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
Brenda Wisneski, Deputy Community Development Director

SUBJECT: Report of actions taken by the Zoning Administrator and/or Planning Division staff for the week ending November 30, 2012

ZONING ADMINISTRATOR ACTIONS
NOVEMBER 28, 2012

Item 1: Reusing Lot Line Adjustment No. LA2012-006 (PA2012-124)
609 Vista Bonita

Action: Continued to 12/12/12 Council District 4

Item 2: Poppy Avenue Child Daycare - Minor Use Permit No. UP2012-021 (PA2012-127)
613 Poppy Avenue

Action: Withdrawn by Applicant Council District 6

Item 3: Sweet Lady Jane Bakery Minor Use Permit No.UP2012-024 (PA2012-138)
3732 East Coast Highway

Action: Approved by Resolution No. ZA2012-044 Council District 6

Item 4: Capriotti's Sandwich Shop Minor Use Permit No.UP2012-025 (PA2012-142)
4221 MacArthur Blvd., Space B-2

Action: Approved by Resolution No. ZA2012-045 Council District 3

COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS

Item 5: Temporary Holiday Art and Craft Fair/Boutique - Limited Term Permit – Less than 90 days No. XP2012-008 (PA2012-158)
3201 East Coast Highway

Action: Approved Council District 6

Item 6: Crown Castle NG Networks, Inc – Telecommunications Permit No. TP2012-002 (PA2012-039)

Public right-of-way adjacent to 4601 Balboa Boulevard

Action**:** Approved Council District 1

Item 7: Crown Castle NG Networks, Inc – Telecommunications Permit No. TP2012-004 (PA2012-041)

Goldenrod Avenue public right-of-way west of 3000 Fifth Ave (between Sea Ln & 5th Ave)

Action**:** Approved Council District 6

Item 8: Crown Castle NG Networks, Inc - Telecommunications Permit No. TP2012-005 (PA2012-042)

Public right-of-way adjacent to 3800 East Coast Highway

Action**:** Approved Council District 6

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Lt. Dennis Birch, NBPD (*Telecom Permit)*

RESOLUTION NO. ZA2012-044

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2012-024 FOR SWEET LADY JANE BAKERY, A FOOD SERVICE, EATING AND DRINKING ESTABLISHMENT LOCATED AT 3732 EAST COAST HIGHWAY (PA2012-138)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Scott Laidlaw of LSArchitects on behalf of SLJ Bakeries, LLC, with respect to property located at 3732 East Coast Highway, and legally described as Lot 4, Block 'W', of Tract 323 requesting approval of a minor use permit.

2. The applicant proposes to convert 1,660 square feet of retail space to a food service, eating and drinking establishment, which will have an interior net public area of 280 square feet with 12 seats and an accessory outdoor dining area of 70 square feet with 8 seats. The proposed hours of operation are 7:00 a.m. to 10:00 p.m., Sunday through Wednesday and 7:00 a.m. to 11:00 p.m., Thursday through Saturday.

3. The subject property is located within the CC (Commercial Corridor) Zoning District and the General Plan Land Use Element category is CC (Corridor Commercial).

4. The subject property is not located within the coastal zone.

5. A public hearing was held on November 28, 2012 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project has been reviewed, and it qualifies for a categorical exemption pursuant to Section 15301 of the California Environmental Quality Act under Class 1 (Existing Facilities) of the Implementing Guidelines of the California Environmental Quality Act.

2. The Class 1 exemption includes the ongoing use of existing buildings where there is negligible or no expansion of use. The proposed project involves interior alterations to convert retail space to a food service, eating and drinking establishment. The existing space will be remodeled with approval of a tenant improvement building permit.

SECTION 3. REQUIRED FINDINGS.

Minor Use Permit

In accordance with Section 20.52.020.F of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a use permit are set forth:

Finding

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

Facts in Support of Finding

1. The General Plan land use designation for this site is CC (Corridor Commercial), which is intended to provide a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity. The proposed project is a food service, eating and drinking establishment to be located within an existing retail tenant space. This use is consistent with the General Plan Corridor Commercial (CC) land use designation, which allows these types of uses.

2. This type of use will not only serve the residents within the area, but will also serve visitors and commuters travelling on East Coast Highway. The proposed floor plan is designed such that the cake decorating occurs within the storefront window area in order to draw pedestrian traffic.

3. The subject property is not part of a specific plan area.

Finding

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

Facts in Support of Finding

1. The site is located within the Commercial Corridor (CC) Zoning District of the Newport Beach Zoning Code. The intent of this district is to provide for areas appropriate to a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity. The proposed food service, eating and drinking establishment is consistent with the land uses permitted within this zoning district and is designed such that it will encourage and draw pedestrian activity.

2. Pursuant to Section 20.20.020 (Table 2-5 Allowed Uses and Permit Requirements), the proposed project requires approval of a minor use permit, because it is located within 500 feet of the residential zoning district located north of the subject site. Late hours and/or alcohol are not proposed.

3. The proposed use complies with Section 20.48.090 (Eating and Drinking Establishments) relating to required operating standards, and conditions of approval are included in this approval to maintain those requirements.

4. The existing mixed-use development is considered nonconforming due to parking and use. Pursuant to Section 20.38.060 (Nonconforming Parking), a nonconforming use in a nonresidential zoning district may be changed to a new use allowed in that zoning district without providing additional parking, provided no intensification or enlargement (e.g., increase in floor area, or lot area) occurs and the new use requires a parking rate of no more than one space per 250 square feet of gross building area.

5. Section 20.40.060 (Parking Requirements for Food Service Uses) establishes criteria to determine the parking requirements for uses from one parking space for every 30 to 50 square feet of net public area. The proposed project has an interior net public area of 280 square feet with accessory outdoor dining of 70 square feet providing seating for a maximum of 20 customers. One (1) parking space for every 40 square feet of net public area is a reasonable number to require for the proposed use, given the operational characteristics. Based on the interior net public area of the proposed establishment, 7 parking spaces are required (280 sq. ft. / 40 sq. ft. = 7). The accessory outdoor dining is excluded from the parking requirement since it is equal to 25 percent of the interior net public area.

6. The 1,660-square-foot retail space requires 7 parking spaces and the proposed food service, eating and drinking establishment requires 7 parking spaces; therefore, the project complies with Section 20.38.060 (Nonconforming Parking).

Finding

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

Facts in Support of Finding

1. The proposed project involves interior alterations to convert an existing retail space within a nonconforming mixed-use development to a food service, eating and drinking establishment.

2. The proposed use will provide bakery products for retail sale and will provide seating for a maximum of 20 customers. The operational characteristics of the use are that of a food service, eating and drinking establishment, which is a common use in commercial buildings along East Coast Highway in Corona del Mar.

3. The hours of operation of the establishment will be between 7:00 a.m. to 10:00 p.m., Sunday through Wednesday and 7:00 a.m. to 11:00 p.m., Thursday through Saturday.

4. The proposed establishment will be located within an existing nonconforming mixed-use building in a nonresidential zoning district. Although it is located less than 500 feet from a residential district directly to the north (within approximately 25 feet), it is not facing the residential properties and is a level below the alley elevation. The orientation and grade differential provide screening and protection from view and any noise generated by the establishment. The applicant is also required to control trash and litter around the subject property.

5. The applicant is required to obtain Health Department approval prior to opening for business, and comply with the California Building Code to ensure the safety and welfare of customers and employees within the establishment.

Finding

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

Facts in Support of Finding

1. The building has existed since the 1940s. The conversion of retail space to a food service, eating and drinking establishment will not negatively affect emergency access. The design, size, location, and operating characteristics of the use are compatible with the existing uses within the surrounding area.

2. Adequate public and emergency vehicle access, public services, and utilities are provided on-site and are accessed by way of the alley directly behind the site.

3. The tenant improvements to the project site will comply with all Building, Public Works, and Fire Codes. All ordinances of the City and all conditions of approval will be complied with.

Finding

E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, a safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Facts in Support of Finding

1. The project has been reviewed and this approval includes conditions to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, and areas surrounding the subject property and adjacent properties during business hours, if directly related to the patrons of the establishment.

2 The restrictions on seating and net public area prevent adverse traffic impacts for the surrounding residential and commercial uses.

3. The proposed food service, eating and drinking establishment will help revitalize the project site and provide an economic opportunity for the property owner to update the tenant space and provide additional services to the residents and visitors in the surrounding area.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2012-024, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.

2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the Director of Community Development in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 28TH DAY OF NOVEMBER, 2012.

Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Division Conditions

1. The development shall be in substantial conformance with the approved site plan, floor plan(s) and building elevations dated with this date of approval. (Except as modified by applicable conditions of approval.)

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

3. Any change in operational characteristics, hours of operation, expansion in area, or other modification to the approved plans, shall require an amendment to this Minor Use Permit or the processing of a new use permit.

4. Minor Use Permit No. UP2012-024 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 (Time Limits and Extensions) of the Newport Beach Zoning Code, unless an extension is otherwise granted.

5. Should this business be sold or otherwise come under different ownership, any future owners or assignees shall be notified in writing of the conditions of this approval by the current owner or leasing company.

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

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

8. A copy of this resolution shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.

9. The indoor net public area shall be limited to a maximum of 280 square feet and 12 seats.

10. The outdoor net public area shall be limited to a maximum of 70 square feet and 8 seats. If the adjacent tenant installs seating inside the courtyard area, said seating shall be for exclusive use of the adjacent tenant.

11. Prior to the issuance of building permits, improvement plans shall indicate how the outdoor dining area (70 square feet) will be delineated (e.g. paint).

12. The proposed food service, eating and drinking establishment, shall have a parking requirement of 1 space for every 40 square feet of net public area equaling a total of 7 parking spaces.

13. The hours of operation for the eating and drinking establishment are limited from 7:00 a.m. to 11:00 p.m., daily.

14. A covered wash-out area for refuse containers and kitchen equipment, with minimum useable area dimensions of 36 inches wide, 36 inches deep and 72 inches high, shall be provided, and the area shall drain directly into the sewer system, unless otherwise approved by the Building Manager and Public Works Director in conjunction with the approval of an alternate drainage plan.

15. No outside paging system shall be utilized in conjunction with this establishment.

16. All proposed signs shall conform to Title 20, Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code regulations or any sign program applicable to the property.

17. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes. The trash dumpsters shall have a top, which shall remain closed at all times, except when being loaded or while being collected by the refuse collection agency.

18. The size, design, and location of trash enclosures shall be subject to the review and approval of the Public Works and Planning Division prior to issuance of building permits.

19. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter debris and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.

20. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m., daily, unless otherwise approved by the Community Development Director, and may require an amendment to this Use Permit.

21. Storage outside of the building in the front or at the rear of the property shall be prohibited, with the exception of the required trash container enclosure.

22. 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 Sweet Lady Jane Bakery MUP including, but not limited to Minor Use Permit No. UP2012-024 (PA2012-138) and the determination that the project is exempt under the requirements of the California Environmental Quality Act. 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.

Building Division and Fire Department Conditions

23. Public sanitation facilities shall be available to the general public (patrons) during regular business hours of the operation, unless otherwise approved by the Building Division.

24. A building permit is required to allow the change in use to an eating and drinking establishment. The construction plans must comply with the most recent, City-adopted version of the California Building Code.

25. The applicant is required to obtain all applicable permits from the City Building and Fire Departments. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The facility shall be designed to meet exiting and fire protection requirements as specified by the California Building Code and shall be subject to review and approval by the Building Division.

26. The construction plans must meet all applicable State Disabilities Access requirements.

27. Approval from the Orange County Health Department is required prior to the issuance of a building permit.

28. Complete sets of drawings including architectural, electrical, mechanical, and plumbing plans shall be required at plan check.

29. The rear doors of the facility shall remain closed at all times. The use of the rear door shall be limited to deliveries and employee use only. Ingress and egress by patrons is prohibited unless there is an emergency.

30. All exits shall remain free of obstructions and available for ingress and egress at all times.

31. A Type I hood shall be installed at or above all commercial cooking appliances used for commercial purposes that produce grease laden vapors. Each required commercial kitchen exhaust hood and duct system shall be protected with an approved automatic fire-extinguishing system.

Public Works Department Conditions

32. All improvements shall be constructed as required by Ordinance and the Public Works Department.

33. An encroachment permit is required for all work activities within the public right-of-way.

34. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector.

35. Reconstruct the existing broken and/or otherwise damaged concrete sidewalk panels, curb and gutter along the East Coast Highway frontage.

36. A new sewer cleanout shall be installed on the existing sewer lateral with a traffic-grade box and cover per City Standard STD-406-L. Said sewer cleanout shall be located within the public right-of-way.

Revenue Department Conditions

37. A valid business license from the City of Newport Beach with sellers permit shall be required prior to start of business. Any contractors/subcontractors doing work at the subject site shall be required to obtain a valid business license from the City of Newport Beach prior to the commencement of any work on the subject site.

RESOLUTION NO. ZA2012-045

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2012-025 FOR CAPRIOTTI'S SANDWICH SHOP, A FOOD SERVICE, EATING AND DRINKING ESTABLISHMENT LOCATED AT 4221 MACARTHUR BOULEVARD, SUITE B-2 (PA2012-142)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Adam Neumann on behalf of Capriotti's Sandwich Shop, with respect to property located at 4221 MacArthur Boulevard, Suite B-2, and legally described as Parcel 1 as shown on a map filed in Book 45, Page 23 of Parcel Maps, in the Office of the County Recorder of Orange County requesting approval of a minor use permit.

2. The applicant requests a minor use permit to allow, Capriotti's Sandwich Shop, an eating and drinking establishment (food service, no late hours) serving sandwiches and salads. The gross floor area of the establishment is 1,834 square feet and the interior net public area will be 578 square feet. The establishment will provide a maximum of 28 seats. The requested hours of operation are from 10:00 a.m. to 8:00 p.m., Monday through Saturday and 11:00 a.m. to 7:00 p.m. on Sunday. Alcohol service is not proposed as part of this request.

3. The subject property is located within General Commercial Site 8 of the PC-11 (Newport Place Planned Community) Zoning District and the General Plan Land Use Element category is MU-H2 (Mixed-Use Horizontal).

4. The subject property is not located within the coastal zone.

5. A public hearing was held on November 28, 2012 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project has been reviewed, and it qualifies for a categorical exemption pursuant to Section 15301 of the California Environmental Quality Act under Class 1 (Existing Facilities) of the Implementing Guidelines of the California Environmental Quality Act.

2. The Class 1 exemption includes the ongoing use of existing buildings where there is negligible or no expansion of use. The proposed project involves interior alterations to

improve a currently vacant shell building to a food service, eating and drinking establishment. The existing space will be improved with approval of a tenant improvement building permit.

SECTION 3. REQUIRED FINDINGS.

Minor Use Permit

In accordance with Section 20.52.020.F of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a use permit are set forth:

Finding

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

Facts in Support of Finding

1. The General Plan land use designation for this site is MU-H2 (Mixed-Use Horizontal). The MU-H2 designation is intended to provide for a horizontal intermixing of uses that may include regional commercial office, multi-family residential, vertical mixed-use buildings, industrial, hotel rooms, and ancillary neighborhood commercial uses. Food service, eating and drinking is a consistent use within this land use designation. Restaurant uses can be expected to be found in this area and similar locations and are complementary to the surrounding commercial uses.

2. Eating and drinking establishments are common in the vicinity along MacArthur Boulevard and are frequented by residents, visitors, and workers. The establishment is compatible with the land uses permitted within the surrounding district.

