET IN NATURE OVER COMMON AREAS)**

8 AN EASEMENT GRANTED TO NEWPORT COAST COMMUNITY ASSOCIATION FOR SLOPE, FUEL MODIFICATION AREA, RIPARIAN HABITAT, AND INCIDENTAL PURPOSES, RECORDED APRIL 15, 1996 AS INSTRUMENT NO. 19960185636 OF OFFICIAL RECORDS.

12 EASEMENTS DEDICATED TO THE IRVINE RANCH WATER DISTRICT FOR PUBLIC UTILITIES, SHOWN ON TRACT NO. 15604, SUBJECT TO THE SAME TERMS AND CONDITIONS AS EASEMENT RECORDED FEBRUARY 14, 1991 AS INSTRUMENT NO. 91-70315, OF OFFICIAL RECORDS OF ORANGE COUNTY, WITH AN ADDED CONDITION THAT NO TREES SHALL BE PLANTED IN SAID EASEMENTS WITHOUT PRIOR WRITTEN CONSENT FROM THE IRVINE RANCH WATER DISTRICT.

13 AN EASEMENT FOR PUBLIC UTILITIES, SHOWN ON TRACT NO. 15604.

16 AN EASEMENT FOR FIRE AND FUEL MODIFICATION ACCESS, SHOWN ON TRACT NO. 15604.

17 AN EASEMENT SHOWN ON TRACT NO. 15604, AFFECTING LOTS G THROUGH P. **(PURPOSE OF ESMT. NOT SHOWN IN PRELIMINARY TITLE REPORT)**

20 AN EASEMENT FOR PIPELINE FOR WATER AND RECLAIMED WATER, SHOWN ON TRACT NO. 15604.

21 AN EASEMENT FOR STORM DRAIN, SHOWN ON TRACT NO. 15604.

23 A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, RECORDED OCTOBER 9, 1998 AS INSTRUMENT NO. 98-687222 OF OFFICIAL RECORDS. MODIFICATIONS RECORDED NOVEMBER 4, 1998 AS INSTRUMENT NO. 98-748873; AND DECEMBER 1, 1998 AS INSTRUMENT NO. 98-821339; MAY 26, 2000 AS INSTRUMENT NO. 20000279696; MARCH 28, 2003 AS INSTRUMENT NO. 2003000345167, ALL OF OFFICIAL RECORDS. **(GENERAL ESMTS. ACROSS COMMON AREAS)**

24 AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS, RECORDED JUNE 28, 1999 AS INSTRUMENT NO. 99-475613 OF OFFICIAL RECORDS.

25 AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES, RECORDED JULY 1, 1999 AS INSTRUMENT NO. 99-492639 OF OFFICIAL RECORDS.

29 AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 2, 1998 AS INSTRUMENT NO. 19980822130 OF OFFICIAL RECORDS.

○ DENOTES ITEM PLOTTED HEREON

COORDINATES:

PROPOSED SECTOR "ALPHA"	PROPOSED SECTOR "BETA"
LATITUDE 33°35'34.92" N	LATITUDE 33°35'33.16" N
LONGITUDE 117°50'10.21" W	LONGITUDE 117°50'10.12" W

NAD 1983 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ASHTech" G.P.S. RECEIVERS AND ASHTech SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF PELICANS DRIVE (PRIVATE STREET) BEING NORTH 03°36'34" EAST PER FOUND MONUMENTS SHOWN ON TRACT NO. 15346, M.M. 775/15-21, RECORDS OF ORANGE COUNTY.

ASSESSOR'S IDENTIFICATION:

ORANGE COUNTY A.P.N. 473-152-15, 16, 17, & 18
ORANGE COUNTY A.P.N. 473-152-11 & 473-132-21 (PARTIALLY SHOWN HEREON)
ORANGE COUNTY A.P.N. 473-132-20 (PENDING RECEIPT OF TITLE REPORT AND PARTIALLY SHOWN HEREON)

AREA:

8.65± ACRES PER ORANGE COUNTY ASSESSOR

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK "BM 626"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 626" AS SHOWN ON THE "LAGUNA BEACH" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 628.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:

LAWYERS TITLE COMPANY, PRELIMINARY REPORT NO. 12577774-10, DATED AS OF MARCH 8, 2011.

DATE OF SURVEY:

MARCH 15, 2011
ADDITIONAL SURVEY JUNE 30, 2011

LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.



15505 SAND CANYON AVE.
BUILDING "D" 1st FLOOR
IRVINE, CA 92618
PHONE (949) 286-7000



3400 VIA OPORTO, SUITE 204
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL



PREPARED BY:



LAND SURVEYING & MAPPING

3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX

JN. 801.157

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	03/22/11	ISSUED FOR REVIEW	RF
2	04/18/11	ADDED TITLE INFO.	JA
3	04/26/11	REV. ADDRESS PER ARCH.	DR
4	06/02/11	ADDITIONAL TOPO	MB
5	07/08/11	ADDITIONAL TOPO	JA
6	07/25/11	REV. COORDINATES PER ARCH.	MB

ST. LAURENT

22183 NEWPORT COAST DRIVE
NEWPORT BEACH, CA 92657

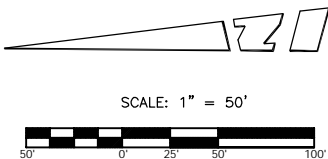
SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-1

SEE SHEETS LS-2 AND LS-3 FOR BOUNDARY INFO.
SEE SHEET LS-4 FOR SITE DETAILS



PARCEL MAP NO. 95 - 118
P.M.B. 291 / 1 - 7
PARCEL 4
AP.N. 477-021-08

LINE TABLE			CURVE TABLE		
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS
L1	18.00'	N43°34'05"E	C1	14.43'	12.00'
L2	10.50'	N43°34'05"E	C2	31.03'	60.00'
L3	52.72'	N09°35'48"W			
L4	39.62'	N25°03'26"E			
L5	32.53'	N08°18'20"E			
L6	75.92'	N37°56'20"E			
L7	14.88'	N13°13'22"E			
L8	93.56'	N36°31'17"E			
L9	49.48'	N09°10'49"E			
L10	21.29'	N25°54'15"W			
L11	73.54'	N11°08'13"E			
L12	56.70'	N00°54'15"E			
L13	29.00'	N31°19'28"W			

SEE SHEET LS-4
FOR DETAIL 'B'

PARCEL 1
AP.N. 477-021-16

AN EASEMENT FOR STREET
AND HIGHWAY RIGHT OF
WAY PER INS. NO.
88-663375 OF O.R.

TRACT NO. 14859
M.M. 733 / 38 - 45

LOT "O"
AP.N. 477-131-38

LOT "N"
AP.N. 477-131-37

NEWPORT COAST DRIVE

TRACT NO. 15604
M.M. 773 / 1 - 9

POR. LOT "P"
AP.N. 473-152-17
PARCEL 1 OF
LEGAL DESC.

TRACT NO. 15346
M.M. 775 / 15 - 21

LOT "C"
AP.N. 473-161-02

SEE SHEET LS-4
FOR DETAIL 'A'

LOT "H"
AP.N. 473-152-15
PARCEL 1 OF
LEGAL DESC.

PARCEL "O"
AP.N. 473-152-16
PARCEL 2 OF
LEGAL DESC.
L.L.A. NO. 98-044
INS. NO. 19980743956

LOT 44
AP.N. 473-152-07

LOT 45
AP.N. 473-152-08

LOT 46
AP.N. 473-152-09

LOT "G"
AP.N. 473-152-18
PARCEL 1 OF
LEGAL DESC.

POR. LOT "B"
AP.N. 473-161-12

LOT "Q"
AP.N. 473-152-21

PARCEL 47
AP.N. 473-152-10

PARCEL "F"
AP.N. 473-152-11
PARCEL 2 OF
LEGAL DESC.

PELICANS DRIVE
(PRIVATE STREET)

SKYRIDGE
(PRIVATE STREET)

AVALON
VISTA
(PRIVATE STREET)

SEE SHEET LS-3

SEE SHEET LS-4 FOR DETAIL 'B'

SEE SHEET LS-4 FOR DETAIL 'A'

LEGEND:

- | | | |
|---------------------------|------------------------------|-------------------------|
| ACU AIR CONDITIONING UNIT | ICV IRRIGATION CONTROL VALVE | ANT ANTENNA |
| ANT ANTENNA | IN INCHES | BD BOLLARD |
| BD BOLLARD | LDC LANDING | BTS BTS UNIT |
| BTS BTS UNIT | MS MOW STRIP | BW BACK OF WALK |
| BW BACK OF WALK | NG NATURAL GROUND | CATV CABLE TV |
| CATV CABLE TV | OSFW OUTSIDE FACE OF WALL | CB CATCH BASIN |
| CB CATCH BASIN | PB PULLBOX | CDT CONDUIT |
| CDT CONDUIT | S&W SPIKE AND WASHER | CFL CONCRETE FLOW LINE |
| CFL CONCRETE FLOW LINE | SBX SWITCH BOX | CMNY CHIMNEY |
| CMNY CHIMNEY | SLPB STREETLIGHT PULLBOX | CPD CONCRETE PAD |
| CPD CONCRETE PAD | SMH SEWER MANHOLE | CT CABLE TRAY |
| CT CABLE TRAY | STP STEPS | CTVPB CABLE TV PULL BOX |
| CTVPB CABLE TV PULL BOX | TBX TELCO BOX | D DIAMETER |
| D DIAMETER | TC TOP OF CURB | DT DUCT |
| DT DUCT | TG TOP OF GRATE | EBX ELECTRICAL BOX |
| EBX ELECTRICAL BOX | TMH TELCO MANHOLE | ECAB ELECTRICAL CABINET |
| ECAB ELECTRICAL CABINET | TOE TOE OF SLOPE | EDMH EDISON MANHOLE |
| EDMH EDISON MANHOLE | TOP TOP OF SLOPE | EDPB EDISON PULLBOX |
| EDPB EDISON PULLBOX | TP TOP | EM ELECTRICAL METER |
| EM ELECTRICAL METER | TR TREE | EOBK EDGE OF BRICK |
| EOBK EDGE OF BRICK | TRN TRANSFORMER | EOC EDGE OF CONCRETE |
| EOC EDGE OF CONCRETE | TRPM PALM TREE | EPB ELECTRICAL PULL BOX |
| EPB ELECTRICAL PULL BOX | TRPN PINE TREE | FD FOUND |
| FD FOUND | TRSR TELEPHONE RISER | FS FINISHED SURFACE |
| FS FINISHED SURFACE | TSPB TRAFFIC SIGNAL PULLBOX | FW FRONT OF WALK |
| FW FRONT OF WALK | TW TOP OF WALL | GL GUTTER LIP |
| GL GUTTER LIP | UBX UTILITY BOX | GTP GATE POST |
| GTP GATE POST | UCAB UTILITY CABINET | GV GAS VENT |
| GV GAS VENT | VLT VAULT | H HEIGHT |
| H HEIGHT | WIF WROUGHT IRON FENCE | HH HANDHOLE |
| HH HANDHOLE | WV WATER VALVE | HSE HOUSE |
| HSE HOUSE | YPNT YELLOW PAINT | |

verizon wireless
15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618
PHONE (949) 286-7000

FULSANG ARCHITECTURE
3400 VIA OPORTO, SUITE 204
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL
BERT HAZE
PROFESSIONAL LAND SURVEYOR
No. 7211
Exp. 3-31-12
STATE OF CALIFORNIA

PREPARED BY:
BERT HAZE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX JUN. 801.157

SUBMITTALS

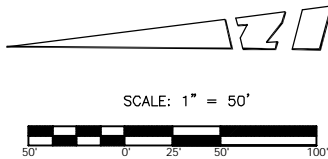
REV.	DATE	DESCRIPTION	BY
1	03/22/11	ISSUED FOR REVIEW	RF
2	04/18/11	ADDED TITLE INFO.	JA
3	04/26/11	REV. ADDRESS PER ARCH.	DR
4	06/02/11	ADDITIONAL TOPO	MB
5	07/08/11	ADDITIONAL TOPO	JA
6	07/25/11	REV. COORDINATES PER ARCH.	MB