3. The subject property is not part of a specific plan area.

Finding

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

Facts in Support of Finding

1. The site is located in the PC-11 (Newport Place Planned Community) Zoning District. The PC-11 zoning district is intended to provide for commercial and light industrial use because of its central location, ideal topography, availability to four freeways, accessibility to two railroads, and its relation to the Orange County Airport. The proposed food service, eating and drinking establishment is consistent with land uses permitted by the PC-11 Zoning District.

2. The proposed use will comply with all applicable development and parking standards including those specific to the food service, eating and drinking use classification. The 81 parking spaces provided are adequate for the proposed mix of tenants.

Finding

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

Facts in Support of Finding

1. The requested hours of operation are 10:00 a.m. to 8:00 p.m., Monday through Saturday and 11:00 a.m. to 7:00 p.m. on Sunday.

2. Capriotti's Sandwich Shop will occupy a vacant tenant space at the west end of the new shopping center, which was constructed earlier in 2012. The shopping center was previously entitled and reviewed for the proposed commercial tenant mixture.

3. The project includes conditions of approval to ensure that potential conflicts are minimized to the greatest extent possible. The restaurant is oriented toward the parking lot and is not near any residential properties. The applicant is also required to control trash and litter around the subject property.

4. The surrounding area contains various business office, retail, and visitor commercial uses including restaurants and take-out eating establishments. The proposed establishment is compatible with the existing and permitted uses within the area.

Finding

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

Facts in Support of Finding

1. The existing parking lot provides adequate circulation and parking spaces for patrons.

2. Adequate public and emergency vehicle access, public services, and utilities are provided within the renovated shopping center.

3. The project site is located within an existing retail building and the tenant space is designed and developed for an eating and drinking establishment. The design,

size, location, and operating characteristics of the use are compatible with the surrounding neighborhood.

4. The tenant improvements to the project site will comply with all Building, Public Works, and Fire Codes. All ordinances of the City and all conditions of approval will be complied with.

Finding

E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, a safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Facts in Support of Finding

1. The project has been reviewed and includes conditions of approval to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks and areas surrounding the subject property and adjacent properties during business hours, if directly related to the patrons of the establishment.

2. The food service, eating and drinking establishment will serve the surrounding business community. The proposed establishment will provide dining services as a public convenience to workers within the surrounding area and visitors.

3. The applicant is required to install a grease interceptor, obtain Health Department approval prior to opening for business, and comply with the California Building Code to ensure the safety and welfare of customers and employees within the establishment.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2012-025, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.

2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the Director of Community Development in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 28TH DAY OF NOVEMBER, 2012.

Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Division Conditions

1. The development shall be in substantial conformance with the approved site plan, floor plan(s) and building elevations dated with this date of approval. (Except as modified by applicable conditions of approval.)

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

3. Any change in operational characteristics, hours of operation, expansion in area, or other modification to the approved plans, shall require an amendment to this Minor Use Permit or the processing of a new use permit.

4. This approval was based on the particulars of the individual case and does not in and of itself or in combination with other approvals in the vicinity or Citywide constitute a precedent for future approvals or decisions.

5. Minor Use Permit No. UP2012-025 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 (Time Limits and Extensions) of the Newport Beach Zoning Code, unless an extension is otherwise granted.

6. Should this business be sold or otherwise come under different ownership, any future owners or assignees shall be notified in writing of the conditions of this approval by the current owner or leasing company.

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

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

9. A copy of this approval letter shall be incorporated into the Building Department and field sets of plans prior to issuance of the building permits.

10. The establishment shall provide a maximum net public area of 578 square feet and 28 seats.

11. The proposed food service, eating and drinking establishment, shall have a parking requirement of 1 space for every 40 square feet of net public area equaling a total of 7 parking spaces.

12. The hours of operation for food service, eating and drinking establishment are limited from 7:00 a.m. to 11:00 p.m., daily.

13. Live entertainment, dancing, and alcohol service shall be prohibited as a part of the regular operation.

14. A covered wash-out area for refuse containers and kitchen equipment, with minimum useable area dimensions of 36 inches wide, 36 inches deep and 72 inches high, shall be provided, and the area shall drain directly into the sewer system, unless otherwise approved by the Building Director and Public Works Director in conjunction with the approval of an alternate drainage plan.

15. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes. The trash dumpsters shall have a top, which shall remain closed at all times, except when being loaded or while being collected by the refuse collection agency.

16. The size, design, and location of trash enclosures shall be subject to the review and approval of the Public Works and Planning Division prior to issuance of building permits.

17. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter debris and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.

18. The applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14 including all future amendments (including Water Quality related requirements). The proprietor shall actively control any noise generated by the patrons of the facility.

19. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., daily, unless otherwise approved by Community Development Director, and may require an amendment to this Use Permit.

20. 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 Capriotti's Sandwich Shop including, but not limited to Use Permit No. UP2012-025 (PA2012-142) and the determination that the project is exempt under the requirements of the California Environmental Quality Act. 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.

Building and Fire Department Conditions

21. Public sanitation facilities shall be available to the general public (patrons) during regular business hours of the operation, unless otherwise approved by the Building Department.

22. The applicant is required to obtain all applicable permits from the City Building and Fire Departments. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The facility shall be designed to meet entrance, path of travel, restroom, dining room seating, and fire protection requirements as specified by the California Building Code and shall be subject to review and approval by the Building Department. Complete sets of drawings including architectural, electrical, mechanical, and plumbing plans shall be required at plan check.

23. The construction plans must meet all applicable State Disabilities Access requirements.

24. Approval from the Orange County Health Department is required prior to the issuance of a building permit.

25. A Type I hood shall be required if any cooking is conducted that produces grease laden vapors per C.F.C. Section 609.2.

26. A wet chemical extinguishing system complying with UL300 will be required if cooking is conducted that produces grease laden vapors per C.F.C. Section 904.

27. A portable fire extinguisher shall be provided and maintained per C.F.C. Section 904.11.5. A 2A 10BC shall be required for the serving area. A fire extinguisher with a class K rating shall be provided where a type I hood is required and provided with a fire extinguishing system.

28. The rear doors of the facility shall remain closed at all times. The use of the rear door shall be limited to deliveries and employee use only. Ingress and egress by patrons is prohibited unless there is an emergency.

29. All exits shall remain free of obstructions and available for ingress and egress at all times.

Revenue Department Conditions

30. A valid business license from the City of Newport Beach with sellers permit shall be required prior to start of business. Any contractors/subcontractors doing work at the subject site shall be required to obtain a valid business license from the City of Newport Beach prior to the commencement of any work on the subject site.

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

ZONING ADMINISTRATOR ACTION LETTER

Application No.	**Limited Term Permit – Less than 90 days No. XP2012-008 (PA2012-158)**
Applicant	**Lynn Smith**
Site Address	**3201 East Coast Highway**
Legal Description	**Lots 1 & 2 in Block J, Tract No. 323, Resubdivision No. 552**

On **November 28, 2012**, the Zoning Administrator approved the following: A Limited Term Permit for a single-day event consisting of a Temporary Holiday Art and Craft Fair/Boutique on an existing private parking lot. The property is located in the CC (Commercial Corridor) District. The approval is based on the following findings and subject to the following conditions.

FINDINGS

1. **Finding:** 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 Class 4 (Sec. 15304 Minor Alterations to Land).

   Facts in Support of Finding:

   - Class 4 exempts minor temporary uses of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.

2. **Finding:** The operation of the requested limited duration use at the location proposed and within the time period specified would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the requested limited duration use;

   Facts in Support of Finding:

   - The operation of the Temporary Holiday Art and Craft Fair/Boutique has been reviewed and conditioned to preclude any detriment and to uphold the general welfare of the area.

- The lot has been used for temporary events in the past and has not proven detrimental.

3. **Finding:** The subject lot is adequate in size and shape to accommodate the limited duration use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the lot;

Facts in Support of Finding:

- The proposed limited duration use will be located on a south-easterly portion of an existing parking lot that is approximately 5,000 square feet in size and will be occupied by approximately fifteen (15) individual vendor booths.

- All temporary structures will be erected on private property.

4. **Finding:** The subject lot is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the limited duration use would or could reasonably be expected to generate;

Facts in Support of Finding:

- The subject lot is bounded by the arterials of East Coast Highway and Marguerite Avenue.

5. **Finding:** Adequate temporary parking to accommodate vehicular traffic to be generated by the limited duration use would be available either on-site or at alternate locations acceptable to the Zoning Administrator;

Facts in Support of Finding:

- The Temporary Holiday Art and Craft Fair/Boutique is not anticipated to generate an excess of vehicular traffic.

- Adequate temporary parking will be provided by way of on-street parking available along Larkspur Avenue and Bayside Drive.

- The vehicular traffic anticipated will not impact the parking for patrons of the adjacent Farmer's Market and guests of Bandera Restaurant.

6. **Finding:** The limited duration use is consistent with all applicable provisions of the General Plan, any applicable specific plan, the Municipal Code, and other City regulations.

Facts in Support of Finding:

- The Temporary Holiday Art and Craft Fair/Boutique is conditioned as such that it will comply with all applicable provisions of the General Plan, Municipal Code, and other City regulations.

- The subject lot is not located within any specific plan.

CONDITIONS

1. The limited duration sales use shall commence operation on December 1, 2012 and shall conclude the same day.

2. The limited duration use shall only operate between the hours of 9:00 a.m. and 1:00 p.m. Setup for use shall not be permitted before 7:00 am.

3. The operator of the limited duration use shall be responsible for the control of noise generated by the subject facility including, but not limited to, noise generated by patrons and equipment. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code. If noise generation does not comply with the aforementioned provisions, the Community Development Director may require remediation measures which may include relocation of equipment.

5. The operator of the limited duration use shall provide traffic control to ensure that vehicles do not enter the site as required by the Public Works Department.

6. The applicant shall ensure patrons do not impact traffic flow on East Coast Highway.

7. Operation of the Temporary Holiday Art and Craft Fair/Boutique shall not impact the vehicular circulation through the remaining parking areas.

8. The site shall be cleaned of debris, litter, or any other evidence of the limited duration use upon completion or removal of the use, and shall continue to be used in compliance with this Zoning Code. The site shall be adequately cleaned by 2:00 pm on December 1, 2012 and inspected by Code Enforcement by midnight on December 1, 2012.

9. A valid business license with a sellers permit shall be secured prior to commencement of the limited duration use for each vendor.

10. All signs shall be in compliance with Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code and the site is limited to two (2) temporary banner signs not to exceed 75 square feet each. Placement of temporary signage shall be subject to Planning Division approval.

11. Signage shall be placed in a manner such that they do not impact views of drivers or pedestrians entering and exiting the site.

12. All proposed temporary structures and any site contents shall be located within the private property lines.

13. The approval of the requested limited term permit is contingent upon compliance with applicable provisions of the Municipal Code and the successful granting of all required permits from any other department or governing agency.

14. 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 Holiday Art Fair including, but not limited to, the XP2012-008 (PA2012-158). 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.

APPEAL PERIOD: Limited Term Permit applications do not become effective until 14 days following the date of action. Prior to the effective date the applicant or any interested party may appeal the decision of the Zoning Administrator to the Planning Commission by submitting a written appeal application to the Community Development Director. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

By: _____
Brenda Wisneski, AICP, Zoning Administrator

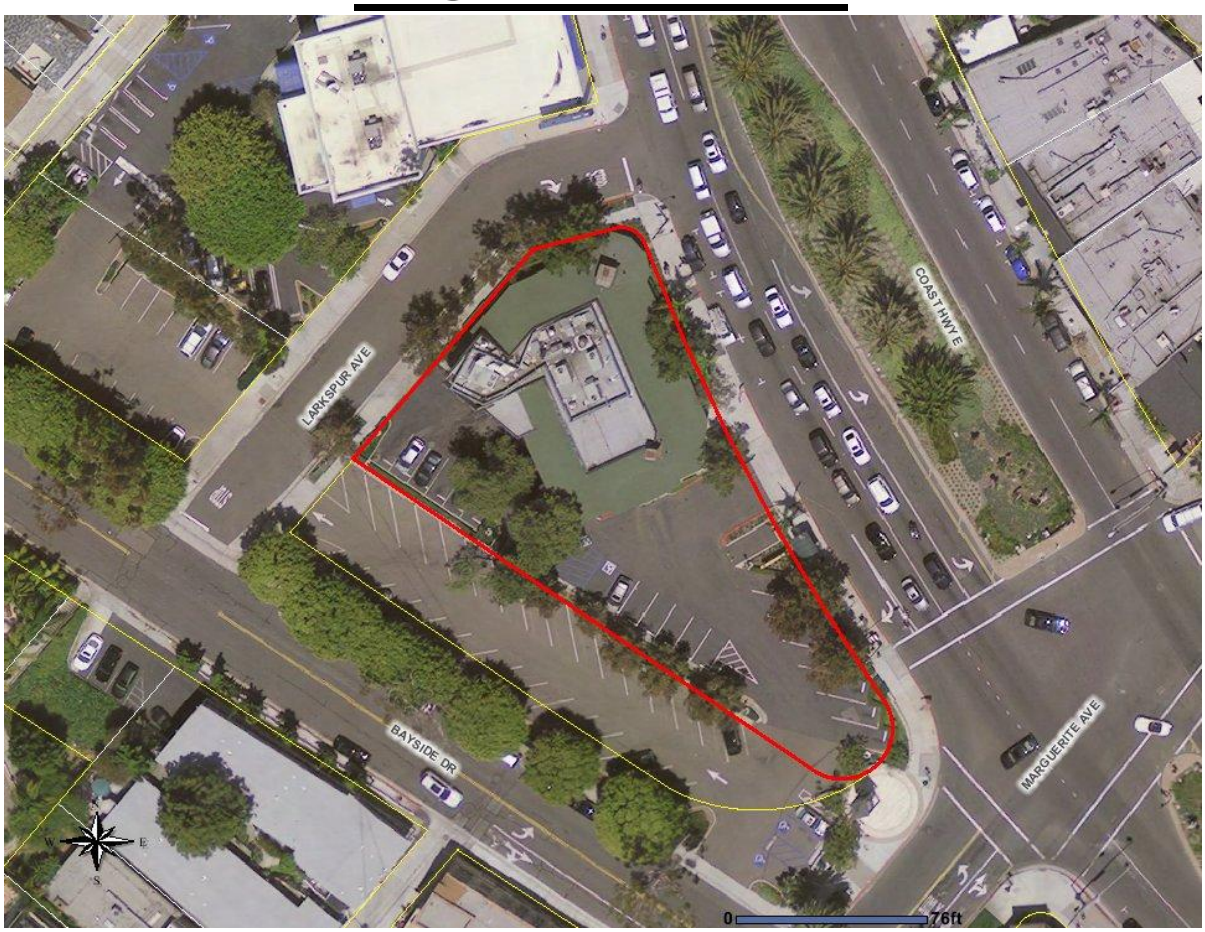
JG/jvp

Attachments: ZA Vicinity Map
ZA Site Plan

Attachment No. ZA 1

Vicinity Map

VICINITY MAP

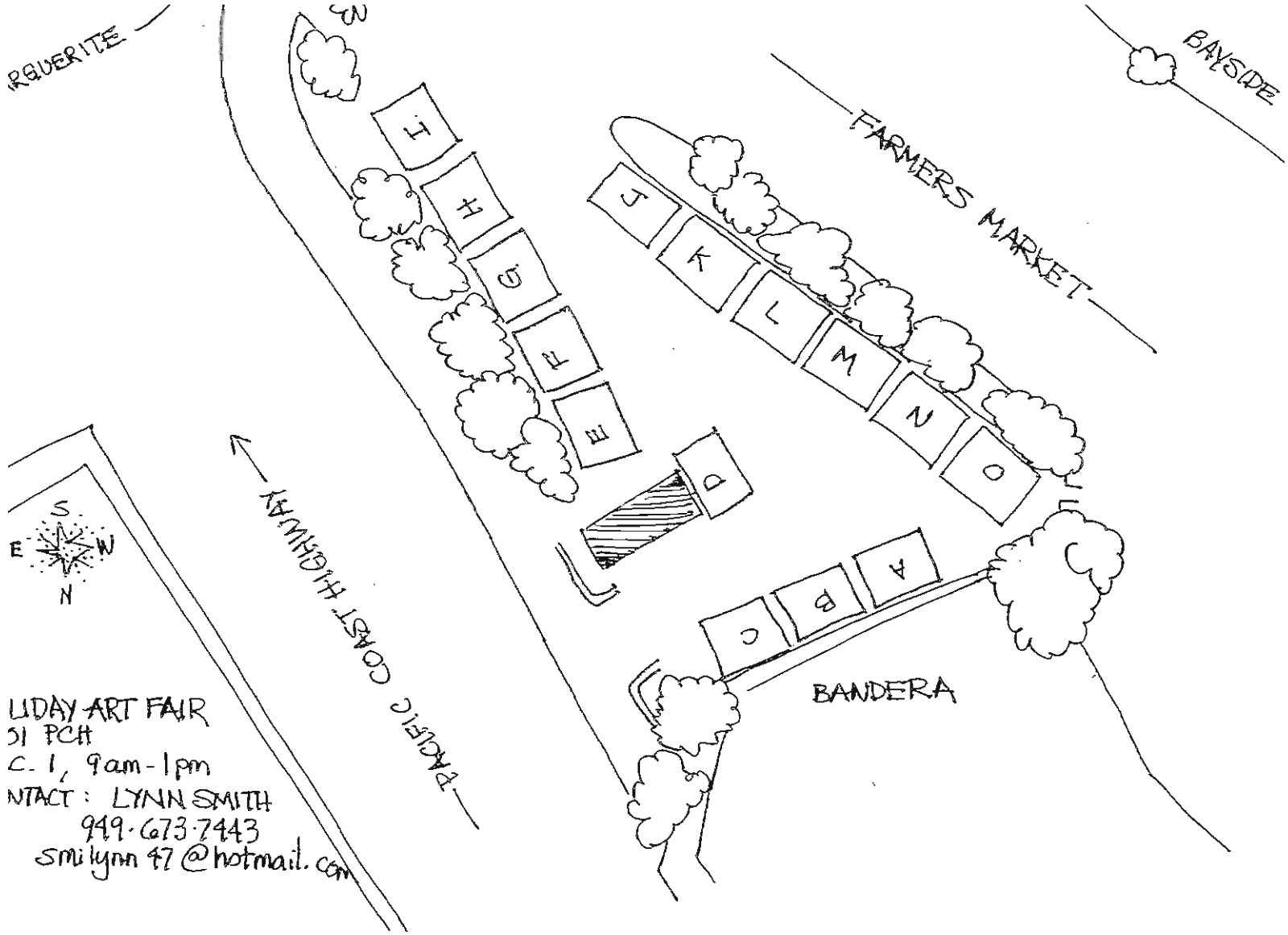


Limited Term Permit – Less than 90 days
No. XP2012-008
(PA2012-158)

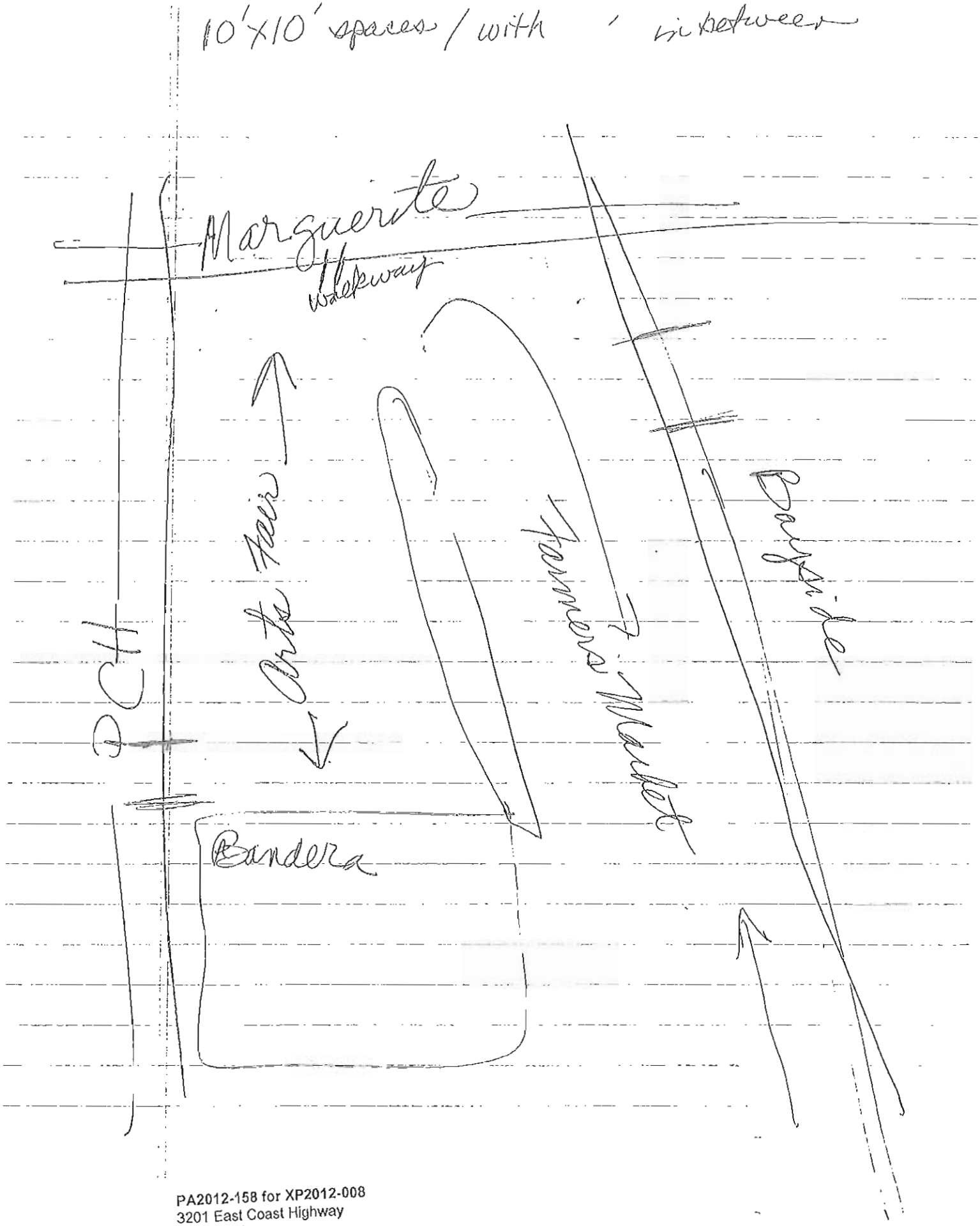
3201 East Coast Hwy

Attachment No. ZA 2

Site Plan



PA2012-158 for XP2012-008
3201 East Coast Highway
Lynn Smith



PA2012-158 for XP2012-008
3201 East Coast Highway
Lynn Smith

PA2012-158 for XP2012-008
3201 East Coast Highway
Lynn Smith

COMMUNITY DEVELOPMENT DEPARTMENT
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COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

APPLICATION: Telecommunications Permit No. TP2012-002 (PA2012-039)

APPLICANT: Crown Castle NG Networks, Inc

LOCATION: Public right-of-way adjacent to 4601 Balboa Boulevard

LEGAL DESCRIPTION: public right-of-way along Balboa Boulevard to the east of the property located at 4601 Balboa Boulevard located within Block 46, River Section

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PROJECT REQUEST AND DESCRIPTION

Crown Castle NG Networks, Inc has submitted an application requesting a telecommunications permit to allow the installation of a Distributed Antenna System (DAS) facility consisting of a single phazar omni-directional antenna mounted on an existing Crown Castle NG strand, communications riser, power riser, and associated equipment boxes on a wooden Southern California Edison (SCE) utility pole (ID#2021174E). The facility is proposed within the Balboa Boulevard public right-of-way (PROW) at the east side of the property addressed as 4601 Balboa Boulevard. The proposed height of the antenna and related equipment will not exceed 31 feet 6 inches in height where the existing utility pole is 47 feet 1 inch in height.

ACTION: Approved with Conditions – November 28, 2012

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 (Attachment No. CD 2).

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

ENCROACHMENT PERMIT

An encroachment permit issued and approved by the Public Works Department is required to allow installation and construction of the project in the PROW. Section 15.70.060 (Design Standards) of the Newport Beach Municipal Code (NBMC) also requires that

telecom facilities and/or support equipment proposed to be located in the PROW comply with the provisions of Title 13 (Streets, Sidewalks, and Public Property). The Public Works Department has reviewed the proposed project plans and submittal items, and has provided a condition of approval requiring that all work conducted in the PROW shall satisfy the requirements of Chapter 13.20.

BACKGROUND

This is one of seven applications that Crown Castle has filed with the City to install antenna nodes within the PROW along or in the vicinity of East and West Coast Highway. A location map of the proposed facilities is included as Attachment CD 3. Photographs of the existing site conditions are included as Attachment No. CD 4.

FACILITY DESCRIPTION

The nodes (radio transmitters and receivers connected via fiber optic cables to Crown Castle NG's wireless clients) include a phazar omni-directional antenna, measuring approximately 2 inches in diameter and 26 inches in length and a powerwave equipment box, measuring 8.2 inches in depth by 18 inches in width by 20.9 inches in height. The antenna would be attached 25 feet 6 inches high on an existing 47-foot 1-inch high free-standing utility pole and the equipment would not exceed 31 feet 6 inches in height. The equipment boxes would be mounted to the exterior of an existing free-standing pole and would maintain a minimum clearance of 8 feet above existing grade. The facility does not require the use and placement of other support equipment, such as ground-mounted equipment cabinets or pedestal meters, for power to support the nodes. Rather, Crown Castle NG has an agreement for unmetered electric service in place with Southern California Edison (SCE), under which terms the installation would utilize a fuse box, measuring 6 inches in depth by 12 inches in width by 12 inches in height, and a disconnect switch measuring 4 inches in depth by 6 inches in width by 9 inches in height. The fuse box and disconnect switch would be mounted on the existing utility pole below the powerwave box.

HEIGHT AND LOCATION

Section 15.70.050 (Height and Location) of the NBMC provides that antennas may be installed on utility poles within the PROW at a maximum height of 35 feet, and designates existing utility poles as a priority location for the installation of telecom facilities. The facility is proposed to be located on an existing SCE utility pole with the equipment at a maximum height of 31 feet 6 inches above grade.

DESIGN STANDARDS

Section 15.70.060 (Design Standards) of the NBMC establishes design standards, and provides criteria for consideration by the reviewing authority, which includes blending, screening and size of the proposed facility. In this case, the proposed antenna and equipment box are minimal in size and will be painted to blend in with the existing utility pole.

CO-LOCATION FEASIBILITY

Section 15.70.050.C (Co-Location Requirements) of the City of Newport Beach Municipal Code requires that a new telecom facility proposed within 1,000 feet of an existing facility be co-located on the same site as the existing facility unless, based on evidence submitted by the applicant, that such co-location is not feasible.

The proposed telecom facility is located within 1,000 feet of one existing facility located at 4600 West Coast Highway. The applicant has provided information indicating that co-locating with this facility is not feasible. The existing site is located in the West Coast Highway right-of-way and would require an additional agreement with the City that would result in time and cost impacts without assurance that an acceptable agreement could be reached between the parties. Because the site currently has a T-Mobile GPS antenna at the top of the pole, the Crown Castle NG DAS antenna could not physically be accommodated atop the pole. The close proximity of two antennas would undermine the spatial separation/design of the proposed DAS network, could inhibit the signal, and adversely affect the performance of the Crown Castle NG facility. Finally, the existing facility is located within an existing light standard where the existing pole does not have sufficient diameter to accommodate the additional coax cables necessary for the Crown Castle NG facility. Refer to the applicant's project description and justification provided as Attachment No. CD 5.

APPEAL PERIOD

Telecom 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.

On behalf of Kimberly Brandt, Community Development Director

By:

Makana Nova
Assistant Planner
GR/mkn

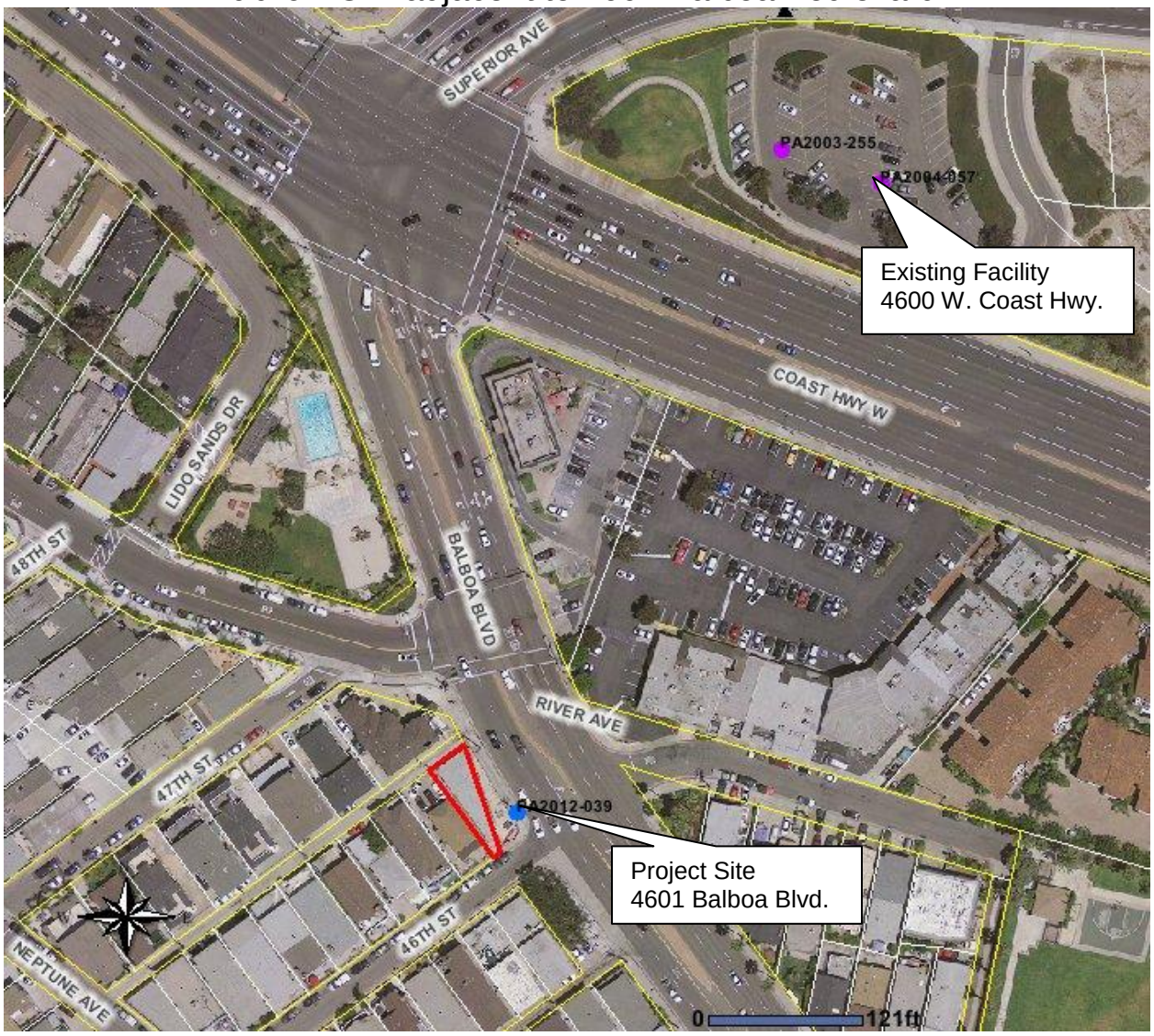
Attachments:
- CD 1 Vicinity Map
- CD 2 Findings and Conditions of Approval
- CD 3 Location Map
- CD 4 Site Photos
- CD 5 Applicant's Project Description and Justification
- CD 6 Photo Simulations
- CD 7 Project Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP

Public ROW adjacent to 4601 Balboa Boulevard



Telecommunications Permit No. TP2012-002
(PA2012-039)

Attachment No. CD 2

Findings and Conditions of Approval

FINDINGS AND
CONDITIONS OF APPROVAL
TELECOMMUNICATIONS PERMIT NO. TP2012-002
(PA2012-039)

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 and it is required to comply with the applicable rules, regulations and standards of the City, the Federal Communications Commission (FCC), and the California Public Utilities Commission (CPUC).