ST. LAURENT
22183 NEWPORT COAST DRIVE
NEWPORT BEACH, CA 92657

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-2

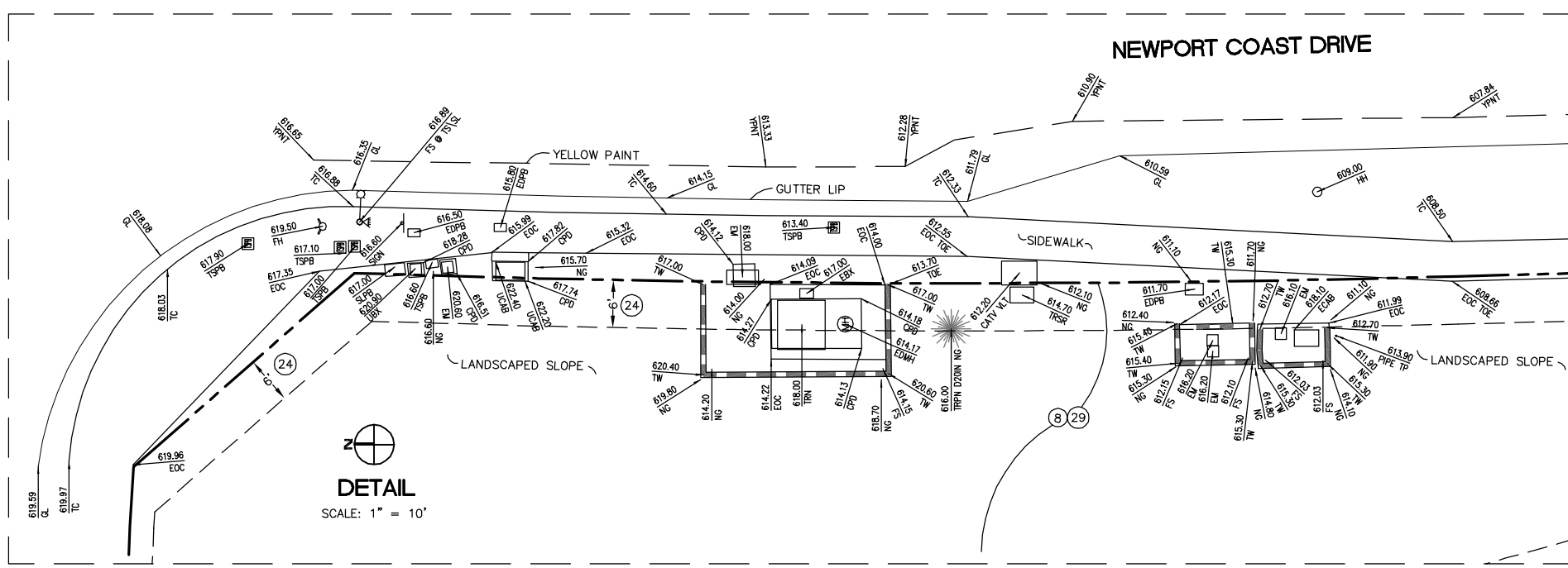
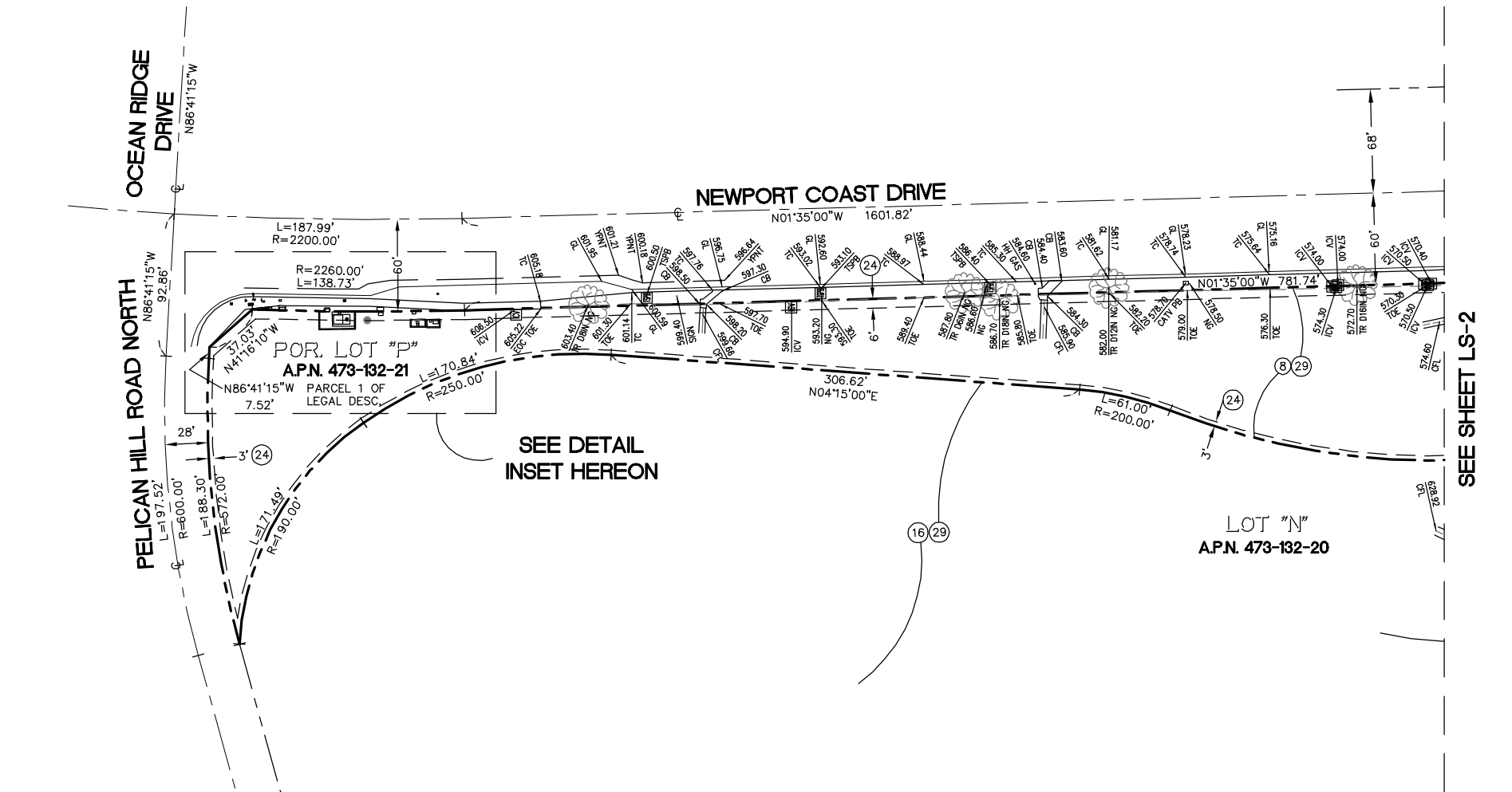
SEE SHEET LS-1 FOR TITLE INFO.
SEE SHEET LS-3 FOR ADDITIONAL BOUNDARY INFO.
SEE SHEET LS-4 FOR SITE DETAILS



LEGEND:

- ACU AIR CONDITIONING UNIT
- ANT ANTENNA
- BD BOLLARD
- BTS BTS UNIT
- BW BACK OF WALK
- CATV CABLE TV
- CB CATCH BASIN
- CDT CONDUIT
- CFL CONCRETE FLOW LINE
- CMNY CHIMNEY
- CPD CONCRETE PAD
- CT CABLE TRAY
- CTVPB CABLE TV PULL BOX
- D DIAMETER
- DT DUCT
- EBX ELECTRICAL BOX
- ECAB ELECTRICAL CABINET
- EDMH EDISON MANHOLE
- EDPB EDISON PULLBOX
- EM ELECTRICAL METER
- EOBK EDGE OF BRICK
- EOC EDGE OF CONCRETE
- EPB ELECTRICAL PULL BOX
- FD FOUND
- FH FIRE HYDRANT
- FS FINISHED SURFACE
- FW FRONT OF WALK
- GL GUTTER LIP
- GTP GATE POST
- GV GAS VENT
- H HEIGHT
- HH HANDHOLE
- HSE HOUSE
- ICV IRRIGATION CONTROL VALVE
- IN INCHES
- LDG LANDING
- MS MOW STRIP
- NG NATURAL GROUND
- OSFW OUTSIDE FACE OF WALL
- PB PULLBOX
- S&W SPIKE AND WASHER
- SBX SWITCH BOX
- SLPB STREET LIGHT PULLBOX
- SMH SEWER MANHOLE
- STP STEPS
- TBX TELCO BOX
- TC TOP OF CURB
- TG TOP OF GRATE
- TMH TELCO MANHOLE
- TOE TOE OF SLOPE
- TOP TOP OF SLOPE
- TP TOP
- TR TREE
- TRN TRANSFORMER
- TRPM PALM TREE
- TRPN PINE TREE
- TRSR TELEPHONE RISER
- TSPB TRAFFIC SIGNAL PULLBOX
- TW TOP OF WALL
- UBX UTILITY BOX
- UCAB UTILITY CABINET
- VLT VAULT
- WIF WROUGHT IRON FENCE
- WV WATER VALVE
- YPNT YELLOW PAINT

- ANTENNA
- BLOCK WALL
- BOLLARD
- CENTERLINE
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VENT
- GRATE
- IRRIGATION CONTROL VALVE
- MANHOLE
- SEWER MANHOLE
- STREET LIGHT
- STREET LIGHT PULL BOX
- STREET SIGN
- TELCO BOX
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL PULL BOX
- UTILITY BOX
- WATER VALVE
- WROUGHT IRON FENCE



SEE SHEET LS-1 FOR TITLE INFO.
 SEE SHEET LS-2 FOR ADDITIONAL BOUNDARY INFO.
 SEE SHEET LS-4 FOR SITE DETAILS

verizon wireless
 15505 SAND CANYON AVE.
 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618
 PHONE (949) 286-7000

FULSANG ARCHITECTURE
 3400 VIA OPORITO, SUITE 204
 NEWPORT BEACH, CA 92663
 PHONE: (949) 838-4139



PREPARED BY:
BERT HAZE
 AND ASSOCIATES, INC.
 LAND SURVEYING & MAPPING
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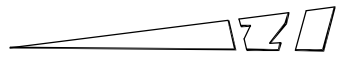
SUBMITTALS

REV.	DATE	DESCRIPTION	BY
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6	07/25/11	REV. COORDINATES PER ARCH.	MB

ST. LAURENT
 22183 NEWPORT COAST DRIVE
 NEWPORT BEACH, CA 92657

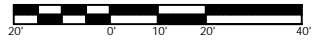
SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-3



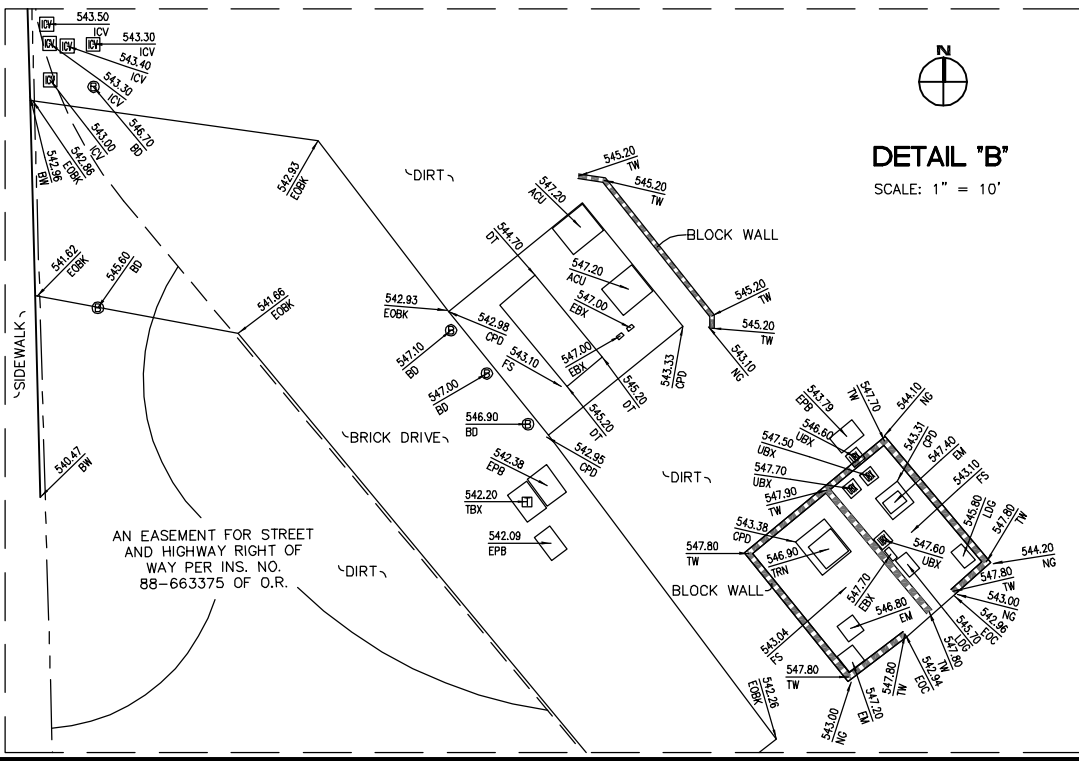
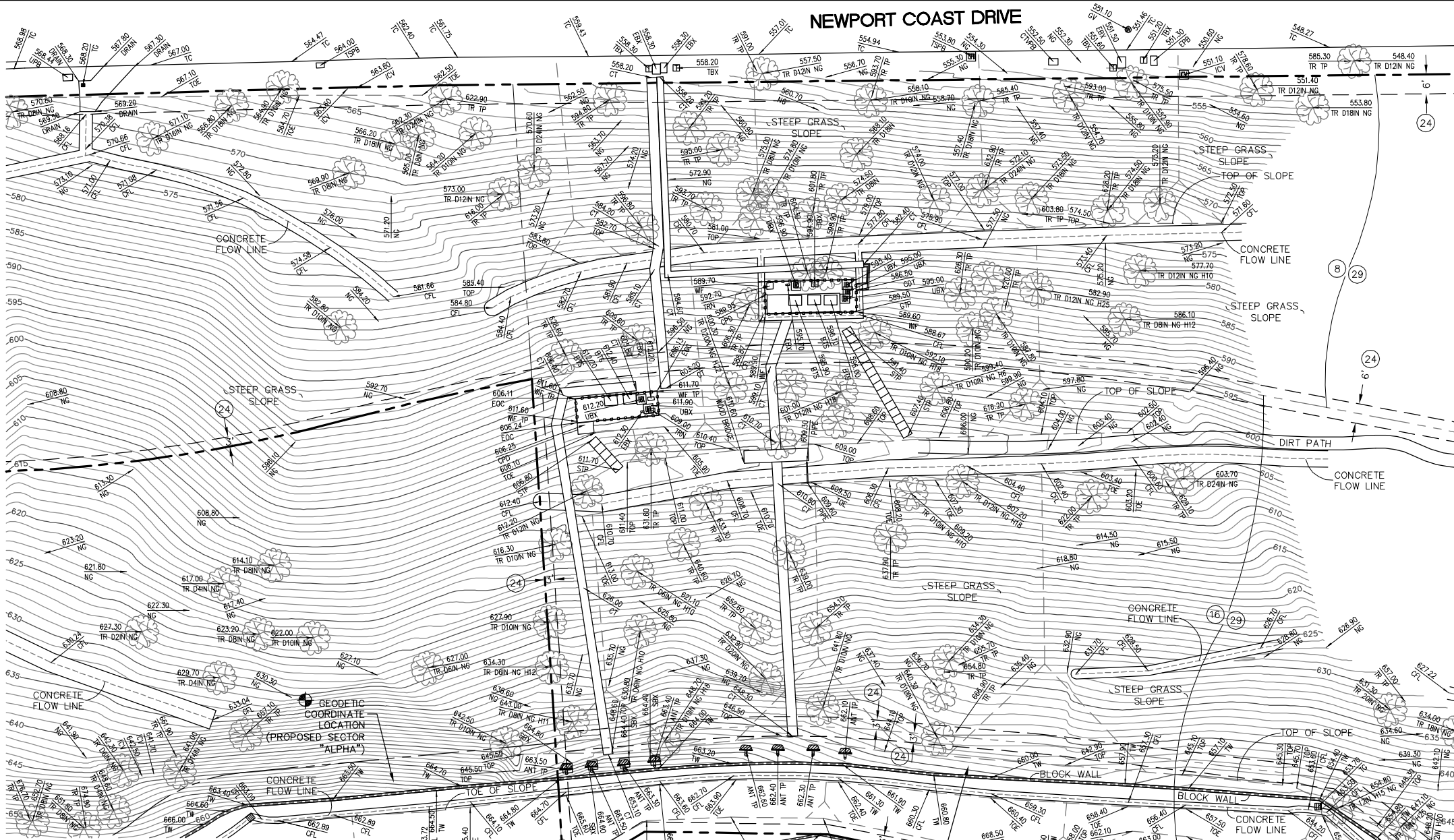
DETAIL 'A'

SCALE: 1" = 20'



LEGEND:

- | | | | |
|-------|--------------------------|------|------------------------|
| ACU | AIR CONDITIONING UNIT | NG | NATURAL GROUND |
| ANT | ANTENNA | OSFW | OUTSIDE FACE OF WALL |
| BD | BOLLARD | PB | PULLBOX |
| BTS | BTS UNIT | S&W | SPIKE AND WASHER |
| BW | BACK OF WALK | SBX | SWITCH BOX |
| CATV | CABLE TV | SLPB | STREETLIGHT PULLBOX |
| CB | CATCH BASIN | SMH | SEWER MANHOLE |
| CDT | CONDUIT | STP | STEPS |
| CFL | CONCRETE FLOW LINE | TBX | TELCO BOX |
| CMNY | CHIMNEY | TC | TOP OF CURB |
| CPD | CONCRETE PAD | TG | TOP OF GRATE |
| CT | CABLE TRAY | TMH | TELCO MANHOLE |
| CTVPB | CABLE TV PULL BOX | TOE | TOE OF SLOPE |
| D | DIAMETER | TOP | TOP OF SLOPE |
| DT | DUCT | TP | TOP |
| EBX | ELECTRICAL BOX | TR | TREE |
| ECAB | ELECTRICAL CABINET | TRN | TRANSFORMER |
| EDMH | EDISON MANHOLE | TRPM | PALM TREE |
| EDPB | EDISON PULLBOX | TRPN | PINE TREE |
| EM | ELECTRICAL METER | TRSR | TELEPHONE RISER |
| EOBK | EDGE OF BRICK | TSPB | TRAFFIC SIGNAL PULLBOX |
| EOC | EDGE OF CONCRETE | TW | TOP OF WALL |
| EPB | ELECTRICAL PULL BOX | UBX | UTILITY BOX |
| FD | FOUND | UCAB | UTILITY CABINET |
| FH | FIRE HYDRANT | VLT | VAULT |
| FS | FINISHED SURFACE | WF | WROUGHT IRON FENCE |
| FW | FRONT OF WALK | WV | WATER VALVE |
| GL | GUTTER LIP | YPNT | YELLOW PAINT |
| GTP | GATE POST | | |
| GV | GAS VENT | | |
| H | HEIGHT | | |
| HH | HANDHOLE | | |
| HSE | HOUSE | | |
| ICV | IRRIGATION CONTROL VALVE | | |
| IN | INCHES | | |
| LDG | LANDING | | |
| MS | MOW STRIP | | |



DETAIL 'B'

SCALE: 1" = 10'

- ANTENNA
- BLOCK WALL
- BOLLARD
- CENTERLINE
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VENT
- GRATE
- IRRIGATION CONTROL VALVE
- MANHOLE
- SEWER MANHOLE
- STREET LIGHT
- STREET LIGHT PULL BOX
- STREET SIGN
- TELCO BOX
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL PULL BOX
- UTILITY BOX
- WATER VALVE
- WROUGHT IRON FENCE

SEE SHEET LS-1 FOR TITLE INFO.
SEE SHEETS LS-2 AND LS-3 FOR BOUNDARY INFO.

verizon wireless

15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618
PHONE (949) 286-7000

FULSANG ARCHITECTURE

3400 VIA OPORTO, SUITE 204
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL



PREPARED BY:

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SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	03/22/11	ISSUED FOR REVIEW	RF
2	04/18/11	ADDED TITLE INFO.	JA
3	04/26/11	REV. ADDRESS PER ARCH.	DR
4	06/02/11	ADDITIONAL TOPO	MB
5	07/08/11	ADDITIONAL TOPO	JA
6	07/25/11	REV. COORDINATES PER ARCH.	MB

ST. LAURENT

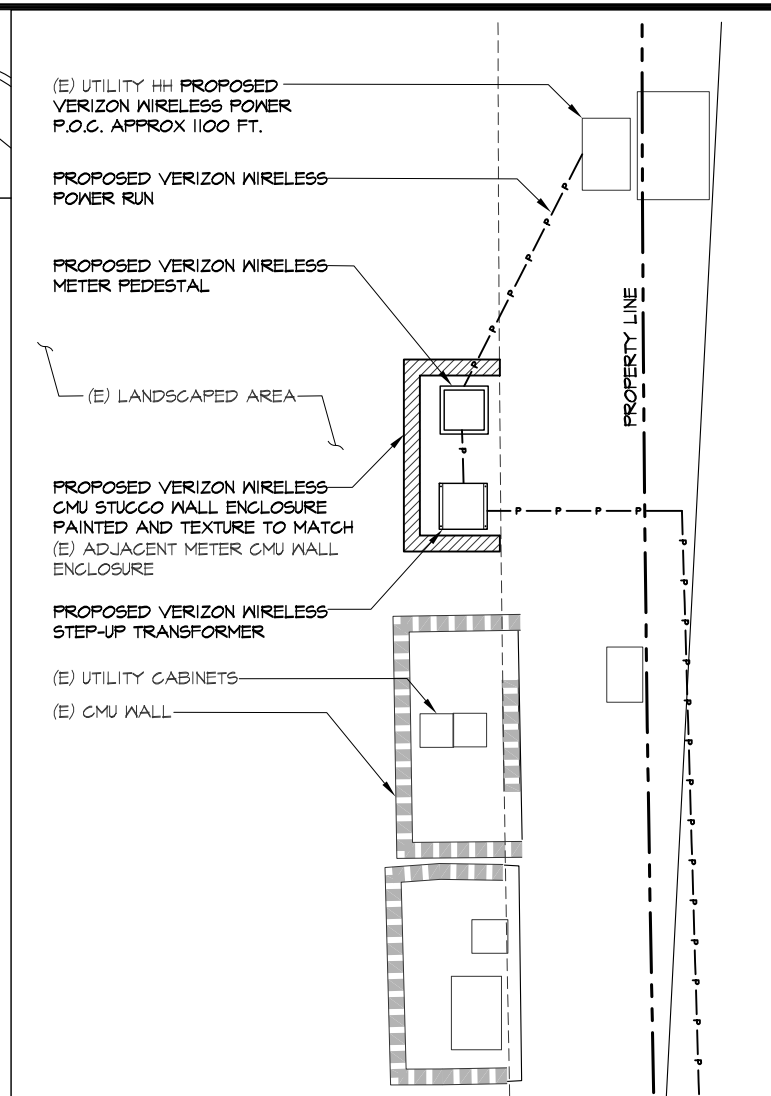
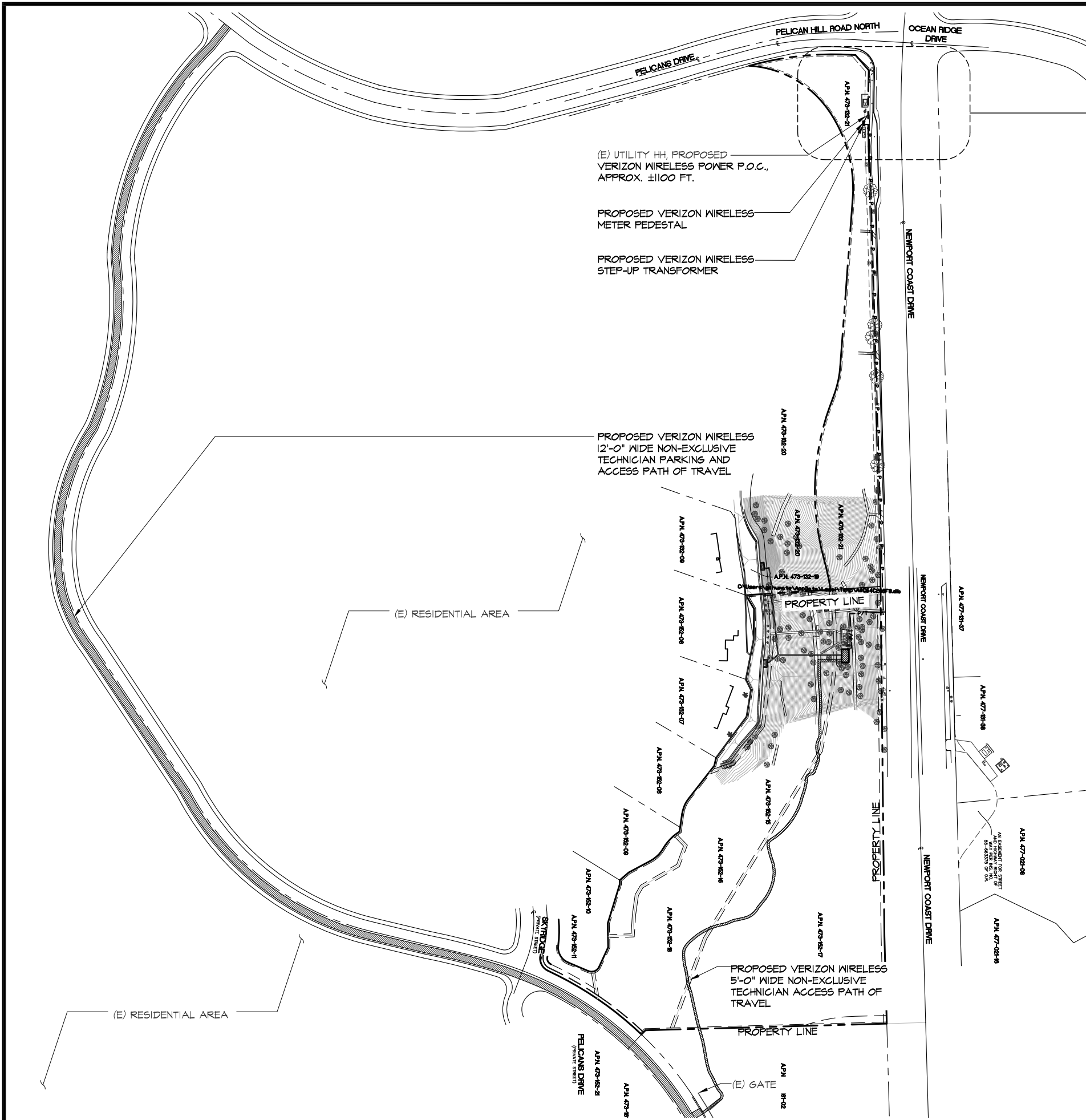
22183 NEWPORT COAST DRIVE
NEWPORT BEACH, CA 92657

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-4



verizonwireless
15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618

FULSANG
ARCHITECTURE
3400 VIA OPORTO, SUITE 204
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING SUBMITTAL
ISSUE DATE: 08/10/2011
PROJECT No. FA110301
DRAWN BY: EG CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	04/08/11	CLIENT COMMENTS	EG
2	04/19/11	SURVEY UPDATE	JM
3	04/19/11	CLIENT COMMENTS	JM
4	05/13/11	CLIENT COMMENTS	JM
5	06/06/11	SURVEY UPDATE	JM
6	06/24/11	CLIENT COMMENTS	JM
7	07/12/11	SURVEY UPDATE	JM
8	07/15/11	CLIENT COMMENTS	JM
9	08/10/11	CITY COMMENTS	JM

ST. LAURENT
22183 NEWPORT COAST DR.
NEWPORT BEACH, CA 92657

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1.0



15505 SAND CANYON AVE.
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IRVINE, CA 92618

FULSANG
ARCHITECTURE

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SEAL

ISSUED FOR: ZONING SUBMITTAL
ISSUE DATE: 08/10/2011
PROJECT No. FA110301
DRAWN BY: EG CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
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3	04/19/11	CLIENT COMMENTS	JM
4	05/13/11	CLIENT COMMENTS	JM
5	06/06/11	SURVEY UPDATE	JM
6	06/24/11	CLIENT COMMENTS	JM
7	07/12/11	SURVEY UPDATE	JM
8	07/15/11	CLIENT COMMENTS	JM
9	08/10/11	CITY COMMENTS	JM

ST. LAURENT
22183 NEWPORT COAST DR.
NEWPORT BEACH, CA 92657

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1.1

NEWPORT COAST DRIVE

A.P.N. 473-132-19

-132-09

A.P.N. 473-152-06

A.P.N. 473-152-07

A.P.N.

SITE PLAN

PROPOSED VERIZON WIRELESS
COAX CABLE TRAY
APPROX. 280 FT.
PROPOSED VERIZON WIRELESS ANTENNA
LOCATION, ALPHA SECTOR, MOUNTED ON
(E) RETAINING WALL

(E) AT&T ANTENNAS MOUNTED ON
(E) RETAINING WALL
(E) T-MOBILE ANTENNAS MOUNTED
ON (E) RETAINING WALL

PROPOSED VERIZON WIRELESS
ANTENNA LOCATION, BETA
SECTOR, MOUNTED ON (E)
RETAINING WALL

PROPOSED VERIZON WIRELESS
COAX CABLE TRAY
APPROX. 150 FT.

PROPOSED VERIZON
WIRELESS POWER BORE

(E) AT&T EQUIPMENT LEASE
AREA

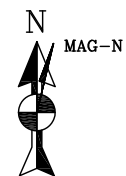
(E) UTILITY HH, PROPOSED
VERIZON WIRELESS TELCO
P.O.C., APPROX. ±150 FT.

PROPOSED VERIZON
WIRELESS POWER & TELCO
UNDERGROUND JOINT
TRENCH

PROPOSED VERIZON WIRELESS
EQUIPMENT LEASE AREA
13'-0" X 24'-0"
312 SQ. FT.