    - As conditioned, the approved DAS facility in this location will not result in conditions that are materially detrimental to nearby property owners, residents, and businesses, nor to public health or safety.

    - Due to the location and design of the DAS facility, there is no impact to public views. 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 SCE utility pole located in the PROW with a minimal visual profile in comparison to the existing utility in place. The proposed antenna and support equipment will not significantly affect scenic ocean or coastal views from Balboa Boulevard.

    - The applicant selects locations based on the direction of their customers (in this case, MetroPCS). The DAS nodes are interspersed with existing traditional wireless macro cell sites to provide a system that meets the coverage objectives of the customer. Approving the installation of a DAS node would allow the facility to function as intended in this location.

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 installation of a DAS node in this location is consistent with the height, location and design standards specified in Sections 15.70.050 (Height and Location) and 15.70.060 (Design Standards) of the NBMC. The proposed antenna and equipment would be mounted at a height of 31 feet 6 inches,

where the code permits installation on utility poles within the PROW up to 35 feet, provided that the antenna does not exceed the top of the pole. Per the code, the existing SCE utility pole is a priority location for the installation of the telecom facility. The proposed antenna and equipment boxes are minimal in size and would blend in with the existing SCE utility pole.

- The proposed telecom facility is located within 1,000 feet of one existing facility located at 4600 West Coast Highway. The applicant has provided information indicating that co-locating with this facility is not feasible due to time constraints associated with a third party City agreement, the presence of an existing T-Mobile GPS antenna atop the light standard that may limit effective signal propagation and antenna citing, and the pole diameter, which limits the ability to accommodate additional coax cables within the light standard. Other alternatives to the proposal were not identified because existing utility poles are considered a priority location for the installation of telecom facilities per Section 15.70.050.B.1 (Height and Location) of NBMC.

- The antennas and equipment for the telecom facility approved by this permit will be painted to match the color of the utility pole on which they are mounted.

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 15301, Class 1 (Existing Facilities) for the following reason(s):

- Class 1 allows minor alteration of existing public or private structures where negligible or no expansion of an existing use is involved. The proposed project would be a minor alteration to an existing SCE utility pole.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, and elevations, except as noted in the following conditions.

2. The 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).

3. 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.

4. 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.

5. Approval of the California Coastal Commission is required prior to issuance of an encroachment permit for construction of the facility.

6. All equipment shall be painted and blended to match the utility pole on which it is located.

7. The proposed locations are currently not in an approved City formed Underground Assessment District. In the future, if or when a City formed Underground Assessment District is approved, the applicant shall be required to relocate the facility underground, pursuant to Section 13.20.030 (City Policies Regarding Use of the PROW) of NBMC.

8. The telecom facility shall comply with all regulations and requirements of Chapter 13.20 of the NBMC. All work in the public right-of-way shall require an approved Encroachment Permit. All required permits shall be obtained prior to commencement of the construction.

9. Prior to the issuance of any encroachment permit, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. The construction plans shall satisfy NBMC Section 13.20.080 (Construction Plan) for permit application review and processing. A copy of this approval letter shall be incorporated into the drawings approved for the issuance of permits to construct the facility.

10. The applicant shall assume 100 percent of all costs associated with any alterations to the existing improvements along the public right-of-way for development of the telecom facility.

11. The applicant shall be responsible for the repair and/or replacement of any curb and gutters, concrete sidewalk, alley/street pavement that may be damaged by applicant or its agents, representatives, employees, contractors, or subcontractors through the course of construction, as directed by the Public Works Department.

12. The applicant is required to protect all City landscaping, trees, and irrigation in place. If any damage should occur, the contractor will be required to plant and/or replant as directed by the City and guarantee work for a minimum of one (1) year.

13. If a “hub” is located in City of Newport Beach, then battery storage shall comply with C.F.C. Section 608.1.

14. Prior to issuance of encroachment permits, any contractors and/or subcontractors doing work at this location must obtain a valid business license.

15. 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 that person shall be provided to the Planning Division and Newport Beach Police Department's Support Services Commander prior to activation of the facility.

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

17. 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.

18. The facility shall transmit at a frequency range of 1,710 to 2,155 MHz. Any change or alteration to the frequency range shall require the prior review and approval of the Planning Division.

19. The applicant recognizes that the frequencies used by the cellular facility located at PROW adjacent to 4601 Balboa Boulevard 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).

20. 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.

21. Prior to issuance of an encroachment permit, a deposit of $5,000 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 No. 20. 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 (Fee) of the Telecom Ordinance. Any unused deposit fees/costs will be refunded to the applicant upon determination of compliance with the approved frequency and FCC standards.

22. Appropriate information RF 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.

23. 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 encroachment permits.

24. 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.

25. 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.

26. 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.

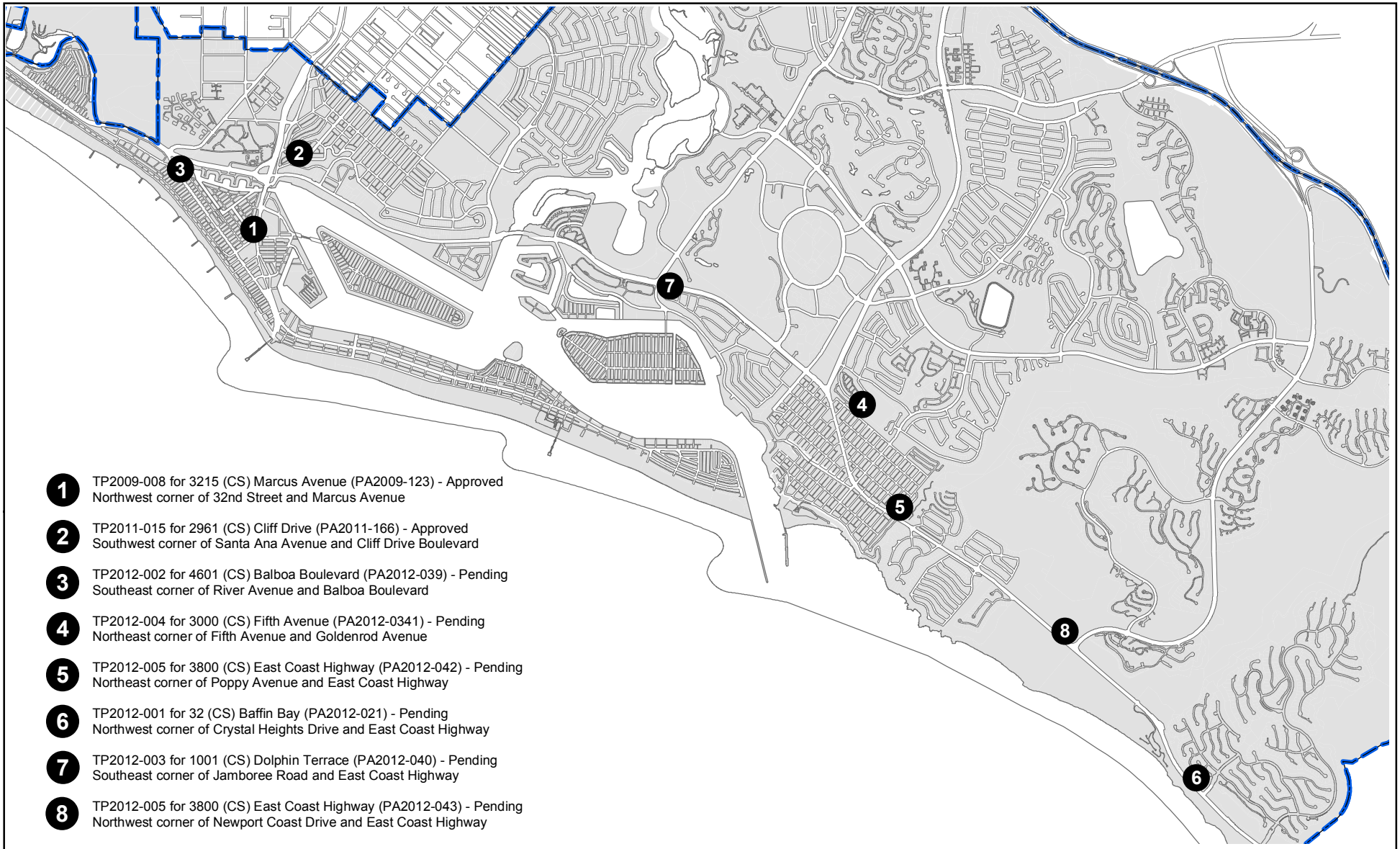
27. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 15.70 (Wireless Telecommunications Facilities) of the Newport Beach Municipal Code, including the conditions of approval, based on changed circumstances. The operator shall notify the 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, 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.

28. This telecom permit may be modified or revoked by the Community Development Director should they determine that the facility or operator has violated any law regulating the telecom facility, has failed to comply with the requirements of Chapter 15.70 (Wireless Telecommunication Facilities) of the NBMC, or this telecom permit.

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

Attachment No. CD 3

Location Map



1. TP2009-008 for 3215 (CS) Marcus Avenue (PA2009-123) - Approved
   Northwest corner of 32nd Street and Marcus Avenue
2. TP2011-015 for 2961 (CS) Cliff Drive (PA2011-166) - Approved
   Southwest corner of Santa Ana Avenue and Cliff Drive Boulevard
3. TP2012-002 for 4601 (CS) Balboa Boulevard (PA2012-039) - Pending
   Southeast corner of River Avenue and Balboa Boulevard
4. TP2012-004 for 3000 (CS) Fifth Avenue (PA2012-0341) - Pending
   Northeast corner of Fifth Avenue and Goldenrod Avenue
5. TP2012-005 for 3800 (CS) East Coast Highway (PA2012-042) - Pending
   Northeast corner of Poppy Avenue and East Coast Highway
6. TP2012-001 for 32 (CS) Baffin Bay (PA2012-021) - Pending
   Northwest corner of Crystal Heights Drive and East Coast Highway
7. TP2012-003 for 1001 (CS) Dolphin Terrace (PA2012-040) - Pending
   Southeast corner of Jamboree Road and East Coast Highway
8. TP2012-005 for 3800 (CS) East Coast Highway (PA2012-043) - Pending
   Northwest corner of Newport Coast Drive and East Coast Highway

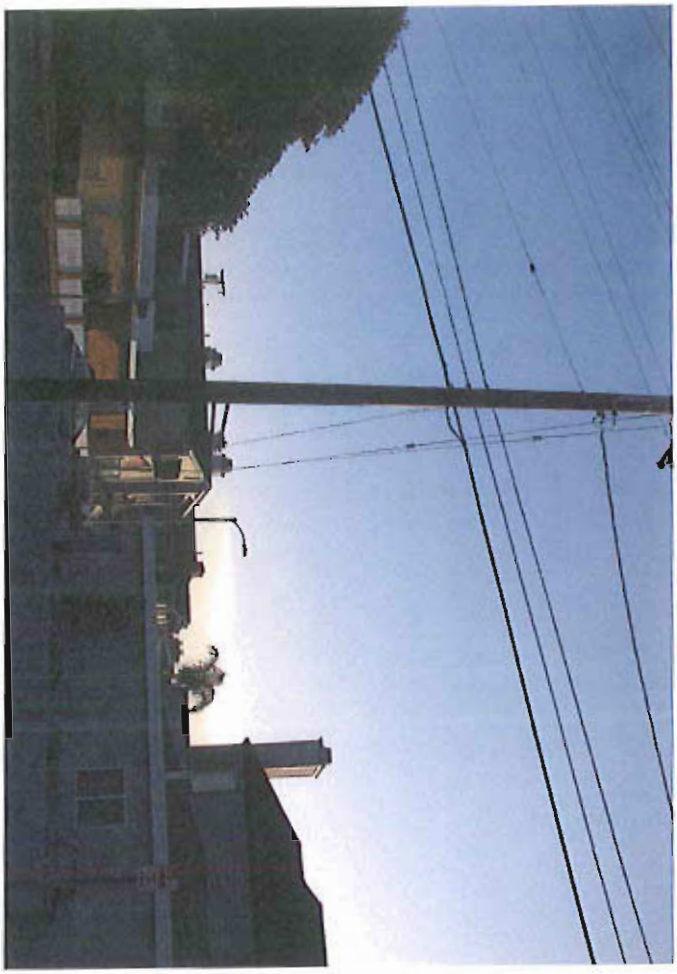
0 0.5 1 Miles

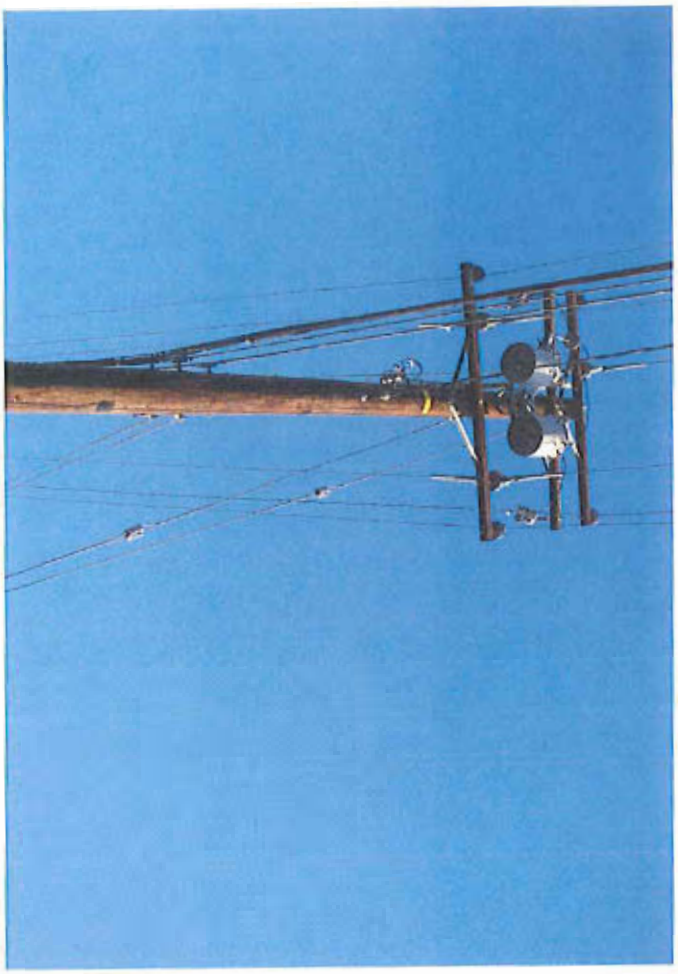
Crown Castle NG DAS Network

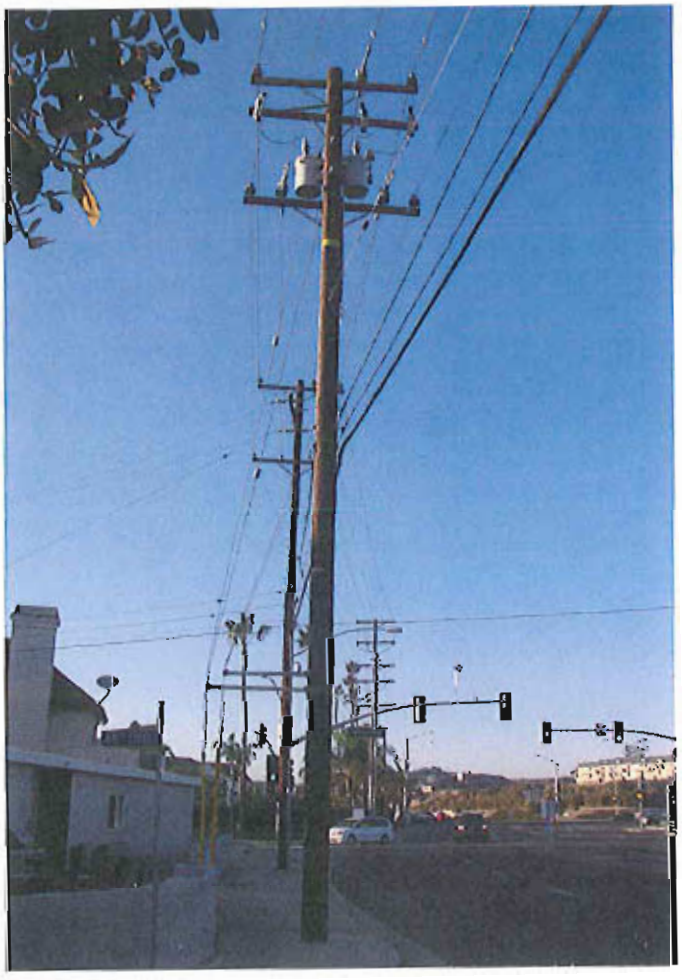
Telecom_City_Council_October2012.mxd

Attachment No. CD 4

Site Photos







PA2012-039 for TP2012-002
Public ROW adjacent to 4601 Balboa Boulevard
NextG Networks of California, Inc.

Attachment No. CD 5

Applicant's Project Description
and Justification

NextG Networks

PROJECT DESCRIPTION & SITE JUSTIFICATION

NextG Networks of California – City of Newport Beach

Project: Distributed Antenna System (DAS) Installation on Existing Utility Pole (SOC01)
Location: Public ROW adjacent to and east of 4601 Balboa Blvd

Background

NextG Networks of California Inc.(NextG) is a regulated public utility company in the State of California (CPCN No. U-6745-C) specializing in the provision of fiber-optic transport services for the commercial wireless industry. NextG relies upon its ability to utilize existing utility infrastructure (including streetlights, traffic signals and wood utility poles) within the public right-of-way to install individual or interconnected low power, low impact communications facilities collectively referred to as a "Distributed Antenna System" or DAS. Through a service agreement with a wireless carrier, NextG is able to provide a DAS solution that addresses the carrier's network objective(s), often in areas where the wireless provider has little or no existing service coverage for its customers, and where more traditional "macro" wireless facilities may be problematic due to topographic constraints, zoning restrictions, and other limiting factors. As a public utility, NextG is obligated to provide service to any commercial wireless provider that is willing to purchase NextG's DAS right-of-way service. As such, NextG's customers are not individual wireless users/subscribers, but rather the commercial wireless carriers that provide that service. The subject telecom application on W. Balboa Blvd at 46th Street is for a proposed DAS installation that will be utilized by MetroPCS to supplement its existing backbone network in Newport Beach, and primarily provide enhanced network capacity and improved network performance.

Proposed Node Location and Surroundings

NextG is proposing to locate a new DAS installation (or node) on an existing wood utility pole (Pole ID# 2021174E) in the public right-of-way adjacent to 4601 W. Balboa Blvd near 46th Street. This DAS node is identified by NextG as SOC01. Surrounding zone districts include CN (Commercial Neighborhood) to the NORTHEAST, R2 (Two Unit Residential) to the SOUTHEAST and SOUTHWEST, and R1 (Single Unit Residential) to the NORTHWEST. Surrounding land uses include a retail commercial shopping center to the NORTHEAST across W. Balboa Blvd, and residences to the SOUTHEAST, SOUTHWEST, and to the NORTHWEST across River Ave.

Proposed Node Design

NextG is proposing to install a small omni directional antenna approximately 26'-3" above ground level on an existing communications line, and attach appurtenant equipment (consisting of an ION radio unit, electrical disconnect box, and fuse box) at a minimum height of 8'-0" above ground level on an existing wood utility pole as illustrated in the attached project drawings. More specifically, the proposed scope of work consists of the following improvements:

- Install new 18"W x 20"H Powerwave radio unit, new 12"W x 12"H Weigmann box, and new 6"W x 9"H load center box on pole at minimum 8'-0" above grade. All equipment to be painted to match underlying pole.
- Lower existing Verizon and Sunesys comm lines.
- Lower existing NextG fiber line from 27'-11" to 26'-3".
- Strand mount new 2"Dia., 24"L Phazar omni-directional antenna on relocated NextG fiber line (28'-3" to top of antenna). New Phazar antenna to be offset approximately 6'-0" from SE side of pole.
- Install 2" Schedule 80 comm riser.

Technology

The proposed NextG node installation utilizes a patented protocol- and frequency-neutral technology which allows the NextG antenna to interface with its Client's customers within the Client's licensed portion of the radio spectrum. Those signals are subsequently routed through NextG's fiber optic network and linked back into the Client's network operations center. In this way, NextG is able to provide its Client with expanded wireless service so the carrier can effectively meet the communications needs of its customers in the affected area(s).

Operational Compliance

The proposed NextG installation will operate in full compliance with established FCC standards and requirements for RF emissions. By design, the proposed NextG installations consist of low power, low output facilities that fall well below federal standards for radio-frequency emissions. Maximum input power for the proposed Powerwave radio unit is approximately 25 watts. The proposed Phazar omni-directional antenna will transmit at a frequency between 1,710 and 2,155 MHz, and be elevated 26'-3" to 28-3" above ground level. Thus, even under maximum power, the level of RF exposure at ground level from the proposed DAS installation will not exceed 2% of the FCC public safety standard as detailed in the attached RF Report prepared by Dr. Jerrold T. Bushberg. Additionally, the proposed project will not interfere with other communication, radio or television transmission/reception in and around the subject location. As detailed in the design description above, the proposed DAS installation will also comply with CPUC and local utility regulations associated with the construction, operation and maintenance of the facility.

CEQA

As noted, NextG Networks of California, Inc. was granted a Certificate of Public Convenience and Necessity (CPCN) by the CPUC. The authority conveyed upon NextG through CPCN No. U-6745-C allows for the provision of limited and full facilities-based telecommunications services subject to the terms and conditions set forth in the grants of approval dated January 30, 2003 and April 12, 2007. See attached Regulatory Overview for additional information pertaining to NextG's regulatory status and CEQA compliance.

Code Conformance / Justification Statement (Chapter 15.70 – Wireless Telecommunication Facilities)

The proposed NextG DAS installation is a small scale, low power, more diminutive wireless design option by comparison to more traditional 'macro' wireless communication facilities which is consistent with the objective set forth in Section 15.70.040 – Available Technology.

The proposed NextG DAS installation involves the placement of a small 24" omni-directional antenna on an existing fiber communications line with a proposed top of antenna elevation at 28'-3" AGL which does not exceed the 35'-0" max height limitation for the attachment of antennas on utility distribution poles as set forth in Section 15.70.050.A.

The proposed NextG DAS installation is to be attached to a wood utility pole that is part of an existing overhead utility alignment within the public right-of-way along W. Balboa Blvd. As such, this location is considered the second most preferred 'location' type in the order of preference set forth in Section 15.70.050.B.

As discussed above, NextG is a regulated public utility company in the State of California (CPCN No. U-6745-C) specializing in the provision of fiber-optic transport services for the commercial wireless industry. NextG relies upon its ability to utilize utility infrastructure within the public right-of-way to install individual or interconnected low power, low impact communications facilities collectively referred to as a "Distributed Antenna System" or DAS. Staff has identified an existing telecommunications facility (T-Mobile Wireless Permit No. PA2006-267) located within 1000 feet of the proposed NextG DAS location at 4600 West Coast Hwy/150 Superior Avenue. While NextG appreciates the City's desire to promote the co-location of wireless communications facilities, NextG is not prepared to consent to co-location with the existing T-Mobile right-of-way facility on Superior Avenue for the following reasons:

- **Signal Shadowing/Attenuation Constraint.** Given the current T-Mobile antenna configuration, NextG would be forced to revise its proposed configuration and locate panel antennas below the existing T-Mobile antennas. Due to the presence of T-Mobile's GPS antenna atop the pole, NextG would be unable to install its proposed 24" omni antenna at that location. Under this scenario, the relationship of the lower power NextG antennas (approximately 6.7 watts per channel peak power) to the higher power T-Mobile antennas (generally 200 watts per channel peak power) will result in signal "shadowing" or attenuation that not only stands to inhibit signal and adversely affect performance of the NextG facility, but undermine the spatial separation/design of the proposed DAS network along Coast Highway. An analogy may be drawn to the human ear trying to differentiate between two competing voices. Typically, the louder voice wins out and is heard over the softer voice. In much the same way, the stronger RF signal can better differentiate itself when competing against a weaker RF signal. Just as a softer voice may not be fully heard and understood, a weaker RF signal may not be properly received/transmitted in the presence of a stronger, more dominant RF signal.

- **Constructability/Space Constraint.** Based on field analysis, the existing T-Mobile installation appears to utilize an Ameron Multi-Sided 6B1 pole. The outside diameter at the top of this pole is 6" with a

nominal wall thickness of 1.375". This allows for an effective 3.25" inside diameter at the top of the pole which is housing four (4) 0.5" coax cables, a single #6 AWG positive power cable, a single #8 AWG neutral power cable and one unknown sized coax cable (likely 0.5") feeding a GPS antenna mounted atop the pole. The total space being occupied by existing cabling is roughly 2.8" to 3". NextG's proposed node installation typically utilizes a minimum 0.5" coax cable in addition to power and fiber cable connections. Without an increase in the pole diameter, there is insufficient space inside the existing concrete pole to accommodate the NextG coax, power, and fiber cables.

- **Pole Attachment Constraint.** At present, NextG does not have an agreement with the City of Newport Beach to attach the proposed DAS node installation to City-owned streetlights or traffic signals, and the City's current attachment fees remain the primary basis for the current Settlement discussions and the corresponding node relocation efforts of which this telecom permit application (Public ROW adjacent to and east of 4601 Balboa Blvd) is a part.

As currently proposed, the DAS installation will be co-located with other utility equipment and services, and does not preclude the future co-location of other wireless communications equipment at this same location. In light of this information, the proposed DAS installation is consistent with Section 15.70.050.C.

As described above, and as detailed in the node drawings accompanying this application, the proposed NextG DAS installation is small in scale and can be affixed directly to the existing fiber line and wood utility pole and painted to match. As such, the installation is compatible in use and size with other utility appurtenances on the wood utility poles in this area, and is likely to blend effectively with other utility facilities already established in this area, which are general criteria set forth in Section 15.70.060. No lighting is proposed. No advertising signage or identifying logos shall be displayed, other than required FCC identification/warning signs/plates.

Attachment No. CD 6

Photo Simulations

CROWN CASTLE

11/11/12

MPC1032CA-SOC01m1
Row adjacent to
4601 W. Balboa Blvd.
City of Newport Beach, CA

CROWN CASTLE

11/11/12

MPC1032CA-SOC01m1
Row adjacent to
4601 W. Balboa Blvd.
City of Newport Beach, CA

CROWN CASTLE

11/11/12

MPC1032CA-SOC01m1
Row adjacent to
4601 W. Balboa Blvd.
City of Newport Beach, CA

Attachment No. CD 7

Project Plans

MPC1032CA-SOC01m1

POLE #2021174E
PUBLIC ROW ADJACENT TO
AND EAST OF 4601 W. BALBOA BLVD
CITY OF NEWPORT BEACH, CA

VICINITY MAP

DIGALERT
1-800-227-2600
CALL AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT

TICKET #_____

SHEET INDEX:

GENERAL NOTES

1. INDEMNIFICATION CLAUSE: THE CONTRACTOR AGREES AND SHALL: ASSUME SOLE AND COMPLETE RESPONSIBILITY OF THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTIES. THAT THESE REQUIREMENTS SHALL APPLY CONTINUOUBLY ANO NOT BE LIMITED TO NORMAL WORKING HOURS AND CONDITIONS. THE CONTRACTOR FURTHER AGREES TO DEFEND INDEMNITY AND HOLD REPRESENTATIVES, AND ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT
2. PRIOR TO THE SEGINNING OF ANY CONSTRUCTION AND THROUGHOUT THE COURSE OF CONSTRUCTION WORK, THE CONTRACTOR SHALL FULLY COMPLY WITH "CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH" ACT OF 1973 INCLUDING ALL REVISIONS AND AMENDMENTS THERETO.
3. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF GO 95, 128, AND THE STANDARD "SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AS ADOPTED BY THE CITY, COUNTY, OR STATE AS MODIFIED BY STANDARDS PLANS AND ADDENDUMS.
4. THE EXISTENCE AND LOCATION OF UTILITIES AND OTHER AGENCIES FACILITIES AS SHOWN HEREON ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. OTHER FACILITIES MAY EXIST, THE CONTRACTOR SHALL VERIFY PRIOR TO THE START OF CONSTRUCTION AND SHALL USE EXTREME CARE AND PROTECTIVE MEASURES TO PREVENT DAMAGE TO THESE FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY OR AGENCY FACILITIES WITHIN THE LIMITS OR WORK, WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
5. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 227-2600, AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
6. THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY, OR STATE ENGINEER INSPECTION DEPARTMENT, AT LEAST TWO DAYS BEFORE START OF ANY WORK REQUIRING THEIR INVOLVEMENT.
7. ALL WORK AREA AND STREET TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WORK AREA TRAFFIC CONTROL HAND BOOK AND SPECIFICATIONS FROM THE CITY, COUNTY OR STATE.
8. THE CITY, COUNTY OR STATE SHALL SPECIFY THE EXPIRATION PERIOD OF THE PERMIT FOR THE FINISHED GRADE AT ALL TIMES.
9. THE MINIMUM COVER FOR ALL CONDUITS PLACED UNDERGROUNO SHALL BE 24 INCHES TO THE FINISHED GRADE AT ALL TIMES.
10. THE CONTRACTOR SHALL TUNNEL ALL CURB AND GUTTERS AND BORE ALL CONCRETE DRIVEWAYS AND WALKWAYS AT THE DIRECTION OF THE CITY, COUNTY, OR STATE INSPECTOR.
11. ALL AC, AND / OR CONCRETE PAVEMENT SHALL BE REPLACED AT THE DIRECTION OF THE CITY, COUNTY, OR STATE ENGINEERS.
12. ALL SHRUBS, PLANTS OR TREES THAT HAVE BEEN DAMAGED OR DISTURBED DURING THE COURBE OF THE WORK, SHALL BE REPLANTED AND / OR REPLACED SO AS TO RESTORE THE WORK SITE TO ITS ORIGINAL CONDITION.
13. IF DAMAGE OCCURS TO THE CITY OR COUNTY FACILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY TRAFFIC CONTROL LIGHTING, AND STREET LIGHTING.
14. AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK, NOTIFY THE POLICE TRAFFIC BUREAU AND THE FIRE DEPARTMENT.
15. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROCESSING OF ALL APPLICATION PERMIT FORMS ALONG WITH THE REQUIRED LIABILITY INSURANCE FORMS, CLEARLY DEMONSTRATING THAT THE CITY, COUNTY OR STATE IS ALSO INSURED WITH THE REQUIRED LIABILITY INSURANCE IN THE AMOUNT OF $1,000,000 FOR THIS CONSTRUCTION PROJECT.
16. VAULTS, PEDESTALS, CONDUITS AND OTHER TYPES OF SUBSTRUCTURE ARE EITHER SPECIFIED ON THIS PLAN OR WILL BE SPECIFIED BY THE CONSTRUCTION ENGINEER. ANY AND ALL DEVIATIONS FROM THE SPECIFIED TYPES OF MATERIAL MUST BE APPROVED BY THE SYSTEM ENGINEER IN WRITING BEFORE INSTALLATION THEREOF.
17. ALL U.G. CONDUIT MUST BE SCHEDULE 40 OR BETTER.
18. CONDUIT REQUIREMENTS:
    UG-SCHEDULE 40 EXCEPT ALL RADIUS CONDUITS
    TO BE SCH, 80 RISERS-SCHEDULE 80
    ALL CONDUIT MANDRELED & EQUIPPED
    WITH 3/8" PULL ROPE & MEASURING TAPE
19. GROUND REQUIREMENTS:
    5/8" ROD-10' LENGTH
    #2 GROUND WIRE
    WOOD MOLDING, STAPLED EVERY 3' AND
    AT EACH END GROUNDS 2' FROM POLE
20. POWER REQUIREMENT FOR 3 WIRE SERVICE 120/240V
21. CONTRACTOR SHALL NOTIFY POWER COMPANY THREE DAYS PRIOR TO TRENCH EXCAVATION FOR CONDUIT INSPECTION.