PROPOSED VERIZON WIRELESS
5'-0" WIDE NON-EXCLUSIVE
TECHNICIAN ACCESS PATH OF
TRAVEL

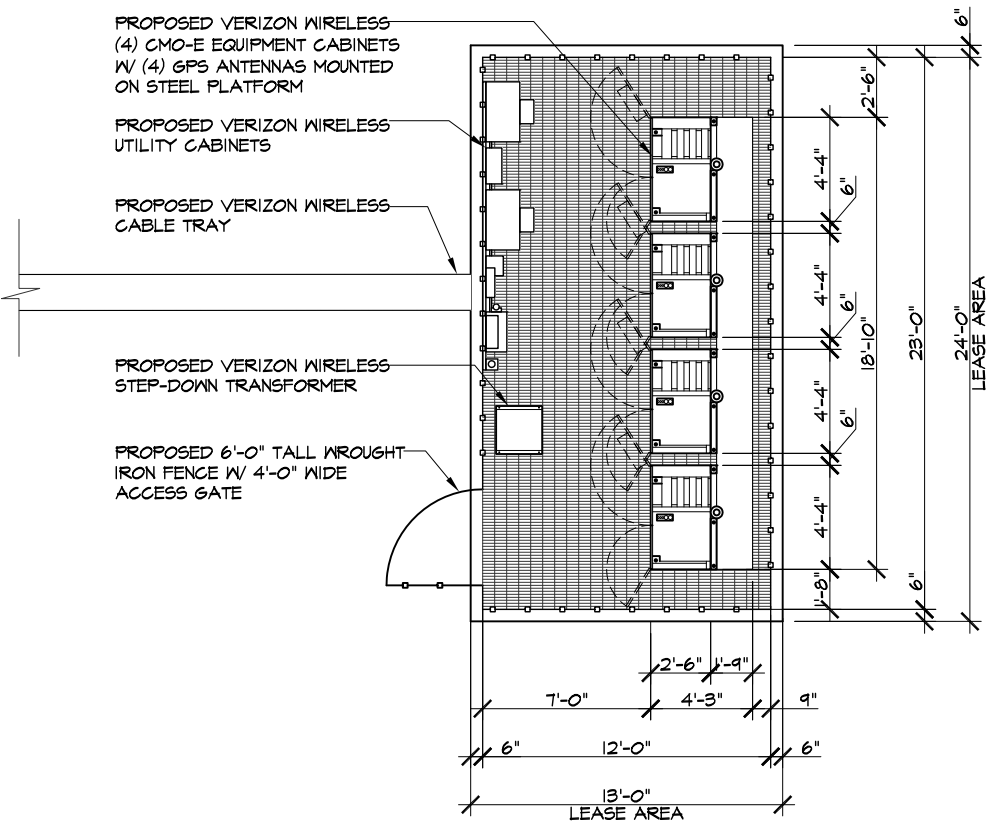
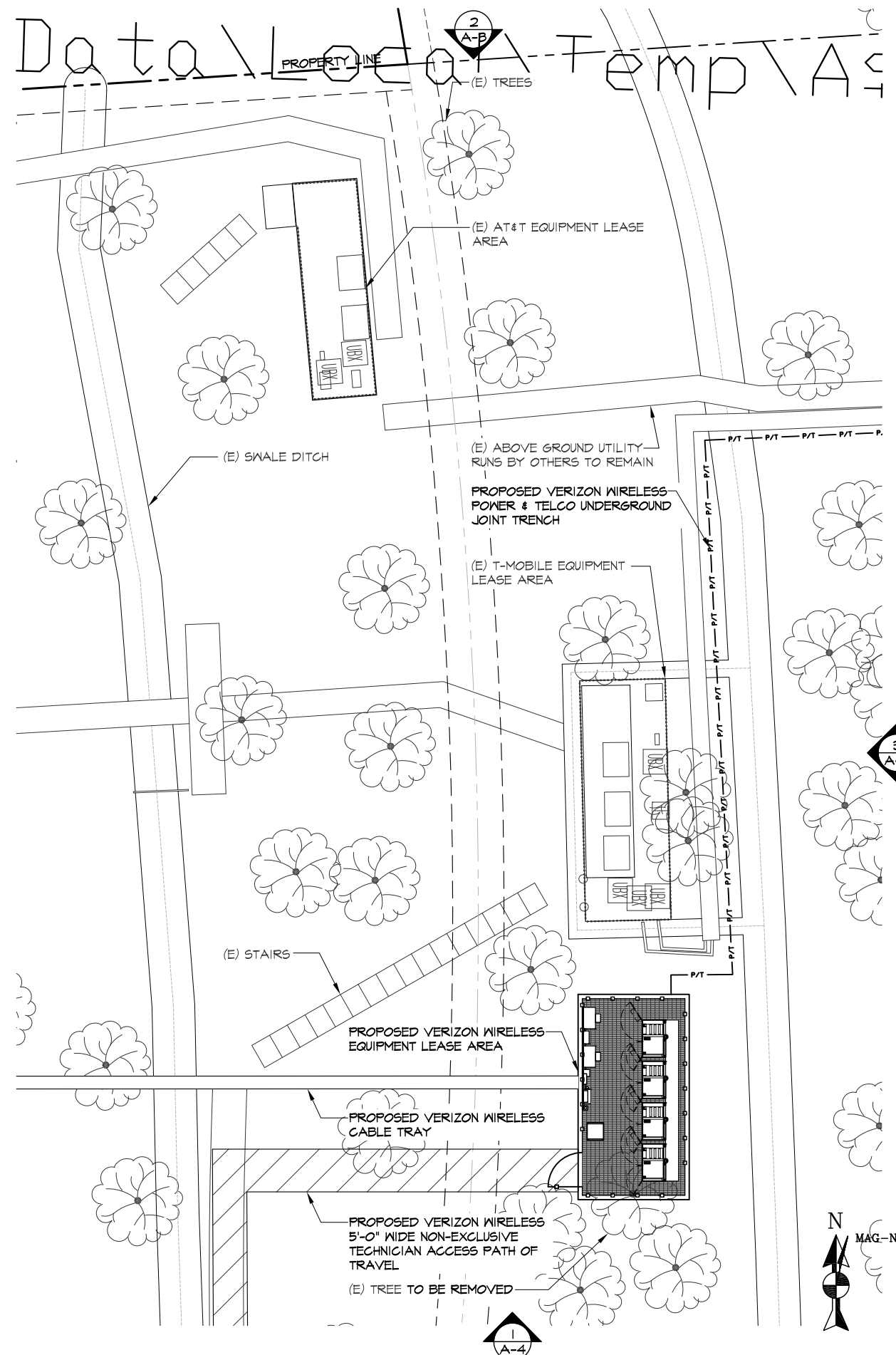
C:\Users\gshumate\AppData\Local\Temp\A\$064C260F8.dwg



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

SUBMITTALS

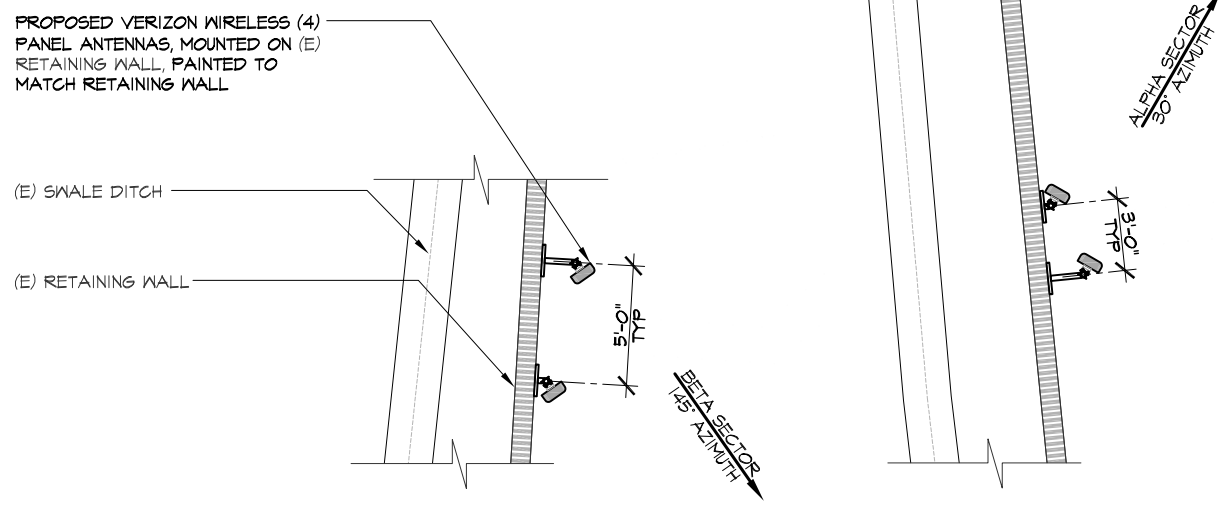
REV.	DATE	DESCRIPTION	BY
1	04/08/11	CLIENT COMMENTS	EG
2	04/19/11	SURVEY UPDATE	JM
3	04/19/11	CLIENT COMMENTS	JM
4	05/13/11	CLIENT COMMENTS	JM
5	06/06/11	SURVEY UPDATE	JM
6	06/24/11	CLIENT COMMENTS	JM
7	07/12/11	SURVEY UPDATE	JM
8	07/15/11	CLIENT COMMENTS	JM
9	08/10/11	CITY COMMENTS	JM



EQUIPMENT LAYOUT

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"

2



ANTENNA LAYOUT

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"

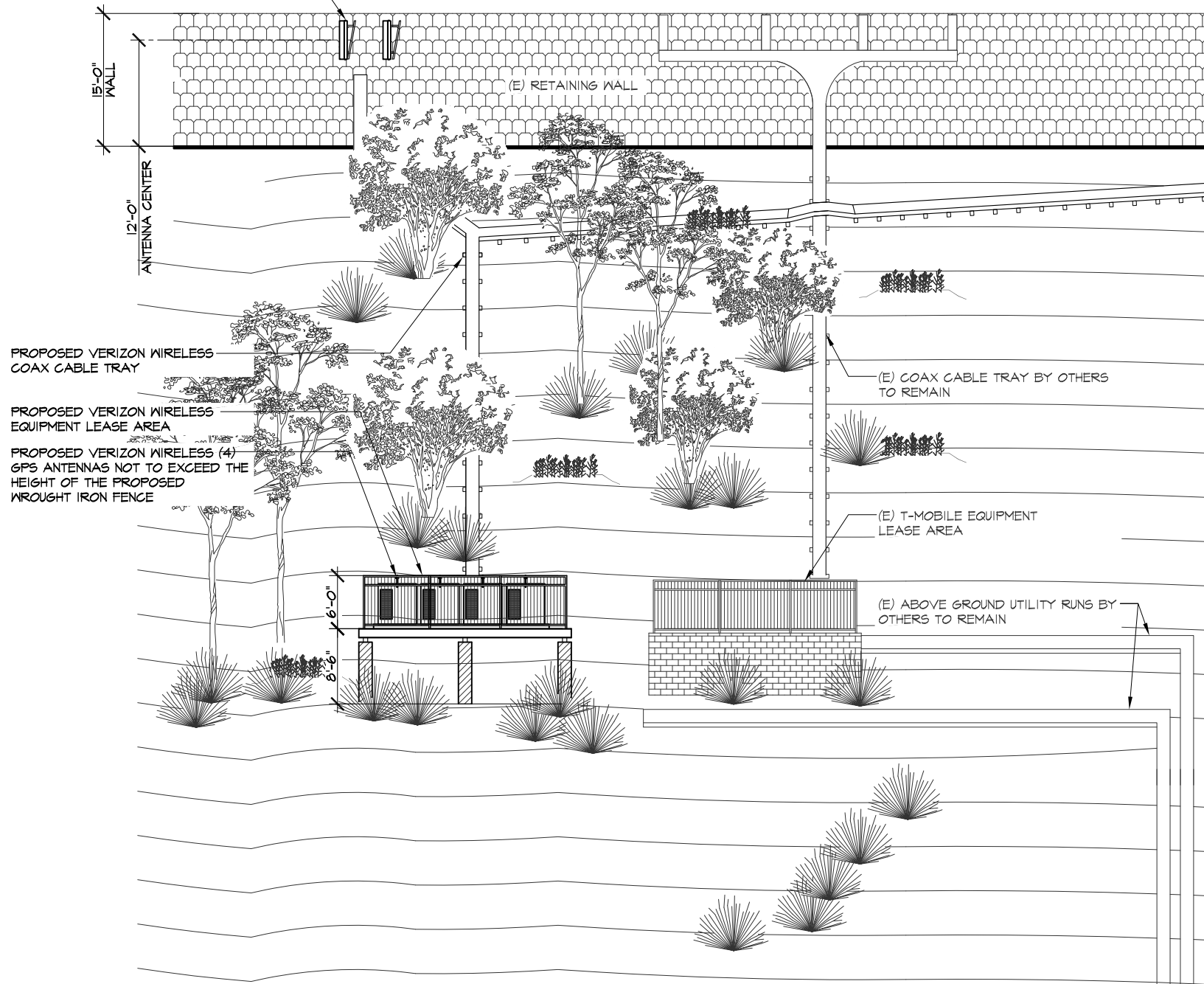
3

ENLARGED SITE PLAN

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

1

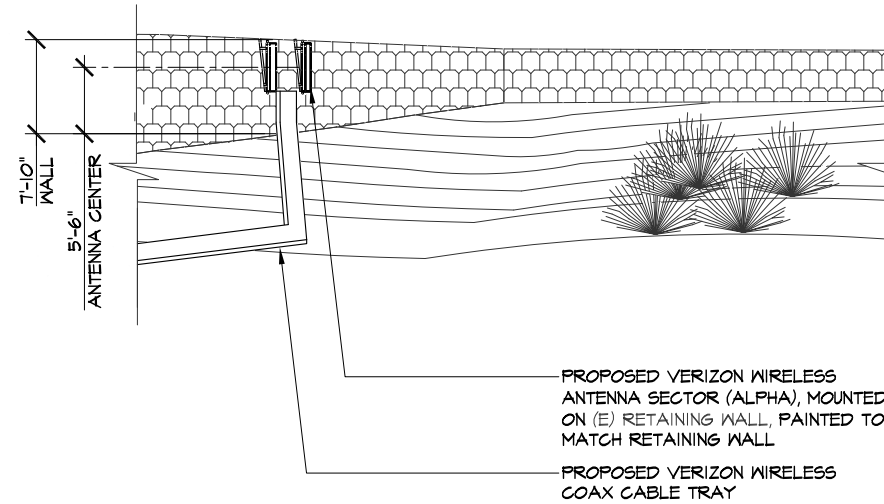
PROPOSED VERIZON WIRELESS ANTENNA SECTOR, (BETA), MOUNTED ON (E) RETAINING WALL, PAINTED TO MATCH RETAINING WALL



EAST ELEVATION

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

3

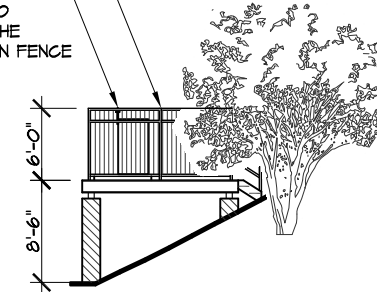


ANTENNA DETAIL EAST ELEVATION

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

1

PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA
PROPOSED VERIZON WIRELESS (4) GPS ANTENNAS NOT TO EXCEED THE HEIGHT OF THE PROPOSED WROUGHT IRON FENCE



NORTH ELEVATION

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

2



15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618



3400 VIA OPORTO, SUITE 204
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING SUBMITTAL
ISSUE DATE: 08/10/2011
PROJECT No. FA110301
DRAWN BY: EG CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	04/08/11	CLIENT COMMENTS	EG
2	04/19/11	SURVEY UPDATE	JM
3	04/19/11	CLIENT COMMENTS	JM
4	05/13/11	CLIENT COMMENTS	JM
5	06/06/11	SURVEY UPDATE	JM
6	06/24/11	CLIENT COMMENTS	JM
7	07/12/11	SURVEY UPDATE	JM
8	07/15/11	CLIENT COMMENTS	JM
9	08/10/11	CITY COMMENTS	JM

ST. LAURENT
22183 NEWPORT COAST DR.
NEWPORT BEACH, CA 92657

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	04/08/11	CLIENT COMMENTS	EG
2	04/19/11	SURVEY UPDATE	JM
3	04/19/11	CLIENT COMMENTS	JM
4	05/13/11	CLIENT COMMENTS	JM
5	06/06/11	SURVEY UPDATE	JM
6	06/24/11	CLIENT COMMENTS	JM
7	07/12/11	SURVEY UPDATE	JM
8	07/15/11	CLIENT COMMENTS	JM
9	08/10/11	CITY COMMENTS	JM