REV	DATE	DESCRIPTION	BY

CROWN CASTLE NG WEST, INC.

CCI TELECOMMUNICATIONS CONSULTANTS

COASTAL COMMUNICATIONS
3355 Mission Ave Ste. 234
Oceanside,Ca 92058
(760) 754-9240

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

1. CALIFORNIA ADMINISTRATIVE CODE (INCL TITLES 24 & 25)
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9. CITY/COUNTY ORDINANCES

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PROJECT DESCRIPTION

CROWN CASTLE TO MOUNT WTR FUSE BOX, DISCONNECT BOX AND POWER WAVE @ 8' 0" ABOVE GROUND LEVEL. PROPOSED PHAZAR ANTENNA STRAND MOUNTED ON EXISTING CROWN STRAND. POSITION ANTENNA AT 3 O'CLOCK ON THE UTILITY POLE. MINIMUM OF 6' AWAY FROM POLE.

PROJECT TEAM

PROJECT MANAGER
NAME: CROWN CASTLE NG WEST, INC.
ADDRESS: 2126 WRIGHT AVE STE C9
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CONTACT: GENE MITCHELL
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PROJECT MANAGER
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CONTACT: JORGE BECERRA
PHONE: (951) 572-1252
EMAIL: JORGE.BECERRA@HPCOMMINC.COM

POWER MANAGER
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CITY, STATE, ZIP: LA VERNE, CA 91750
CONTACT: JOE ARNOLD
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NODE ENGINEER
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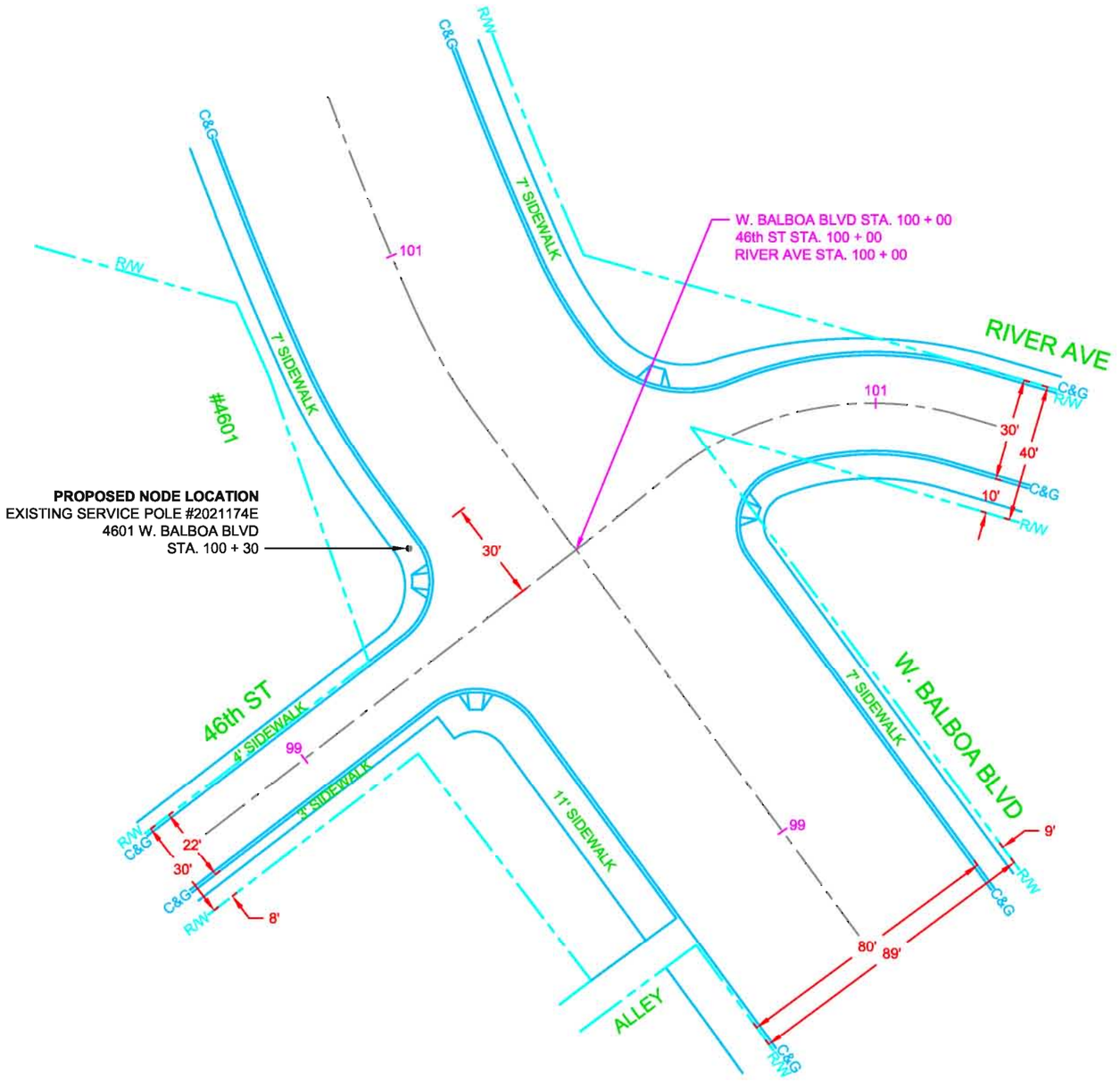
CITY, STATE, ZIP: OCEANSIDE, CA 92058
CONTACT: TODD THREW
PHONE: (760) 754-9240 ext. 101
EMAIL: TODD@COASTALCOMMINC.COM

DESIGN TYPE: NODE DESIGN	PHASE: 6
T.B.G. MAP NO.: 888-G8	
TOTAL TRENCH FOOTAGE: NA	
ENGINEERED BY: CCI	DATE: 03/24/12
DRAFTED BY: ANTHONY RANDALL	REVISED DATE: 10/11/12
ELECTRONIC FILE NAME: MPC1032CA-SOC01m1	

TITLE SHEET

LATITUDE:	33.621594
LONGITUDE:	-117.938919
HEADEND:	SOUTH ORANGE COUNTY
BASE STATION ID:	NA
CASCADE ID:	NA
SITE NO.:	MPC1032CA-SOC01m1
LOCATION:	PUBLIC ROW ADJACENT TO AND EAST OF 4601 W. BALBOA BLVD CITY OF NEWPORT BEACH, CA
PLAN No.:	SHEET 1 OF 6



EQUIPMENT LEGEND

- ⊗ = SERVICE POLE
- R/W = RIGHT OF WAY
- ℄ = CENTERLINE
- C&G = CURB & GUTTER

NORTH

SCALE 1" = 40'

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PROJECT DESCRIPTION

CROWN CASTLE TO MOUNT WTR FUSE BOX, DISCONNECT BOX AND POWER WAVE @ 8' 0" ABOVE GROUND LEVEL. PROPOSED PHAZAR ANTENNA STRAND MOUNTED ON EXISTING CROWN STRAND. POSITION ANTENNA AT 3 O'CLOCK ON THE UTILITY POLE. MINIMUM OF 6' AWAY FROM POLE.

PROJECT TEAM

PROJECT MANAGER

NAME:	CROWN CASTLE NG WEST, INC.
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CONTACT:	GENE MITCHELL
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DESIGN TYPE: NODE DESIGN	PHASE: 6
T.B.G. MAP NO.: 888-G6	
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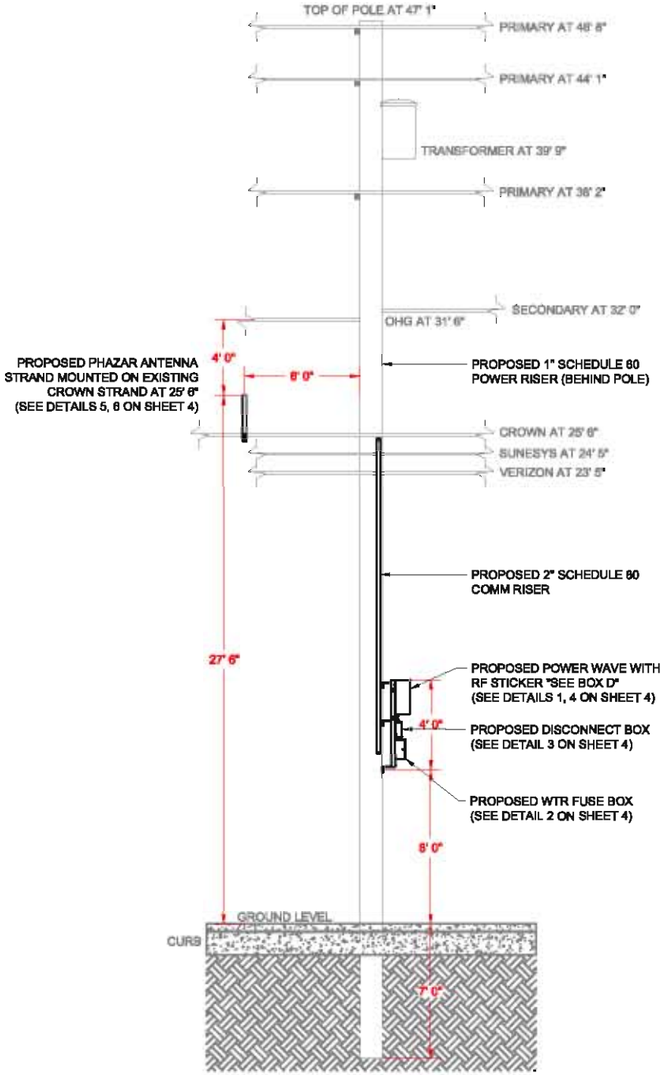
PLAN No.:	SHEET 2 OF 6



A POLE #2021174E | 12 O'CLOCK VIEW | SCALE N.T.S.

B DIGITAL PHOTO | 11 O'CLOCK VIEW | SCALE N.T.S.

MAKE READY

UTILITY POLE

NEW CONSTRUCTION

CROWN CASTLE TO MOUNT WTR FUSE BOX, DISCONNECT BOX AND POWER WAVE (WITH RF STICKER) @ 8' 0" ABOVE GROUND LEVEL.

PROPOSED PHAZAR ANTENNA TO BE STRAND MOUNTED ON EXISTING CROWN STRAND AT 25' 6". POSITION ANTENNA AT 3 O'CLOCK ON THE UTILITY POLE. MINIMUM OF 6' AWAY FROM POLE.

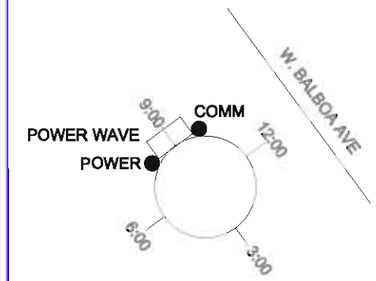
NOTES:

TOP OF POLE: 47' 1"

TOP OF ANTENNA: 27' 6"

ANTENNA TYPE: PHAZAR

"CONSTRUCTION NOTE: ANTENNA, POWER WAVE, AND WTR TO BE MOUNTED ON UTILITY POLE. NO METER PEDESTALS INSTALLED."



COMM RISER - 10 O'CLOCK
POWER RISER - 8 O'CLOCK
POWER WAVE - 9 O'CLOCK

C RISER DETAIL

INFORMATION

The radio frequency (RF) emissions at this site have been evaluated for potential RF exposure to personnel who may need to work near these antennae.

RF EXPOSURE AT THIS SITE DOES NOT EXCEED THE FCC PUBLIC EXPOSURE STANDARD AND THUS HAS BEEN DETERMINED TO BE SAFE FOR THE GENERAL POPULATION.

D RF STICKER | SCALE N.T.S.