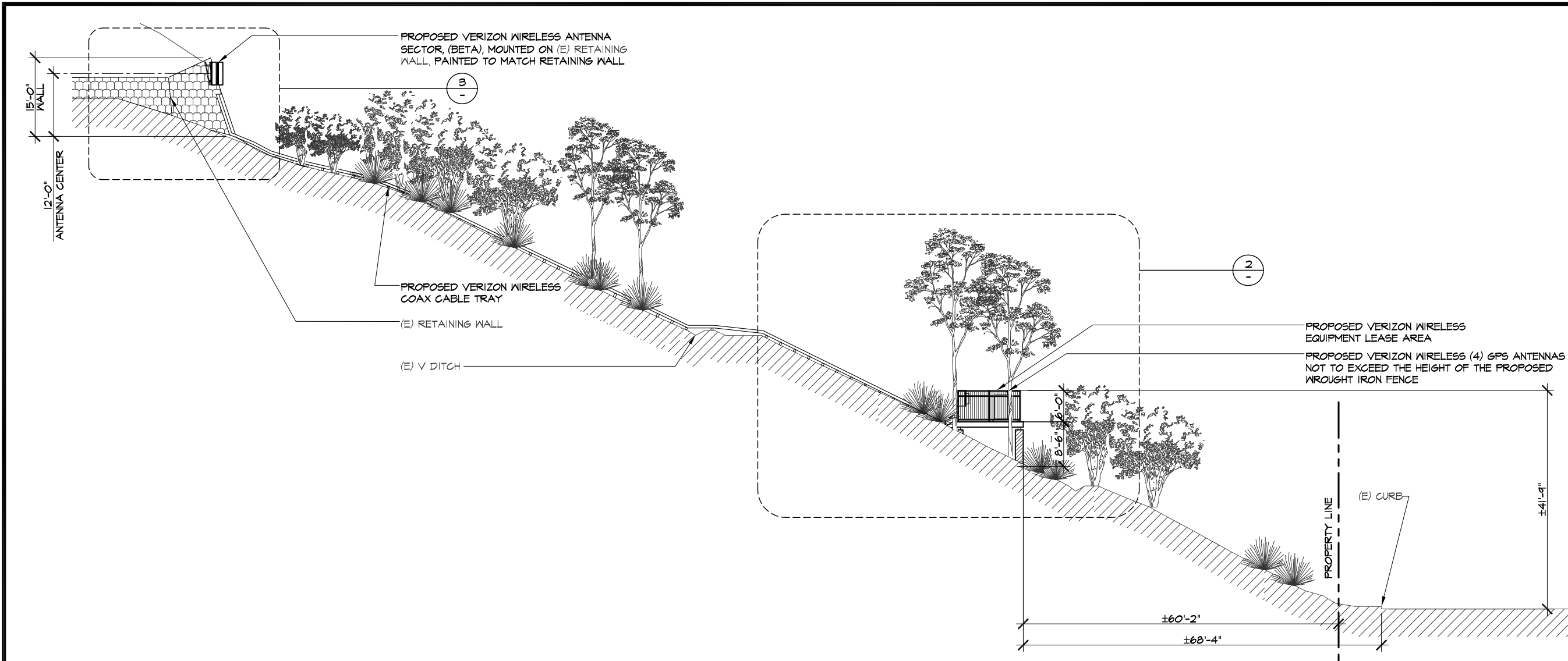
ST. LAURENT
22183 NEWPORT COAST DR.
NEWPORT BEACH, CA 92657

SHEET TITLE

ELEVATIONS

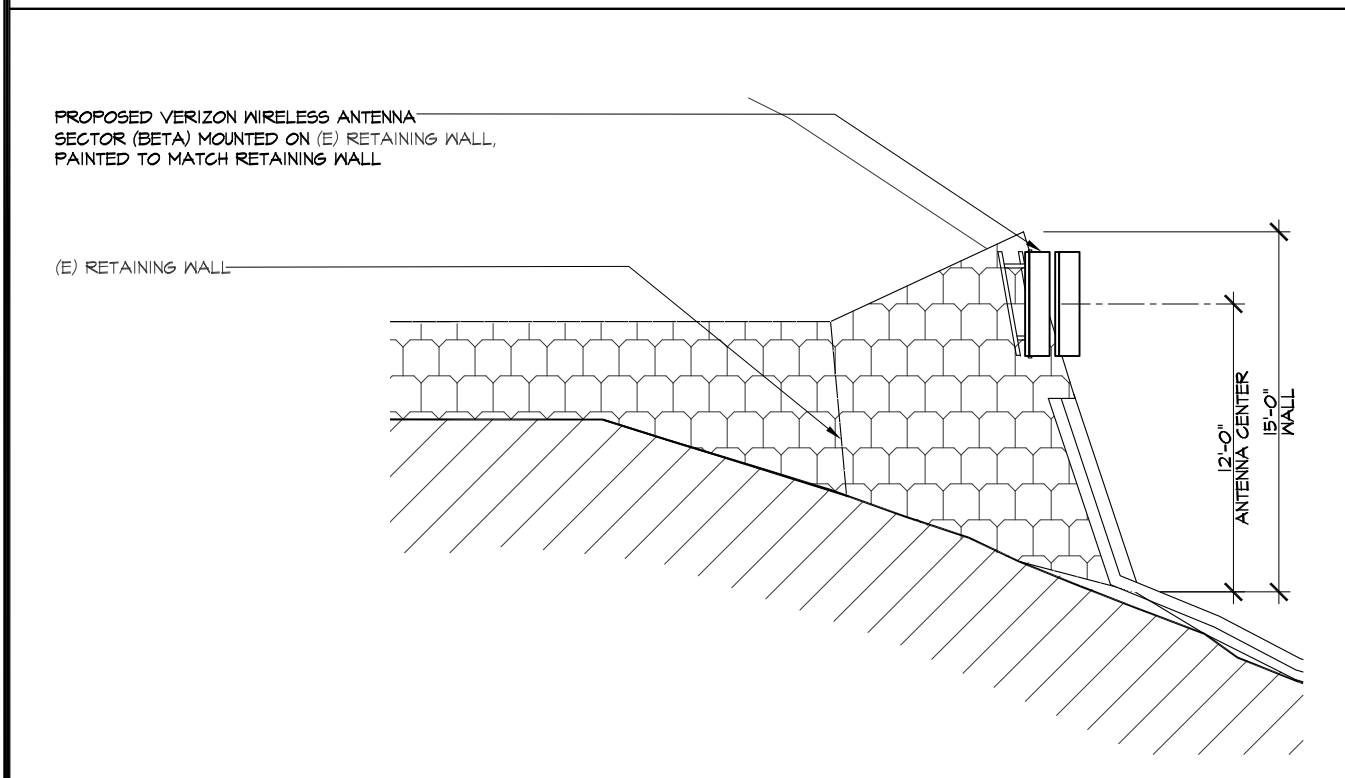
SHEET NUMBER

A-4



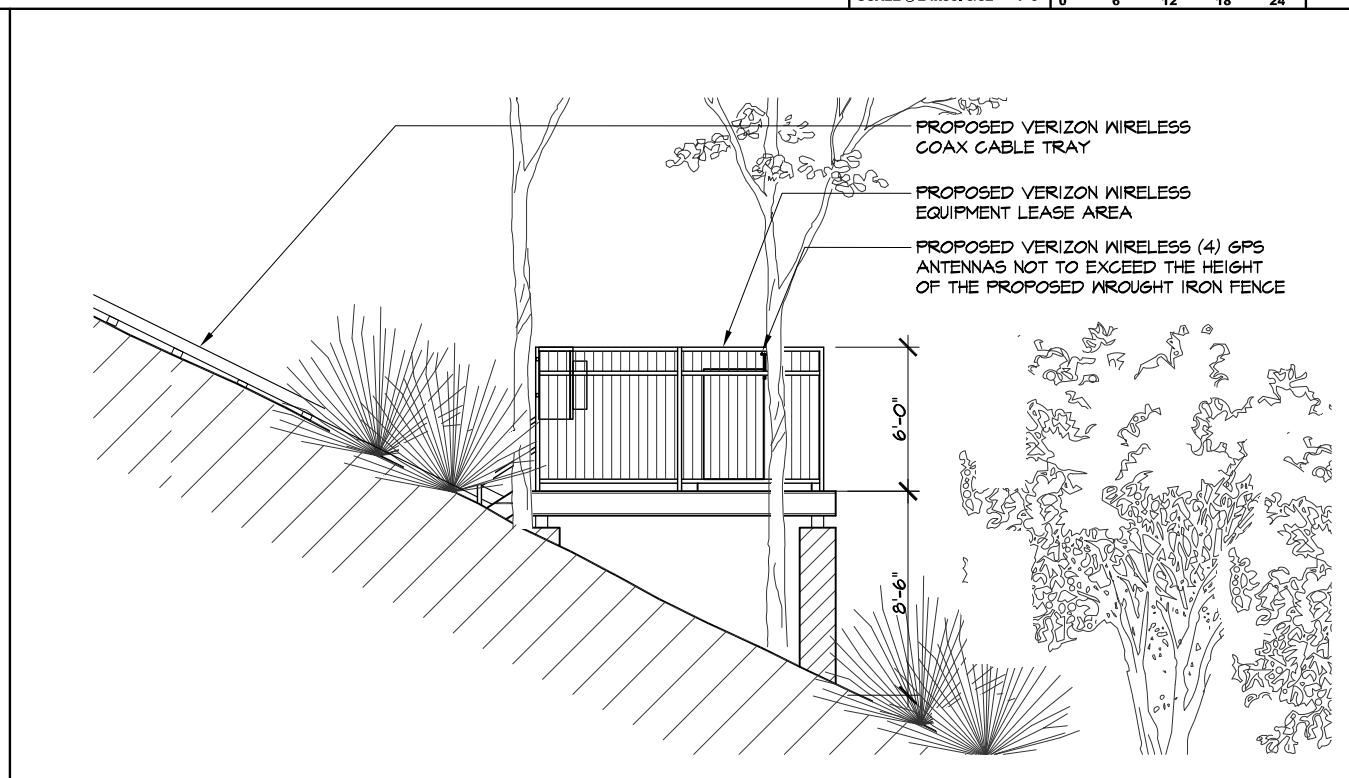
TYPICAL ANTENNA SECTION

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"
0' 6' 12' 18' 24' **1**



TYPICAL ANTENNA SECTION

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



EQUIPMENT ELEVATION

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



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663

(949) 644-3200 Fax: (949) 644-3229

www.newportbeachca.gov

COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

APPLICATION: Telecommunications Permit No. TP2011-012 (PA2011-136)

APPLICANT: Verizon Wireless

LOCATION: 900 Newport Center Drive

LEGAL DESCRIPTION: Parcels 1 and 2 of PM-361/01-03

PROJECT REQUEST AND DESCRIPTION

Verizon Wireless has submitted an application requesting to co-locate a new stealth wireless telecommunication facility (telecom facility) on the Marriott Hotel building with two other existing facilities. The new telecom facility consists of ten panel antennas (divided into three sectors), one microwave dish, four global positioning system (GPS) antennas, and four equipment cabinets all concealed within new screening enclosures. One sector, which includes the microwave dish, will be wall-mounted within a new screening enclosure located near the top of the building on the southeast elevation. The other two sectors will be wall-mounted within new screening enclosures near the upper roof of the building. One will be located on the northwest elevation and the other on the southwest elevation. The GPS antennas and equipment cabinets will be located on the roof of the building behind a new screen enclosure. All the screening enclosures will be painted and textured to be architecturally compatible with the existing building. The property is located in the CV (Commercial Visitor-Serving) District.

The existing building is approximately 99 feet 10 inches high. No portion of the new telecom facility will extend above the existing height of the building. The center of the antennas will be wall-mounted between approximately 81 feet, 6 inches and 96 feet, 6 inches high above grade. The top of the screening enclosures will range between 84 feet, 6 inches to 99 feet, 10 inches high above grade.

A copy of the project site plan and elevations depicting the proposed project are attached as Attachment CDD No. 3. Photographic visual simulations depicting the existing and proposed conditions at the site have been prepared by the applicant and are included as Attachment CDD No. 4.

ACTION: **Approved with Conditions – SEPTEMBER 22, 2011**

In approving this application, the Community Development 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 Community Development Director determined in this case that the proposed telecom facility meets the provisions of Chapter 15.70.

APPEAL PERIOD

Wireless Telecommunication Permits do not become effective until 14 days after the date of action, during which time the applicant or any interested party may appeal the decision of the Community Development Director and division staff to the City Council by submitting a written appeal application to the City Clerk. For additional information on filing an appeal, contact the City Clerk at (949) 644-3005.

On behalf of Kimberly Brandt, Community Development Director

By 
Erin M. Steffen, Planning Technician

JB/ems

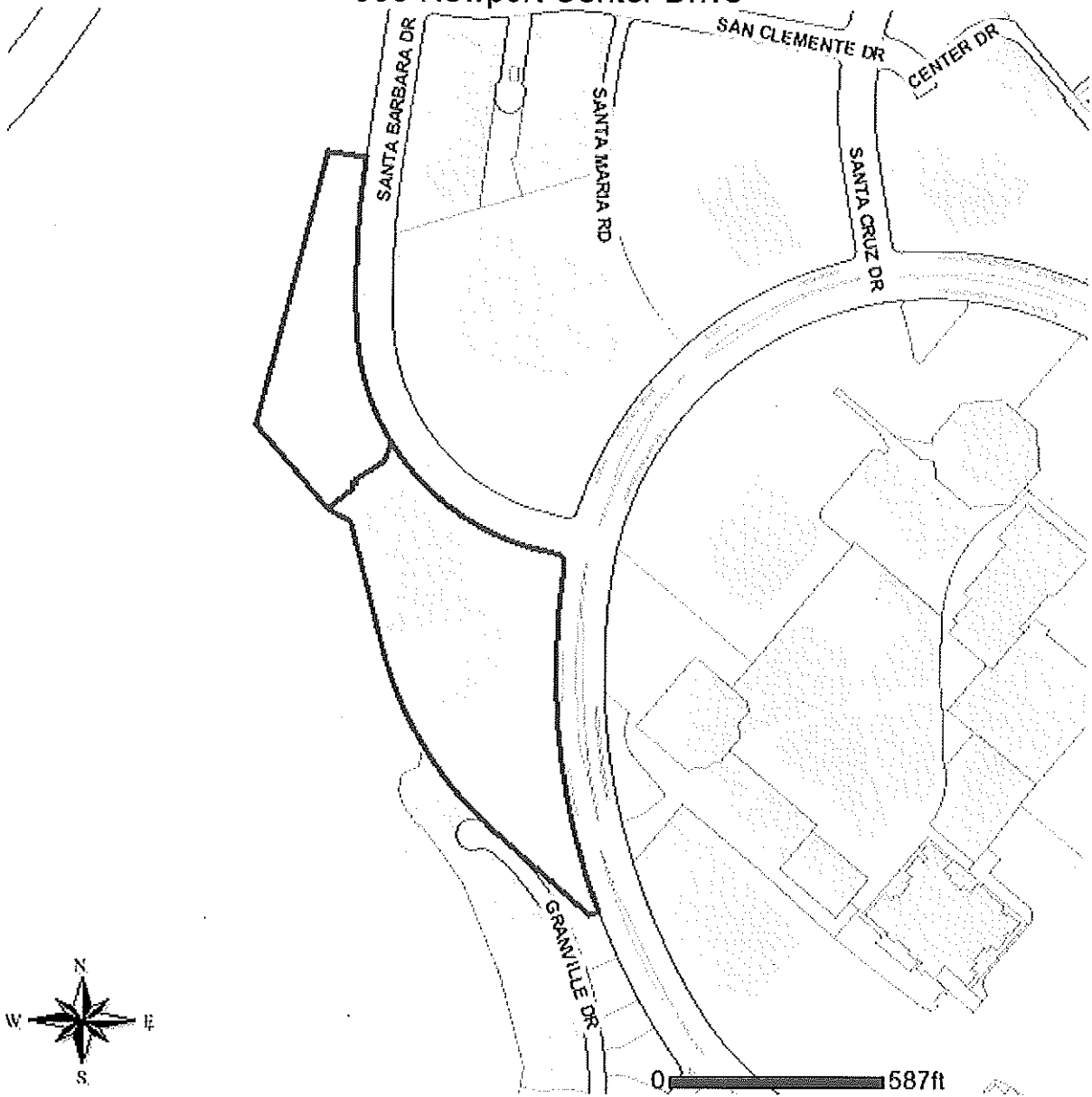
Attachments: CDD 1 Vicinity Map
 CDD 2 Findings and Conditions of Approval
 CDD 3 Site Plan and Elevations
 CDD 4 Photo Simulations

Attachment No. CDD 1

Vicinity Map

VICINITY MAP

900 Newport Center Drive



Telecommunications Permit No. TP2011-012
(PA2011-136)

Attachment No. CDD 2

Findings and Conditions of Approval

**FINDINGS AND
CONDITIONS OF APPROVAL
TELECOMMUNICATIONS PERMIT NO. TP2011-012
(PA2011-136)**

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) and the California Public Utilities Commission (CPUC).
 - The proposed telecom facility will be located in a priority location, co-locating on the same structure on a single parcel with two other existing facilities.
 - Due to the location and design of the facility, there is no impact to public views.

2. The telecommunications facility as proposed conforms to the technology, height, location and design standards for the following reasons:
 - The telecom facility approved under this permit utilizes the most efficient and diminutive available technology in order to minimize the number of facilities and reduce the visual impact.
 - The telecom facility approved by this permit does not exceed the maximum building height limit of 300 feet allowed in the High Rise Height Limitation Zone, as specified in the Zoning Code.
 - The antennas and microwave dish for the telecom facility approved by this permit will be wall-mounted behind new screening enclosures and will be hidden from public view in a manner consistent with the architectural style, color and materials of the building. The design of the facility will mitigate adverse impacts to views from land or buildings at higher elevations.
 - The support equipment cabinets and GPS antenna for the new telecom facility will be roof-mounted within a new screen wall enclosure and will be screened from public view in a manner consistent with the architectural style, color and materials of the building.

3. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 3 (New Construction or Conversion of Small Structures). Class 3 allows the installation of small new equipment and facilities in small structures. The proposed project involves the installation of panel and GPS antennas, a microwave dish, and equipment cabinets all wall or roof-mounted on an existing building and concealed within new screening enclosures.

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. Anything not specifically approved by this Telecom Permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
3. 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).
4. 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.
5. 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.
6. A total of ten panel antennas, one microwave dish, and four GPS antennas shall be permitted as depicted on the approved plans and photographic simulations. The antennas and microwave dish shall be located behind the proposed screening enclosures. No external (visible) wiring or conduit shall be permitted on the building.
7. The proposed screening enclosures shall be constructed, painted, and textured to match the existing building as depicted on the approved plans and photographic simulations.
8. The four equipment cabinets and related support equipment shall be located within a screening enclosure located on the roof of the building, as depicted on the approved plans. Installation of future pertinent support equipment for the antennas may be allowed so long as it is installed within the same location and entirely screened from public view.
9. The microwave dish is proposed for the purposes of bandwidth augmentation and emergency backup telephone line restoration on an as-needed basis. Prior

to the issuance of building permits for the installation of the microwave dish, a letter granting the carrier authorization to connect the proposed microwave dish to the signal receiving point (i.e. Signal Peak) must be provided to the Planning Division. The letter shall come from and be signed by the owner or an authorized agent of the signal receiving point.

10. 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 Division 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.
11. Prior to issuance of building permits, the applicant shall obtain a determination, in writing, from the Coastal Commission that the project as proposed is not a development under the California Coastal Act, or obtain Coastal Commission approval of the wireless telecommunications facility.
12. 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.
13. 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.
14. Should interference with the City's Public Safety radio equipment occur, use of the telecom facility authorized by this permit shall be suspended until the radio frequency interference is corrected and verification of the compliance is reported.
15. The facility shall transmit at a frequency range of 698 to 757, 880.65 to 889.98, 891.51 to 893.97, 1966.25 to 1968.75, and 1981.25 to 1983.75 MHz, and shall receive at a frequency range of 728 to 787, 835.65 to 844.98, 846.51 to 848.97, 1886.25 to 1888.75, and 1901.25 to 1903.75 MHz. Any change or alteration to the frequency range shall require the prior review and approval of the Community Development Director.
16. The applicant recognizes that the frequencies used by the telecom facility located at 900 Newport Center Drive are extremely close to the frequencies used by the City of Newport Beach for public safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to 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 Federal Communications Commission (FCC).

17. 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.
18. The applicant shall provide a "single point of contact" 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, fax number and e-mail address of the contact center or person shall be provided to the Planning Division and Newport Beach Police Department's Support Services Commander prior to activation of the facility.
19. 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 construction permits.
20. 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.
21. The telecom facility shall not be illuminated 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.
22. 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.
23. The applicant shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit, and shall be responsible for the failure of any lessee or other users under the control of the applicant to comply.
24. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Division 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.

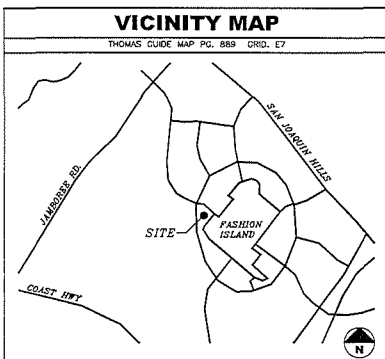
25. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 15.70 of the NBMC, including the conditions of approval, based on changed circumstances. The operator shall notify the Planning Division of any proposal to change the height or size of 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 modification of the original telecom permit and obtain the modified telecom permit prior to implementing any change.
26. 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.
27. This approval shall expire unless exercised within 24 months from the date of approval.

Attachment No. CDD 3

Site Plan and Elevations



**SANTA BARBARA
900 NEWPORT CENTER DR.
NEWPORT BEACH, CA 92660**



- DRIVING DIRECTIONS**
- STARTING FROM VERIZON WIRELESS IRVINE OFFICE:
1. START OUT GOING SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY.
 2. MERGE ONTO I-405 N.
 3. TAKE THE JAMBORÉE RD EXIT, EXIT 7.
 4. TURN LEFT ONTO JAMBORÉE RD.
 5. TURN LEFT ONTO SAN JOAQUIN HILLS RD.
 6. TURN RIGHT ONTO SANTA CRUZ DR.
 7. TURN RIGHT ONTO NEWPORT CENTER DR.
 8. 900 NEWPORT CENTER DR.

GENERAL CONTRACTOR NOTES

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

CODE COMPLIANCE

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

PROJECT TEAM

ARCHITECT
FULSANG ARCHITECTURE INC.
3400 VIA OPORTO SUITE 204
NEWPORT BEACH, CA 92663
CONTACT: ERIC FULSANG
PHONE: (949) 838-4139

SURVEYOR
BERT HAZE & ASSOCIATES
3188 AIRWAY AVE #K1
COSTA MESA, CA 92626
CONTACT: BERT HAZE
PHONE: (714) 557-1567

PROJECT REPRESENTATIVE
PLANCOM INC.
250 EL CAMINO REAL, SUITE 117
TUSTIN, CA 92780
CONTACT: ERIC MEURS
PHONE: (949) 370-5939

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.

PROJECT CONSISTS OF (10) PANEL ANTENNAS, (1) MICROWAVE DISH, (4) EQUIPMENT CABINETS, (4) GPS ANTENNAS, ON ROOFTOP, AND CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

PROJECT INFORMATION

APPLICANT/LESSEE
VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING "D" 1st FLOOR
IRVINE, CA 92618
24 HR EMERGENCY CONTACT
PHONE: (949) 286-7000

PROPERTY OWNER
PROPERTY OWNER: HHR NEWPORT BEACH LLC
CONTACT PERSON: ALLEN VELAGIC
CONTACT NUMBER: (949) 729-3594
PROPERTY OWNER ADDRESS: 900 NEWPORT CENTER DR.
NEWPORT BEACH, CA 92660

PROPERTY INFORMATION
A.P.N.: 442-011-68 & 69
"ALPHA SECTOR" LATITUDE 33° 36' 59.20" N
"ALPHA SECTOR" LONGITUDE 117° 52' 46.15" W
"BETA SECTOR" LATITUDE 33° 36' 59.32" N
"BETA SECTOR" LONGITUDE 117° 52' 46.46" W
"GAMMA SECTOR" LATITUDE 33° 36' 59.91" N
"GAMMA SECTOR" LONGITUDE 117° 52' 46.84" W
ELEVATION: 183 FEET A.M.S.L.
JURISDICTION: NEWPORT BEACH
CURRENT ZONING: PC- PLANNED COMMUNITY
OCCUPANCY TYPE: B/U
TYPE OF CONSTRUCTION: V-B
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED. 2010 CBC SECTION 1103B EXCEPTION 1

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ANTENNAS LAYOUT, EQUIPMENT LAYOUT & SECTION
A-4	ANTENNA SECTOR PLAN & DETAIL
A-5	ELEVATIONS
A-6	ELEVATIONS

COAX/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	CABLE SIZE
ALPHA	110°	TBD	5'	7/8"
BETA	260°	TBD	10'	7/8"
GAMMA	0°	TBD	230'	7/8"
MW	TBD	TBD	5'	
GPS	N/A	TBD	20'	1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES, CHECK RF DATA SHEET.

APPROVAL

LANDLORD: _____
PROJECT MANAGER: _____
CONSTRUCTION MANAGER: _____
RF ENGINEER: _____
SITE ACQUISITION: _____
ZONING MANAGER: _____
UTILITY COORDINATOR: _____
NETWORK OPERATIONS: _____

verizon wireless
15505 SAND CANYON AVE.
BUILDING "D" 1st FLOOR
IRVINE, CA 92618

FULSANG ARCHITECTURE
3400 VIA OPORTO, SUITE 204
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING REVIEW
ISSUE DATE: 05/10/2011
PROJECT No. FA110305
DRAWN BY: EG CHECKED BY: EF

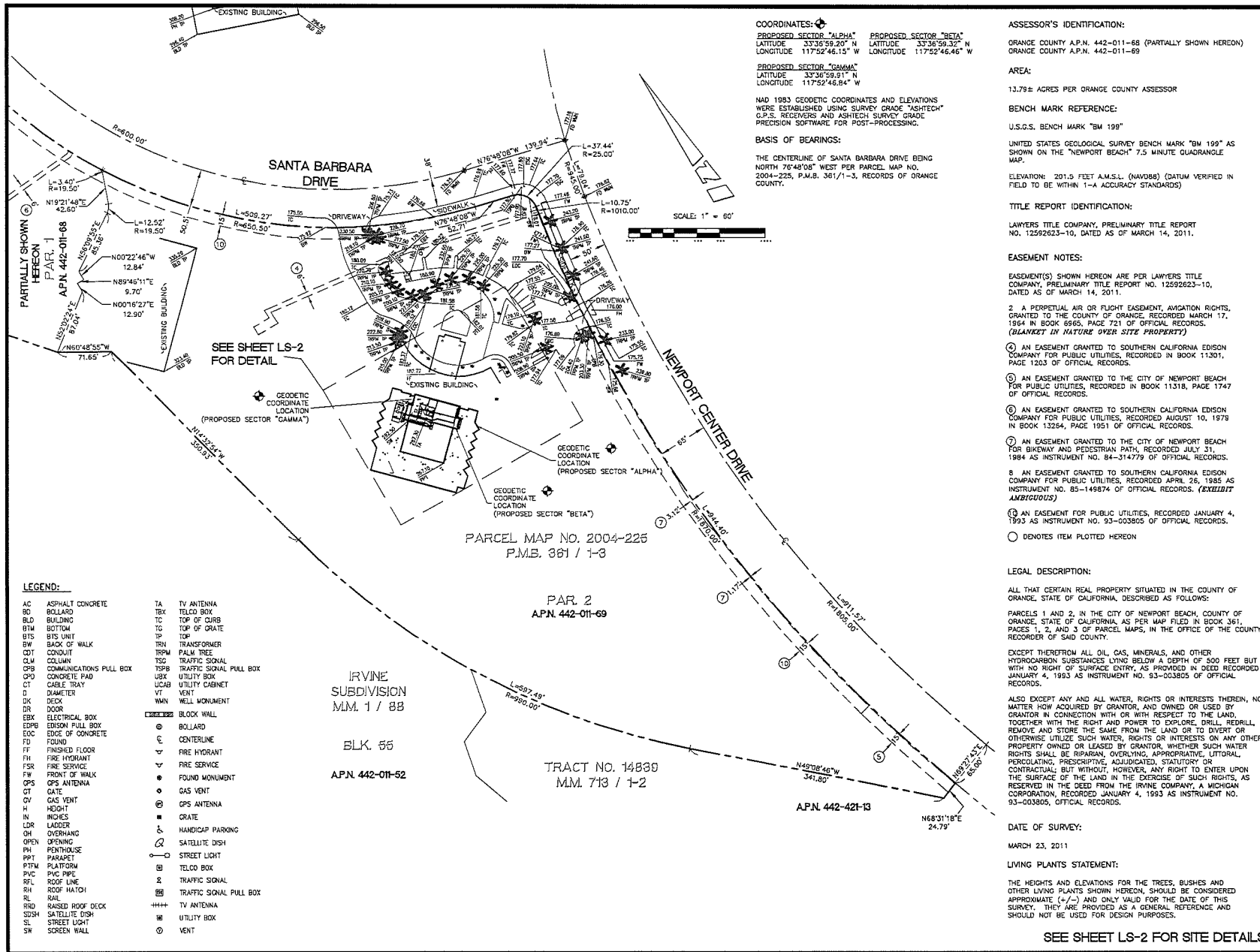
SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	04/13/11	ZONING REVIEW	EG
1	05/05/11	SURVEY UPDATE	EG
2	05/10/11	CLIENT COMMENTS	EG

SANTA BARBARA
900 NEWPORT CENTER DR.
NEWPORT BEACH, CA 92660

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



veri 700 wireless
 15505 SAND CANYON AVE.
 BUILDING D' 1st FLOOR
 IRVINE, CA 92618
 PHONE (949) 286-7000

FULSANG ARCHITECTURE
 3400 VIA OPORTO, SUITE 204
 NEWPORT BEACH, CA 92663
 PHONE: (949) 838-4139

SEAL

PROFESSIONAL LAND SURVEYOR
 BERT HABB
 No. 7211
 Exp. 3-31-12
 STATE OF CALIFORNIA

PREPARED BY:
BERT HABB
 AND ASSOCIATES, INC.
 LAND SURVEYING & MAPPING
 3188 AIRWAY AVENUE, SUITE 41
 COSTA MESA, CALIFORNIA 92626
 714 557-1567 OFFICE
 714 557-1508 FAX