DIGALERT

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CALL AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT

TICKET #_____

SERVICE EQUIPMENT POLE PROFILE

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COASTAL COMMUNICATIONS
3355 Mission Ave Ste. 234
Oceanside,Ca 92058
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NODE ENGINEER
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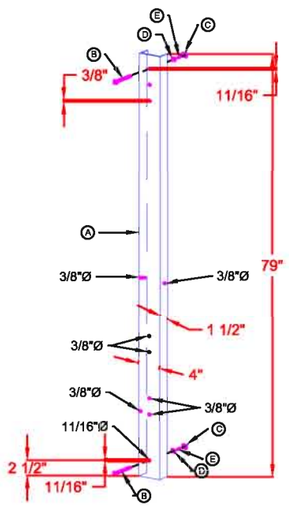
PHONE: (760) 754-9240 ext. 101
EMAIL: TODD@COASTALCOMMINC.COM

DESIGN TYPE: NODE DESIGN	PHASE: 6
T.B.G. MAP NO.: 888-G8	
TOTAL TRENCH FOOTAGE: NA	
ENGINEERED BY: CCI	DATE: 03/24/12
DRAFTED BY: ANTHONY RANDALL	REVISED DATE: 10/11/12
ELECTRONIC FILE NAME: MPC1032CA-SOC01m1	

POLE PROFILE

LATITUDE:	33.621594
LONGITUDE:	-117.938919
HEADEND:	SOUTH ORANGE COUNTY
BASE STATION ID:	NA
CASCADE ID:	NA
SITE NO.:	MPC1032CA-SOC01m1
LOCATION:	PUBLIC ROW ADJACENT TO AND EAST OF 4601 W. BALBOA BLVD CITY OF NEWPORT BEACH, CA
PLAN No.:	SHEET 3 OF 6

POLE MOUNTING BACK PLATE

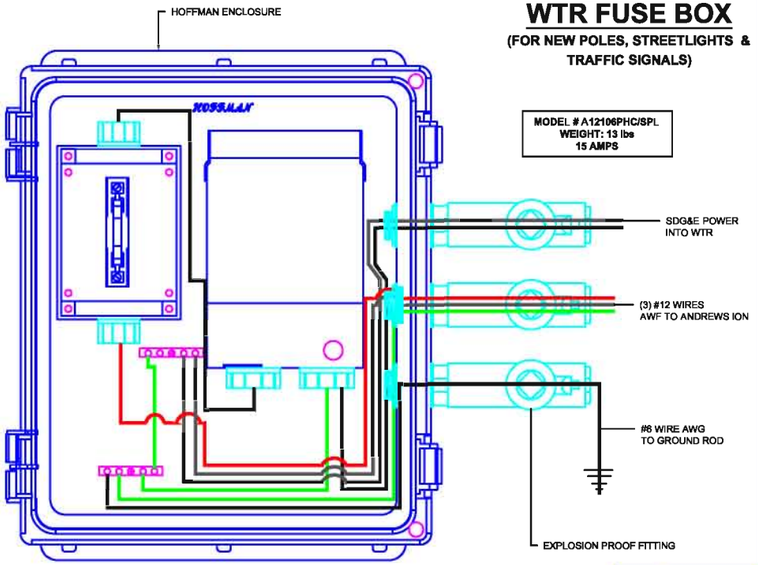


PART LIST		
CALL OUT	QTY	DESCRIPTION
A	1	MOUNTING PLATE 79" L X 4" W X 1.5D" D
B	2	MACHINE BOLT 16" X 5/8"
C	2	SQUARE NUT 5/8"
D	2	FLAT SQUARE WASHER 41/2" X 41/2"
E	2	DOUBLE COIL SPRING WASHER

1 SCALE N.T.S.

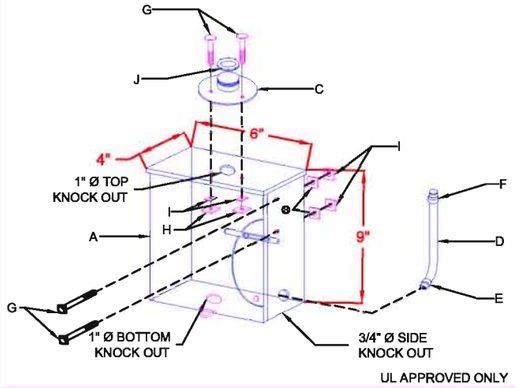
WTR FUSE BOX

(FOR NEW POLES, STREETLIGHTS & TRAFFIC SIGNALS)

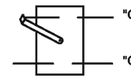


2 SCALE N.T.S.

DISCONNECT BOX



UL APPROVED ONLY



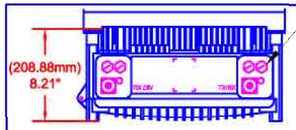
NOTES:
1. MAIN DISCONNECT BREAKER.
2. MANUFACTURER SQUARE D - (OR EQUIVALENT).
3. BREAKER SIZE AND INCIDENTAL WIRING SPECIFIED BY CLIENT.
4. KAIC SPECIFIED BY POWER COMPANY.
5. 1" CLOSE NIPPLE FOR FEED FROM POWER SOURCE.
6. 3/4" LIQUID FLEX TO TRANSCEIVER.
7. CABINET LOCKABLE FOR CLIENT ONLY

PART LIST		
CALL OUT	QTY	DESCRIPTION
A	1	CABINET WATER PART
B	1	BREAKER AMP KAIC 2 POLE 120/140 VAC SINGLE PHASE
C	1	1" CLOS NIPPLE STRAIGHT
D	1	3/4" X 4' LIQUID TIGHT METALLIC FLEX CONDUIT WITH CONNECTOR
E	1	3/4" Ø LIQUID TIGHT FLEX CONNECTOR 45°
F	1	3/4" Ø LIQUID TIGHT FLEX CONNECTOR - STRAIGHT
G	4	5/16" X 1" BOLT - STAINLESS STEEL
H	4	5/16 LOCK WASHER
I	4	5/16" NUT - STAINLESS STEEL
J	1	1" LOCK NUT

3 SCALE N.T.S.

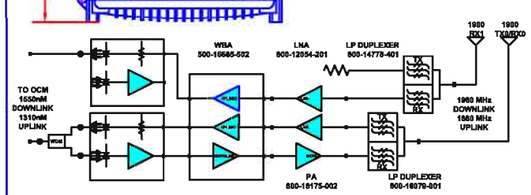
POWER WAVE

(WIDEBAND COVERAGE SYSTEM : MODEL RH30020/101 / RH300020/211 / RH300020/102)

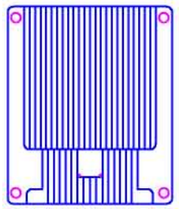


4X OPTIONAL FIBER AND AC CABLE GLANDS

RH300020/211 BOTTOM VIEW OF HOUSING



RH300020/211 UPLINK DIVERSITY BLOCK DIAGRAM



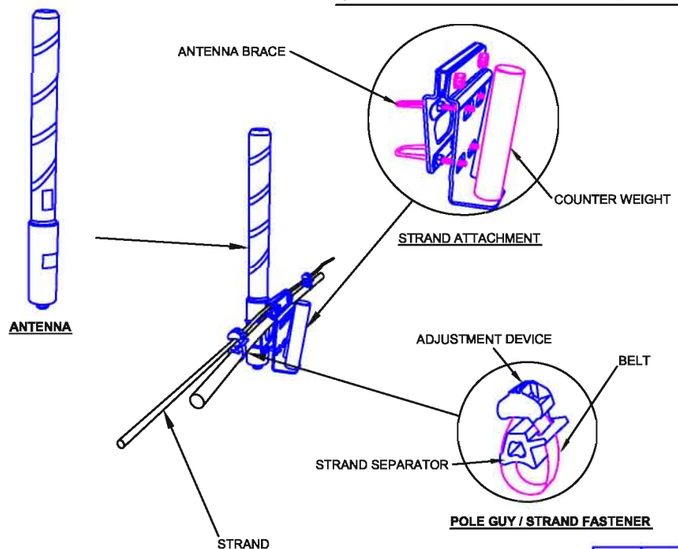
TECHNICAL SPECIFICATIONS

ELECTRICAL DATA	FREQUENCY RANGE UPLINK	1850 - 1915 MHz	
	FREQUENCY RANGE DOWNLINK	1930 - 1995 MHz	
	FIBER LINK BUDGET	10 dBo	
	GAIN ADJUSTMENT RANGE (1 dB STEPS)	25 dB	
	GAIN STEP RESOLUTION	1 dB	
	OUTPUT POWER (COMPOSITE PER BAND)	+43 dBm	
	OUTPUT POWER DL (dBm/CARRIER)	# cARRIERS	TDMA GSM CDMA WCDMA
		4	37 37 37 37
		8	34 34 34 34
		16	32 32 32 n/a
ALARM	FAULT	LED AND BY REMOTE CONTROL	
POWER SUPPLY OPTIONS		115/230 VACOR 24/48 VDC	
POWER CONSUMPTION		210W TYPICAL	
MECHANICAL DATA	SIZE, WxHxD	465 x 631 x 208mm (18 x 20.9 x8.2 in.)	
	WEIGHT	SINGLE BAND IS <25 kg (55 lbe.)	
	RF CONNECTORS	7/16 DIN FEMALE	
ENVIRONMENTAL DATA	TEMPERATURE RANGE	-26°C TO +55°C	
	INGRESSION PROTECTION	IP65 / NEMA 4	
APPROVALS AND TEST	SAFETY	EN 60950, ETL	
	ENVIRONMENT	ETS 300 019 2 2.4E	
	EMC	ETS 300 489-1	
	RADIO	FCC PART 24, FCC PART 22	

- RH30002/101 IS AC POWERED, WITH ONE DUPLEXED 7/16 DIN CONNECTOR RD PORT
- RH300020/211 IS AC POWERED, WITH 2 DUPLEXED 7/16 DIN CONNECTORS TO SUPPORT MAIN AND RX DIVERSITY RF PORTS.
- RJ300020/102 IS DC POWERED, WITH ONE DUPLEXED 7/16 DIN CONNECTOR RF PORT

4 SCALE N.T.S.

STRANDMOUNT APPLICATION



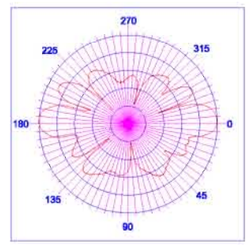
5 SCALE N.T.S.

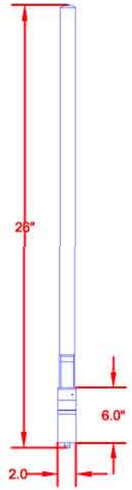
PHAZAR OMNI ANTENNA

E1710 - 2155 MHz OMNI-DIRECTIONAL ANTENNA

- RUGGED, FIBERGLASS RADOME
- FREQUENCY COVERAGE FOR ENTIRE AWS BAND

MODEL AWS360-1710-7-T0-N





ELECTRICAL SPECIFICATIONS

FREQUENCY RANGE	1710-2155MHz
VSWR	1.7.1 VSWR MAX
FORWARD GAIN	7 dBI
POLARIZATION	VERTICAL
MAXIMUM POWER INPUT	200 WATTS
INPUT IMPEDANCE	50 ohms
VERTICAL -3dB BEAMWIDTH	16" +/-" (NOMINAL)
HORIZONTAL -3dB BEAMWIDTH	360°
AZIMUTH RIPPLE	+/- . 5 dB
ELECTRICAL DOWNTILT	2 AND 4" (T2 AND T4 FOR PART NUMBER

MECHANICAL & ENVIRONMENTAL SPECIFICATIONS

CONNECTOR	TYPE 'N' MALE OR 716 DIN
MOUNTING	SIDE MOUNT; CLAMPS PROVIDED
DIMENSION AND WEIGHT	26 INCHES X 2.0 INCH O.D. / < 10 lbs.
COLOR	WHITE STANDARD (COLOR OPTIONS AVAILABLE)
WIND SURVIVAL	120 MPH
LIGHTNING PROTECTION	DIRECT GROUND

6 SCALE N.T.S.

CCI TELECOMMUNICATIONS CONSULTANTS

COASTAL COMMUNICATIONS
3355 Mission Ave Ste. 234
Oceanside,Ca 92058
(760) 754-9240

CODE COMPLIANCE

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

1. CALIFORNIA ADMINISTRATIVE CODE (INCL TITLES 24 & 25)
2. 2010 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2010 UBC, 2010 UMC, 2010 UPC AND THE 2010 NEC.
3. BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA)
4. UNIFORM MECHANICAL CODE
5. ANSI/DIA-222-F LIFE SAFETY CODE NEPA-101
6. UNIFORM PLUMBING CODE
7. NATIONAL ELECTRIC CODE
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES

GENERAL CONTRACTOR NOTES

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

PROJECT DESCRIPTION

CROWN CASTLE TO MOUNT WTR FUSE BOX, DISCONNECT BOX AND POWER WAVE @ 8' 0" ABOVE GROUND LEVEL. PROPOSED PHAZAR ANTENNA STRAND MOUNTED ON EXISTING CROWN STRAND. POSITION ANTENNA AT 3 O'CLOCK ON THE UTILITY POLE. MINIMUM OF 6' AWAY FROM POLE.

PROJECT TEAM

PROJECT MANAGER	
NAME:	CROWN CASTLE NG WEST, INC.
ADDRESS:	2125 WRIGHT AVE STE C9
CITY, STATE, ZIP:	LA VERNE, CA 91750
CONTACT:	GENE MITCHELL
PHONE:	(909) 593-9700
EMAIL:	GENE.MITCHELL@CROWNCASTLE.COM

PROJECT MANAGER	
NAME:	HP COMMUNICATIONS INC.
ADDRESS:	13341 TEMESCAL CANYON RD
CITY, STATE, ZIP:	CORONA, CA 92883
CONTACT:	JORGE BECERRA
PHONE:	(951) 572-1252
EMAIL:	JORGE.BECERRA@HPCOMMINC.COM

POWER MANAGER	
NAME:	CROWN CASTLE NG WEST, INC.
ADDRESS:	2125 WRIGHT AVE STE C9
CITY, STATE, ZIP:	LA VERNE, CA 91750
CONTACT:	JOE ARNOLD
PHONE:	(909) 593-9700
EMAIL:	JOE.ARNOLD@CROWNCASTLE.COM

NODE ENGINEER	
NAME:	COASTAL COMMUNICATIONS
ADDRESS:	3355 MISSION AVE STE. 234
CITY, STATE, ZIP:	OCEANSIDE, CA 92056
CONTACT:	TODD THREW
PHONE:	(760) 754-9240 ext. 101
EMAIL:	TODD@COASTALCOMMINC.COM

DESIGN TYPE: NODE DESIGN	PHASE: 6
T.B.G. MAP NO.: 888-G6	
TOTAL TRENCH FOOTAGE: NA	
ENGINEERED BY: CCI	DATE: 03/24/12
DRAFTED BY: ANTHONY RANDALL	REVISED DATE: 10/11/12
ELECTRONIC FILE NAME: MPC1032CA-SOC01m1	

DETAIL SHEET

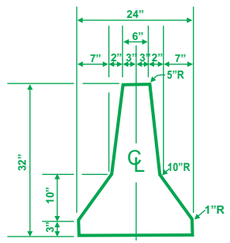
LATITUDE:	33.621594
LONGITUDE:	-117.938919
HEADEND:	SOUTH ORANGE COUNTY
BASE STATION ID:	NA
CASCADE ID:	NA
SITE NO.:	MPC1032CA-SOC01m1
LOCATION:	PUBLIC ROW ADJACENT TO AND EAST OF 4601 W. BALBOA BLVD CITY OF NEWPORT BEACH, CA
PLAN No.:	SHEET 4 OF 6

SIGNS

C9A(CA)
C30(CA)
C30A(CA)
C30(BIKE)
C12(CA)
C21
C24(CA)
C27(CA)
G20-2
M4-10
SC 3
R3-1
R3-2
R3-4
R3-18
R4-7a
R9-3A
R5-1
R5-1A
R9-9
R9-11
R9-11a
R9-10
R11-2
R11-4
W1-3(LT)
W1-4(LT)
W1-4(RT)
W3-4
W4-2(RT)
W11-1
W13-1
W16-1
W20-1
W20-2
W20-4
W20-5(BIKE)
W20-5(LT)
W20-5(RT)
W21-5

DIGALERT
1-800-227-2600
CALL AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
TICKET # _____

DETAIL



K-RAIL
(CONCRETE BARRIER TYPE 50)

SIGNAGE NOTES

1. AT LEAST ONE PERSON SHALL BE ASSIGNED TO FULL TIME MAINTENANCE OF TRAFFIC CONTROL DEVICES ON ALL NIGHT LANE CLOSURES.
2. ALL WARNING SIGNS FOR NIGHT LANE CLOSURES SHALL BE ILLUMINATED OR REFLECTORIZED AS SPECIFIED IN THE SPECIFICATIONS.
3. ALL ADVANCE WARNING SIGN INSTALLATIONS SHALL BE EQUIPPED WITH FLAGS FOR DAYTIME CLOSURES OF ALL MAJOR AND PRIME ARTERIALS. FLASHING BEACONS SHALL BE USED DURING NIGHT LANE CLOSURES.
4. A G20-2 "END ROAD WORK" SIGN SHALL BE PLACED AT THE END OF THE LANE CLOSURE UNLESS THE END OF THE WORK AREA IS OBVIOUS, OR ENDS WITHIN A LARGER PROJECT LIMITS.
5. ALL CONES USED FOR NIGHT LANE CLOSURES SHALL BE ILLUMINATED TRAFFIC CONES OR FITTED WITH 13" REFLECTIVE SLEEVES.
6. FLASHING ARROW SIGNS SHALL BE USED PER FHWA MUTCD 2007 EDITION AS AMENDED BY THE MUTCD 2007 CALIFORNIA SUPPLEMENT. SILENT TYPE SHALL BE USED IN RESIDENTIAL AREAS.
7. THE MAXIMUM SPACING BETWEEN CONES IN A TAPER OR A TANGENT SHALL BE APPROXIMATELY AS SHOWN IN TABLE 1.
8. ADDITIONAL ADVANCE FLAGGERS SHALL BE REQUIRED WHEN TRAFFIC QUEUES DEVELOP. FLAGGER STATIONS FOR WORK AT NIGHT SHALL BE ILLUMINATED AS NOTED IN SECTION 6G.20 OF THE MUTCD.
9. PLACE C30 (CA) "LANE CLOSED" SIGN AT 500'-1000' INTERVALS THROUGHOUT EXTENDED WORK AREAS.
10. ALL REQUIRED SIGNS THAT ARE TO BE LEFT IN PLACE OVER A WEEKEND OR HOLIDAY SHALL BE POSTED MOUNTED.
11. CONSTRUCTION AREA TRAFFIC CONTROL DEVICES SHALL MEET THE PROVISIONS OF SECTION 12 OF THE MOST RECENT EDITION OF THE CALTRANS STANDARD SPECIFICATIONS.