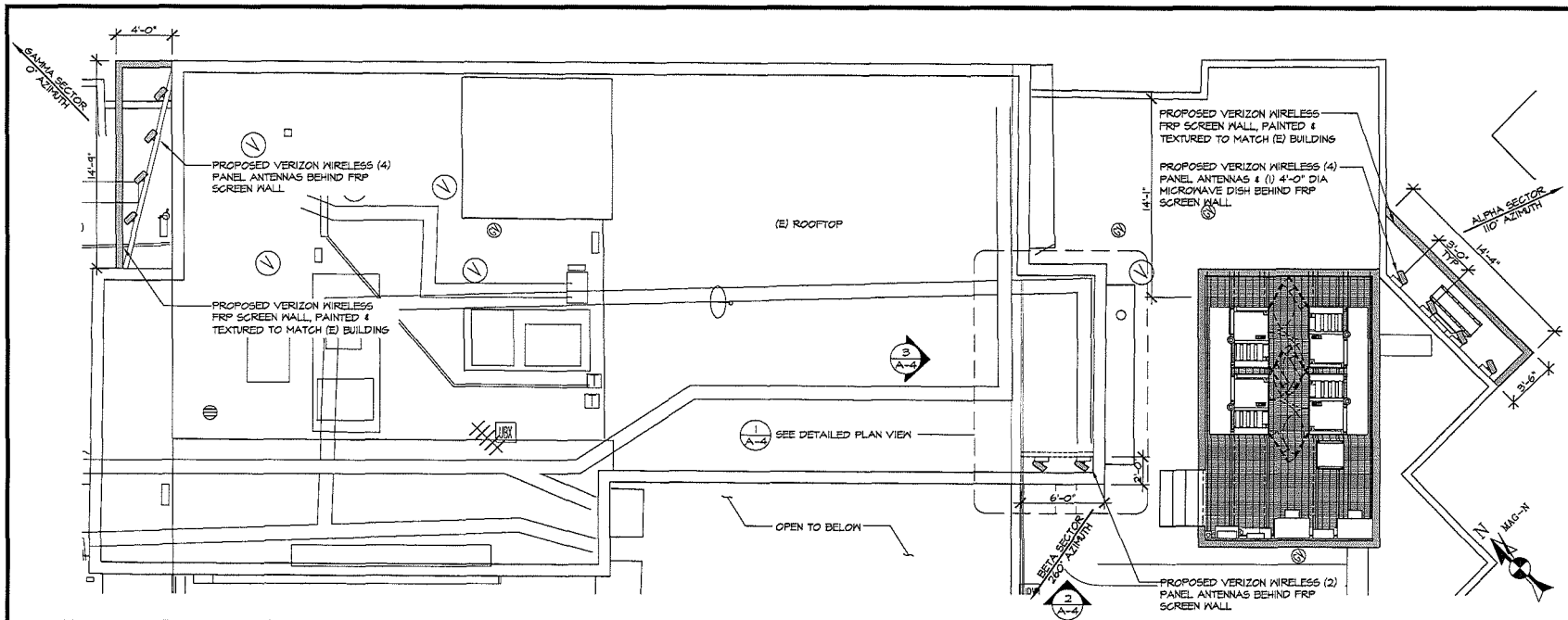
SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	03/29/11	ISSUED FOR REVIEW	MB
2	04/19/11	ADD. GEO. LOCATIONS	CWW
3	05/04/11	ADD TITLE INFO.	JA

SANTA BARBARA
 900 NEWPORT CENTER
 DRIVE
 NEWPORT BEACH, CA
 92660

SHEET TITLE
TOPOGRAPHIC SURVEY

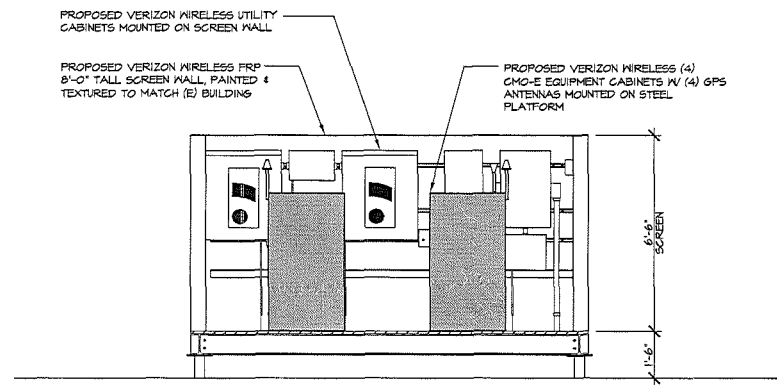
SHEET NUMBER
LS-1



ANTENNA LAYOUT

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"

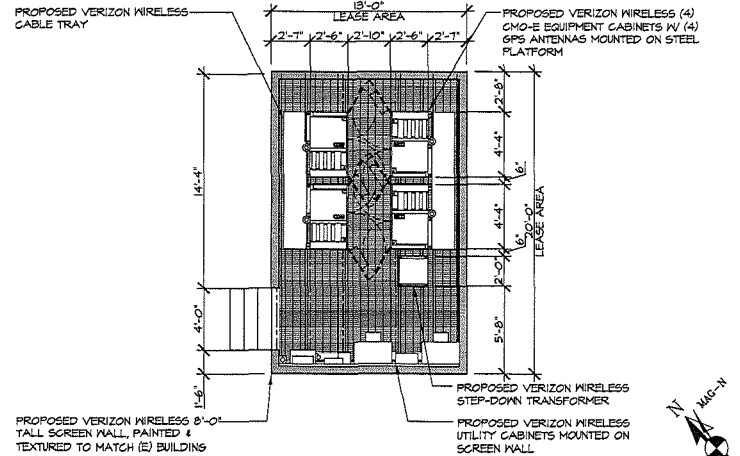
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EQUIPMENT SECTION

SCALE @ 11x17: 1/4" = 1'-0"
SCALE @ 24x36: 1/2" = 1'-0"

3



EQUIPMENT LAYOUT

SCALE @ 11x17: 1/4" = 1'-0"
SCALE @ 24x36: 1/2" = 1'-0"

2

verizonwireless

15505 SAND CANYON AVE.
BUILDING 10, 1st FLOOR
IRVINE, CA 92618

FULSANG
ARCHITECTURE

3400 VIA OPERTO, SUITE 204
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING REVIEW

ISSUE DATE: 05/10/2011

PROJECT No. FA110305

DRAWN BY: EG CHECKED BY: EF

SUBMITTALS

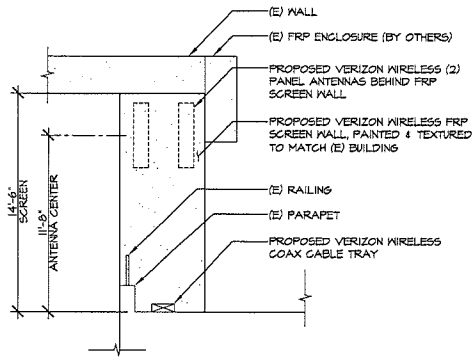
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0	04/13/11	ZONING REVIEW	EG
1	05/05/11	SURVEY UPDATE	EG
2	05/10/11	CLIENT COMMENTS	EG

SANTA BARBARA
900 NEWPORT CENTER DR.
NEWPORT BEACH, CA 92660

SHEET TITLE
**ANTENNA LAYOUT,
EQUIPMENT LAYOUT &
SECTION**

SHEET NUMBER

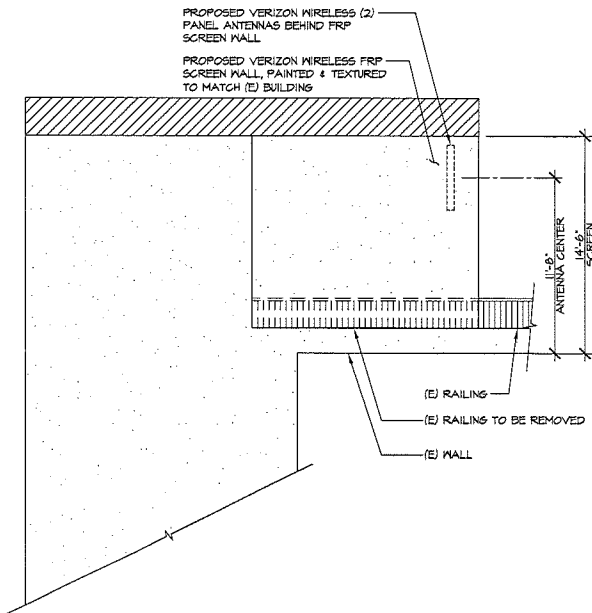
A-3



"BETA" SECTOR SOUTHWEST ELEVATION

SCALE @ 1/4"=1'-0" = 1/4"
SCALE @ 3/4"=1'-0" = 1/4" 0' 2' 4' 3'

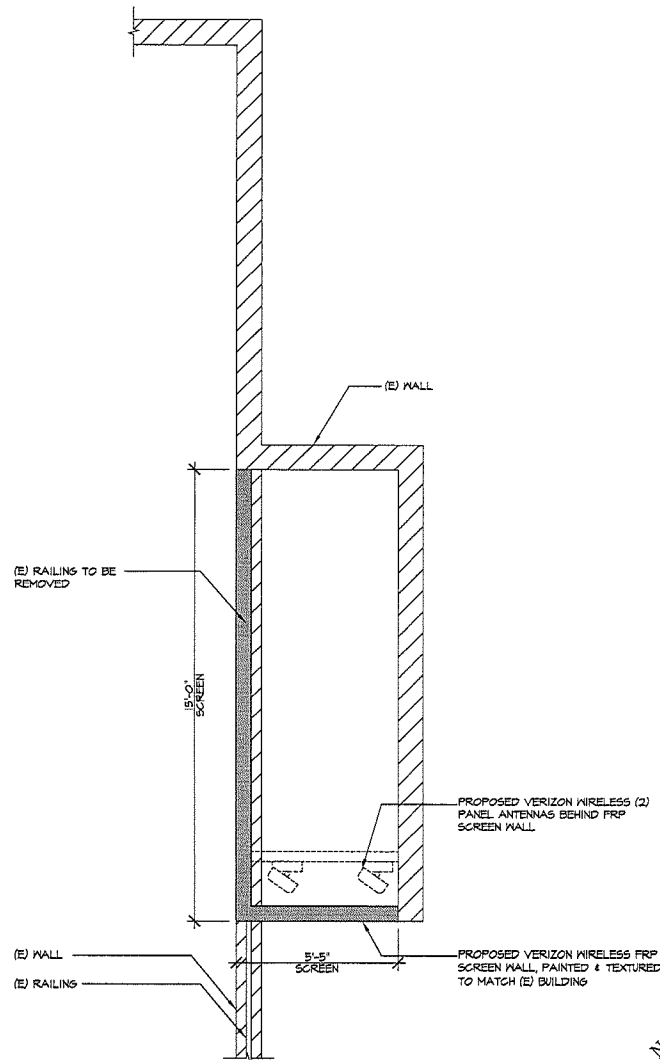
2



"BETA" SECTOR NORTHWEST ELEVATION

SCALE @ 1/4"=1'-0" = 1/4"
SCALE @ 3/4"=1'-0" = 1/4" 0' 2' 4' 3'

3



"BETA" SECTOR PLAN

SCALE @ 1/4"=1'-0" = 1/4"
SCALE @ 3/4"=1'-0" = 1/4" 0' 1' 2' 4' 1

15505 SAND CANYON AVE.
BUILDING 'D', 1st FLOOR
IRVINE, CA 92618

3400 VA GORING, SUITE 204
NEWPORT BEACH, CA 92663
PHONE: (949) 638-4139

SEAL

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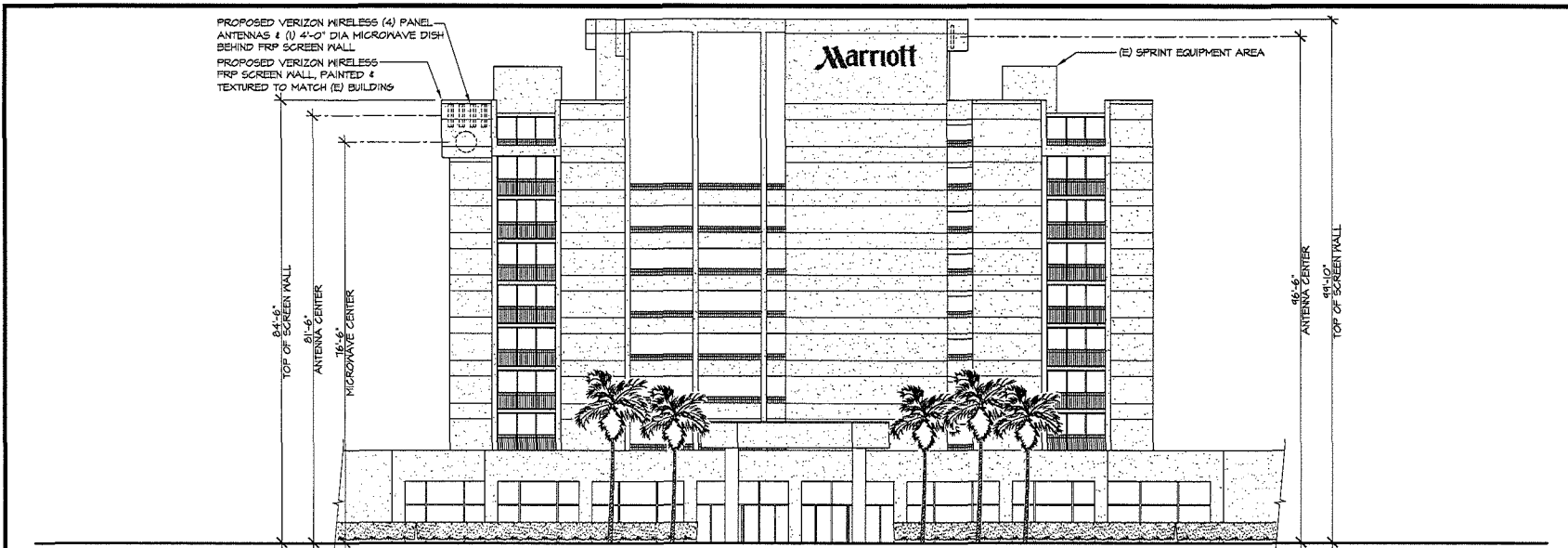
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REV.	DATE	DESCRIPTION	BY
0	04/13/11	ZONING REVIEW	EG
1	05/05/11	SURVEY UPDATE	EG
2	05/10/11	CLIENT COMMENTS	EG

SANTA BARBARA
900 NEWPORT CENTER DR.
NEWPORT BEACH, CA 92660

SHEET TITLE
**ANTENNA SECTOR
PLAN & DETAIL**

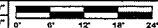
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A-4



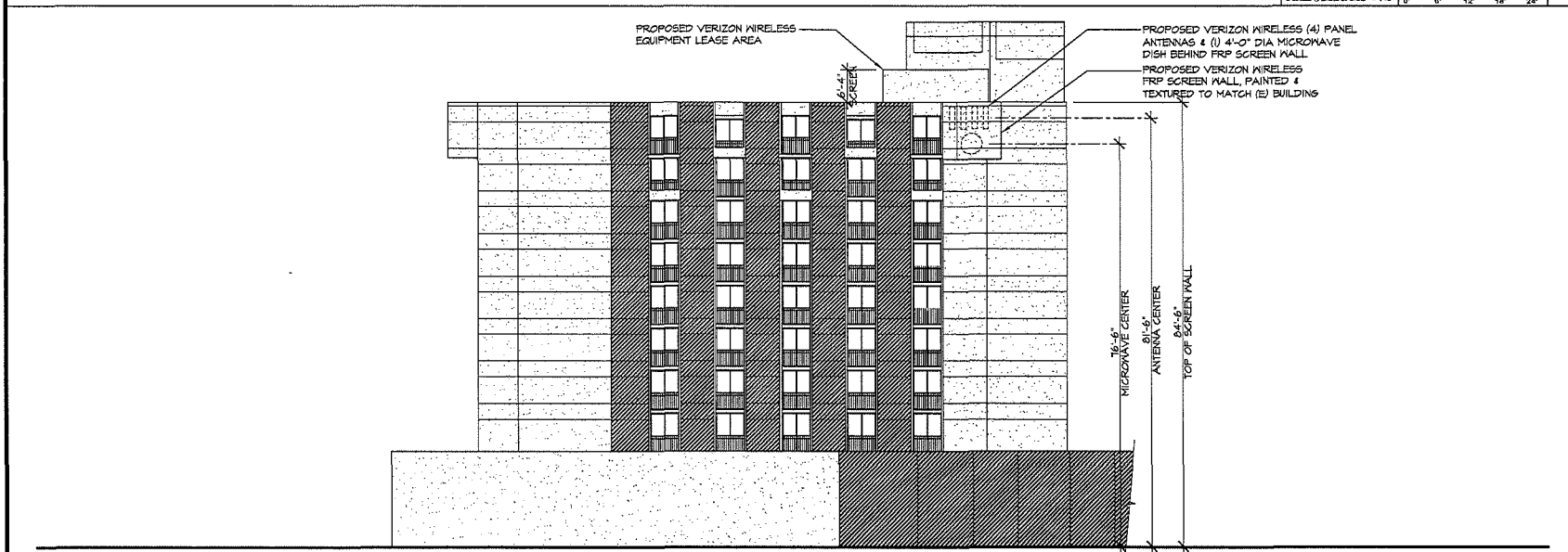


NORTHEAST ELEVATION

SCALE @ 1/8"=1'-0"
SCALE @ 1/4"=1'-0"



1



SOUTHEAST ELEVATION

SCALE @ 1/8"=1'-0"
SCALE @ 1/4"=1'-0"



2

verizon wireless
15505 SAND CANYON AVE.
BUILDING D' 1st FLOOR
IRVINE, CA 92618

FULSANG
ARCHITECTURE
3400 VIA OPORTE, SUITE 204
NEWPORT BEACH, CA 92663
PHONE: (949) 535-4139

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ISSUE DATE: 05/10/2011
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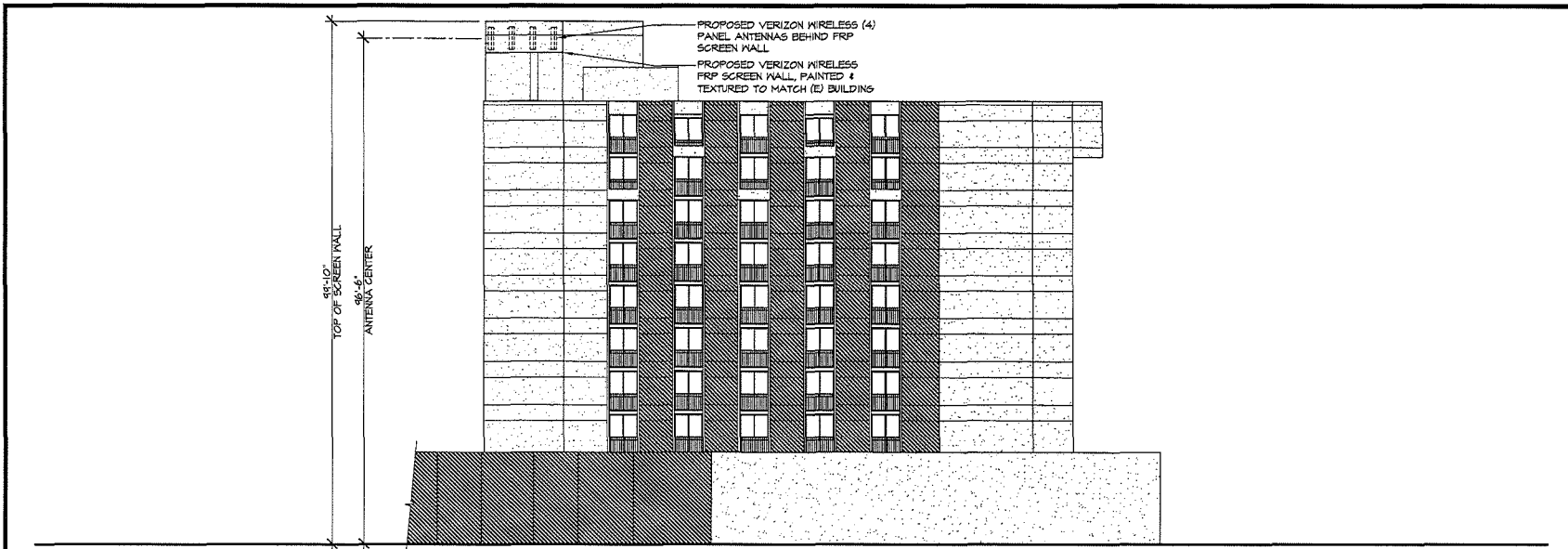
SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	04/13/11	ZONING REVIEW	EG
1	05/05/11	SURVEY UPDATE	EG
2	05/10/11	CLIENT COMMENTS	EG

SANTA BARBARA
900 NEWPORT CENTER DR.
NEWPORT BEACH, CA 92660

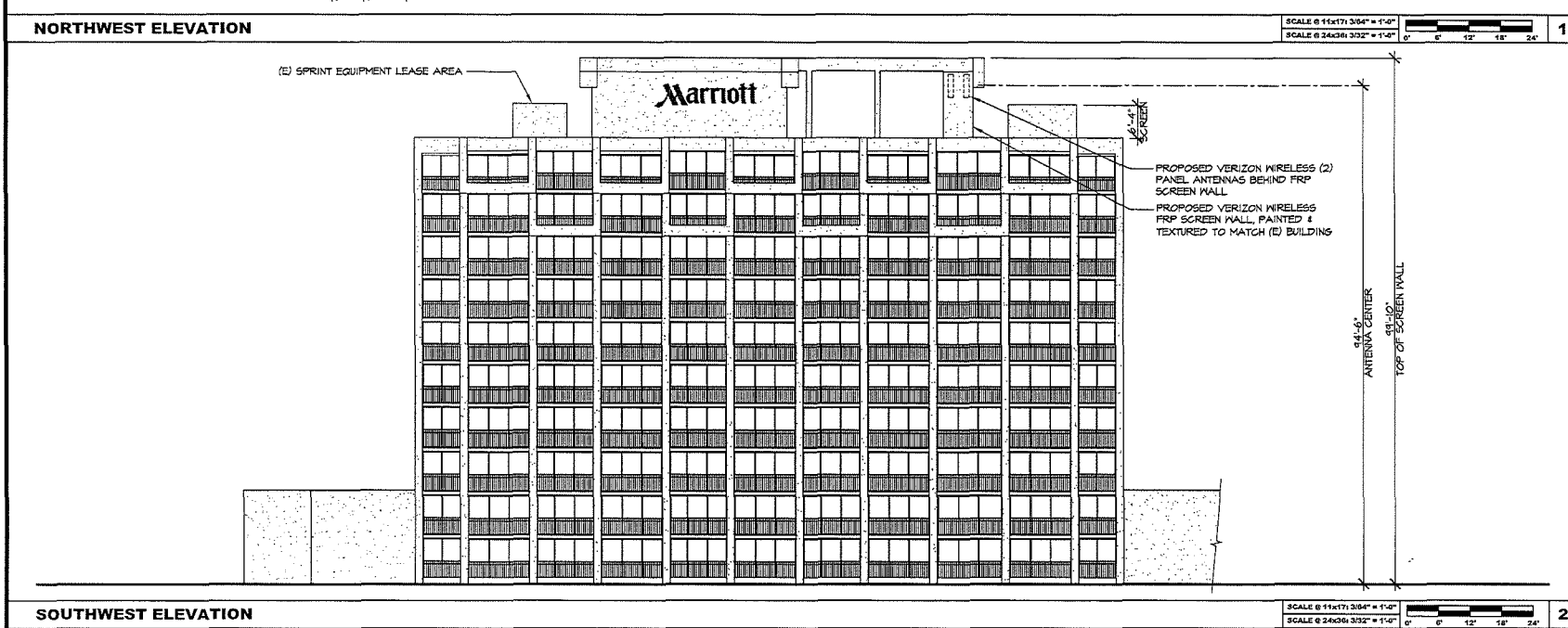
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5



NORTHWEST ELEVATION

SCALE @ 1/4"=1'-0"
SCALE @ 3/4"=1'-0" 1



SOUTHWEST ELEVATION

SCALE @ 1/4"=1'-0"
SCALE @ 3/4"=1'-0" 2



15505 SAND CANYON AVE.
BUILDING 10 1st FLOOR
IRVINE, CA 92618



3400 VIA OPORTO, SUITE 204
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SUBMITTALS

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0	04/13/11	ZONING REVIEW	EG
1	05/05/11	SURVEY UPDATE	EG
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SANTA BARBARA
900 NEWPORT CENTER DR.
NEWPORT BEACH, CA 92660

SHEET TITLE

ELEVATIONS

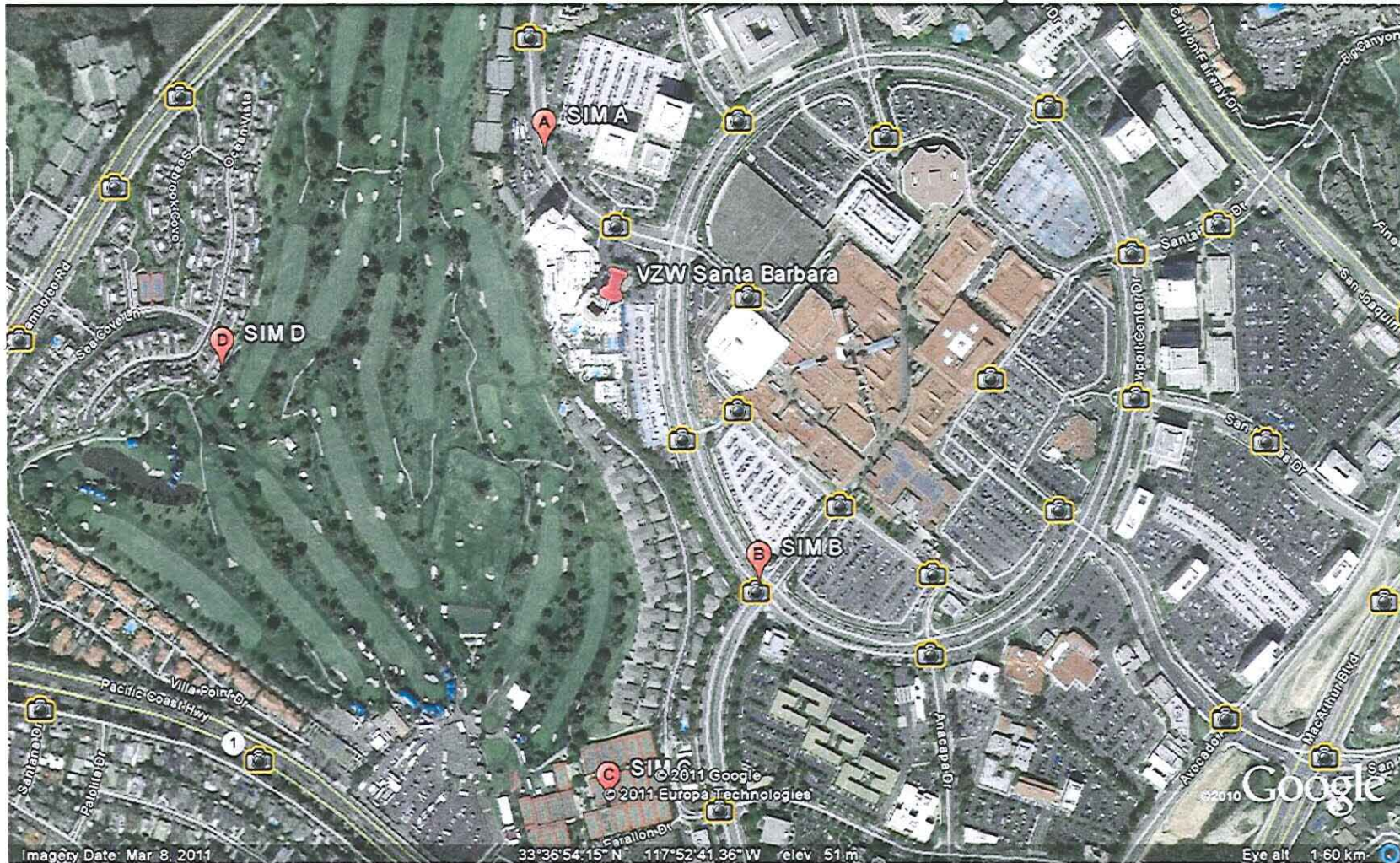
SHEET NUMBER

A-6

Attachment No. ZA 4

Photo Simulations

VZW – Santa Barbara Photosimulation KEY Map



PA2011-136 for TP2011-012
900 Newport Center Drive
Verizon Wireless

EXISTING

Santa Barbara
900 Newport Center Dr.
Newport Beach, CA 92660



Photosimulation of proposed telecommunications site: View from NW Santa Barbara Dr.

PROPOSED

Proposed Verizon antennas mounted behind new FRP screen wall painted and textured to match existing building

Santa Barbara
900 Newport Center Dr.
Newport Beach, CA 92660



Photosimulation of proposed telecommunications site: View from NW Santa Barbara Dr.

EXISTING

Santa Barbara
900 Newport Center Dr.
Newport Beach, CA 92660



Photorealistic rendering of proposed telecommunications site: View from SE Newport Center Dr.

PROPOSED

Proposed Verizon antennas mounted behind new FRP screen walls painted and textured to match existing building

Santa Barbara
900 Newport Center Dr.
Newport Beach, CA 92660



Proposed equipment enclosure matching existing building



Photosimulation of proposed telecommunications site: View from SE Newport Center Dr.

EXISTING

Santa Barbara
900 Newport Center Dr.
Newport Beach, CA 92660



Photomontage of proposed telecommunications site: View from SW Tennis Club

PROPOSED

Santa Barbara
900 Newport Center Dr.
Newport Beach, CA 92660



Proposed antennas screens and equipment enclosure painted and textured to match existing building



Photosimulation of proposed telecommunications site: View from SW Tennis Club

EXISTING

Santa Barbara
900 Newport Center Dr.
Newport Beach, CA 92660



Photosimulation of proposed telecommunications site: View from W - 44 Ocean Vista

PROPOSED

Santa Barbara
900 Newport Center Dr.
Newport Beach, CA 92660



Proposed telecommunications site
not visible from this location



Photosimulation of proposed telecommunications site: View from W - 44 Ocean Vista