TRAFFIC CONTROL NOTES

1. WORK TO BE RESTRICTED TO _____TO_____ UNLESS APPROVED OTHERWISE.
2. PEDESTRIAN CONTROLS WILL BE PROVIDED AS SHOWN.
3. PEDESTRIANS SHALL BE PROTECTED FROM ENTERING THE EXCAVATION BY PHYSICAL BARRIERS DESIGNED, INSTALLED, AND MAINTAINED TO THE SATISFACTION OF THE CITY ENGINEER.
4. TEMPORARY "NO PARKING/TOW AWAY" SIGNS STATING THE DATE AND TIME OF PROHIBITION WILL BE POSTED 72 HOURS PRIOR TO COMMENCING WORK. CALL POLICE DISPATCH TO VALIDATE POSTING.
5. ACCESS WILL BE MAINTAINED TO ALL DRIVEWAYS UNLESS OTHER ARRANGEMENTS ARE MADE.
6. TRENCHES MUST BE BACKFILLED OR PLATED DURING NON-WORKING HOURS UNLESS K-RAIL BARRIERS ARE PROVIDED. K-RAIL IS APPROVED ONLY WHEN SPECIFICALLY SHOWN ON THE APPROVED TRAFFIC CONTROL PLAN. PLATES SHALL HAVE CLEATS AND COLD MIX AT THE EDGES AS APPROVED BY THE CITY INSPECTOR.
7. STRIPING WILL BE REPLACED BY THE CONTRACTOR WITHIN 24 HOURS, IF REMOVED OR DAMAGED.
8. WORK THAT DISTURBS NORMAL TRAFFIC SIGNAL TIMING OPERATIONS SHALL BE COORDINATED WITH CITY OF NEWPORT BEACH.
9. TRAFFIC SIGNALS SHALL REMAIN FULLY ACTUATED AT ALL TIMES, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE. IF TRAFFIC SIGNAL LOOP DETECTORS ARE RENDERED INOPERATIVE BY THE PROPOSED WORK, VIDEO DETECTION SHALL BE USED TO PROVIDE ACTUATION.
10. FLAGGERS SHALL BE EQUIPPED WITH A WHITE HARD HAT, AN ORANGE VEST, AND A "STOP/SLOW" PADDLE ON A 5 FOOT STAFF.
11. ALL TRAFFIC CONTROL DEVICES MUST BE MAINTAINED 24 HOURS A DAY, 7 DAYS PER WEEK, BY THE COORDINATOR.
12. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH MANUAL) 2009 ELEVENTH EDITION OF THE AMERICAN PUBLIC WORKS ASSOCIATION SOUTHERN CALIFORNIA CHAPTER.
13. TRAFFIC CONTROL PLAN SUBMITTALS ARE REQUIRED FOR EACH PHASE OF THE WORK IN THE DETAIL, FORMAT, AND QUALITY ILLUSTRATED ON THIS SHEET.
14. ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM VIEW OR COVERED WHEN NOT IN USE.
15. THE CITY ENGINEER OR HIS REPRESENTATIVE HAS THE AUTHORITY TO INITIATE FIELD CHANGES TO INSURE PUBLIC SAFETY.
16. ALL WORK AFFECTING BUS STOPS SHALL BE COORDINATED WITH LOCAL TRANSIT DISTRICT. CONTRACTOR SHALL CALL TRANSIT AT LEAST 72 HOURS IN ADVANCE OF STARTING WORK.
17. CHANGEABLE MESSAGE SIGNS SHALL BE USED IN ADVANCE OF TRAFFIC CONTROL ON MAJOR AND PRIME ARTERIALS, UNLESS OTHERWISE APPROVED. THESE SIGNS SHALL BE SHOWN ON THE TRAFFIC CONTROL PLAN.

MINIMUM RECOMMENDED CHANNELIZER AND SIGN SPACING [1]

SPEED "S" MPH [2]	DIMENSION A SIGN SPACING		DIMENSION B MINIMUM MERGING TAPER L		DIMENSION C MINIMUM SHIFTING TAPER 1/2 L		DIMENSION D MINIMUM SHOULDER TAPER 1/3 L		DIMENSION E BUFFER SPACE [4]		MAXIMUM CHANNELIZER SPACING TAPER [3]		MAXIMUM CHANNELIZER SPACING TANGENT [3]	
	ft	(m)	ft	(m)	ft	(m)	ft	(m)	ft	(m)	ft	(m)	ft	(m)
25	125	(40)	125	(40)	63	(20)	42	(13)	158	(48)	25	(8)	50	(15)
30	180	(60)	180	(60)	90	(30)	60	(20)	205	(62)	30	(9)	60	(18)
35	245	(75)	245	(75)	123	(35)	82	(25)	257	(80)	35	(11)	70	(22)
40	320	(100)	320	(100)	160	(50)	107	(35)	315	(100)	40	(13)	80	(25)
45	540	(165)	540	(165)	270	(80)	180	(55)	378	(115)	48	(15)	98	(30)
50	600	(180)	600	(180)	300	(90)	200	(60)	446	(130)	48	(15)	98	(30)
55	660	(200)	660	(200)	330	(100)	220	(65)	520	(165)	48	(15)	98	(30)
60	720	(220)	720	(220)	360	(110)	240	(75)	596	(180)	48	(15)	98	(30)
65	780	(240)	780	(240)	390	(120)	260	(80)	682	(210)	48	(15)	98	(30)
Local Agency Freeways	1000	(300)	1000	(300)	500	(150)	330	(100)	1000	(300)	48	(15)	98	(30)
Pedestrians	N/A	N/A	20	(6)	15	(3)	6	(2)	N/A	N/A	3	(1)	6	(2)
Bicyclists	Use Roadway Sign Spacing		75	(25)	38	(12)	25	(8)	N/A	N/A	12	(4)	25	(8)

1. Refer to specific State requirements for work on State Freeways and State Highways.
2. Posted Speed or obsered operating speed (whichever is greater).
3. Channelizer spacing shall be reduced in half at areas where work is taking place, on curves, or areas on head-on conflict.
4. Buffer space may be inserted in low speed urban areas, should be inserted in high speed urban and rural areas, and shall be inserted in Local Agency Freeways. Buffer space, when inserted, should be increased on down grades and should be kept clear of equipment and materials, except for a Shadow Vehicle.

LEGEND

- DIRECTION OF TRAVEL
- PORTABLE SIGN
- TRAFFIC CONE/DELINEATOR
- TYPE II BARRICADE
- FLAGGER
- FLAG TREE
- PORTABLE FLASHING BEACON (SEE SIGNAGE NOTE #3)
- K-RAIL (TYPE 50 CONCRETE BARRIER)
- CMS — CHANGEABLE MESSAGE SIGN
- FLASHING ARROW SIGN
- WORK AREA

CROWN CASTLE NG WEST, INC.

TRAFFIC CONTROL PLANS FOR:
MPC1032CA-SOC01m1
PUBLIC ROW ADJACENT TO
AND EAST OF 4601 W. BALBOA BLVD
CITY OF NEWPORT BEACH, CA

CITY OF NEWPORT BEACH, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT

DRAWN BY:
COASTAL COMMUNICATIONS, INC.
3355 MISSION AVE, SUITE 234
OCEANSIDE, CA 92058
CCI
TELE: (760) 754-9240
FAX: (760) 754-9299

FOR CITY ENGINEER _____ DATE _____

DRAFTED BY: RUDY RINCON
T.B. PAGE: 888-G6
DATE: 3-26-12

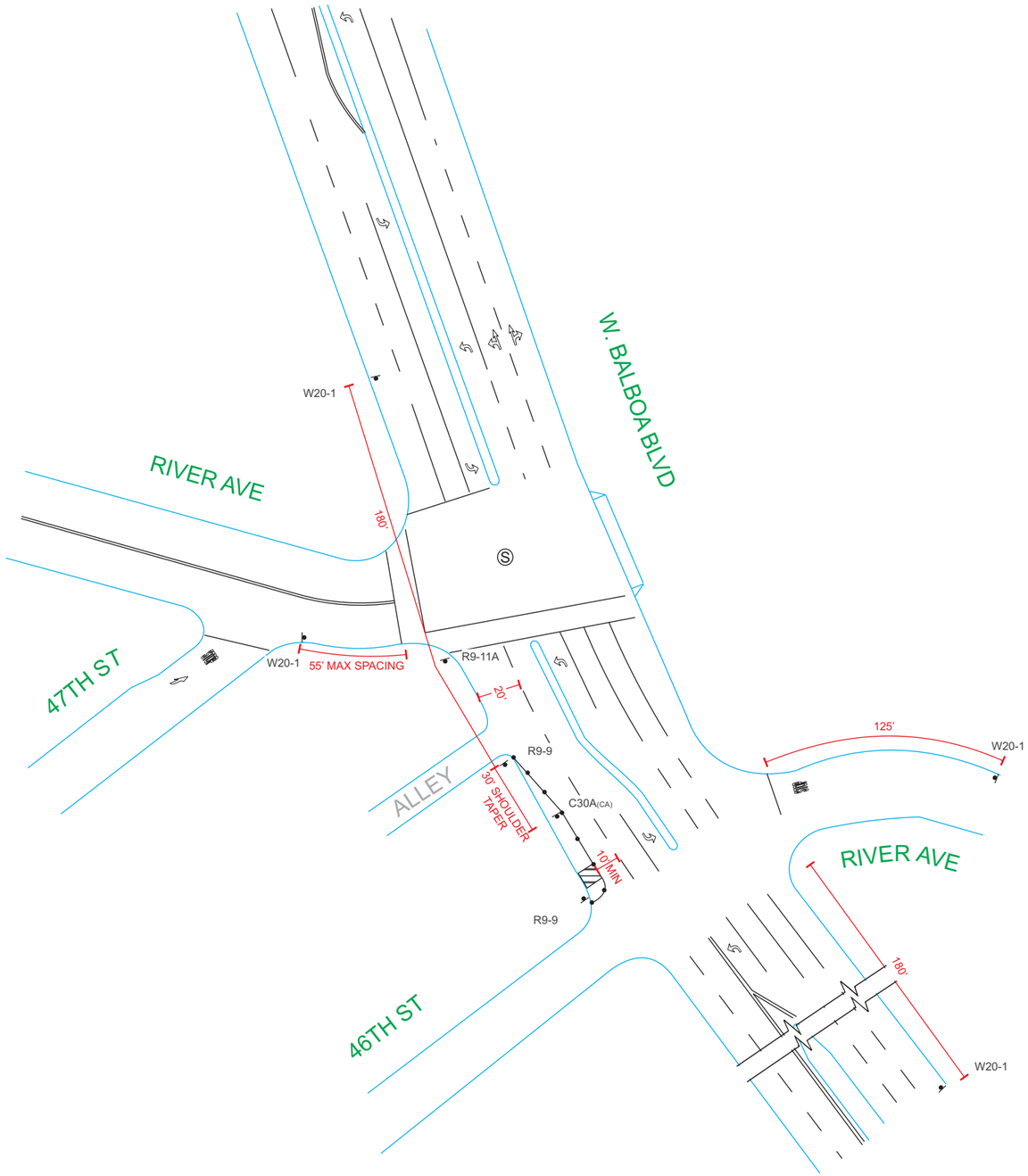
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	CCI			
AS-BUILTS				

GENE MITCHELL
CONSTRUCTION SUPERVISOR

MPC1032CA-SOC01m1
4601 W. BALBOA BLVD
FILE NAME

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

NOTE: W20-1 & G20-2 SHALL BE PLACED ON AFFECTED CROSS STREETS ACCORDING TO THE SPEED LIMIT OF THE CROSS STREET



NORTH

N.T.S.

CROWN CASTLE NG WEST, INC.

TRAFFIC CONTROL PLANS FOR:

MPC1032CA-SOC01m1
PUBLIC ROW ADJACENT TO AND EAST OF 4601 W. BALBOA BLVD
CITY OF NEWPORT BEACH, CA

CITY OF NEWPORT BEACH, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT

DRAWN BY:
COASTAL COMMUNICATIONS, INC.
3355 MISSION AVE, SUITE 234
OCEANSIDE, CA 92058

CCI TRAFFIC CONTROL CONSULTANTS

TELE: (760) 754-9240
FAX: (760) 754-9299

FOR CITY ENGINEER _____ DATE _____

DRAFTED BY: RUDY RINCON
T.B. PAGE: 888-G6
DATE: 3-26-12

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	CCI			
AS-BUILTS				

GENE MITCHELL
CONSTRUCTION SUPERVISOR

MPC1032CA-SOC01m1
4601 W. BALBOA BLVD
FILE NAME

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

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. TP2012-004 (PA2012-041)

APPLICANT: Crown Castle NG Networks, Inc

LOCATION: Goldenrod Avenue public right-of-way west of 3000 Fifth Ave (between Sea Ln & 5th Ave)

LEGAL DESCRIPTION: Public right-of-way along Goldenrod Avenue to the west of the property located at 3000 Fifth Avenue within Block 93 of the Irvine Subdivision as recorded in Book 5934 Page 127

PROJECT REQUEST AND DESCRIPTION

Crown Castle NG Networks, Inc has submitted an application requesting a telecommunications permit to allow the installation of a Distributed Antenna System (DAS) facility consisting of a single phazar omni-directional antenna on a braceless arm, power riser, communications riser, fiber, and associated equipment boxes mounted on an existing wooden Southern California Edison (SCE) utility pole (ID#1728160E) located within the public right-of-way. The facility is proposed within the Goldenrod Avenue public right-of-way (PROW) at the west side of the property addressed as 3000 Fifth Avenue. The proposed height of the antenna and related equipment will not exceed 28 feet 3 inches in height where the existing utility pole is 39 feet 2 inches in height.

ACTION: Approved with Conditions – November 28, 2012

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 (Attachment No. CD 2).

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

ENCROACHMENT PERMIT

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

Section 15.70.060 (Design Standards) of the Newport Beach Municipal Code (NBMC) also requires that telecom facilities and/or support equipment proposed to be located in the PROW comply with the provisions of Title 13 (Streets, Sidewalks, and Public Property). The Public Works Department has reviewed the proposed project plans and submittal items, and has provided a condition of approval requiring that all work conducted in the PROW to satisfy applicable requirements of Chapter 13.20.

BACKGROUND

This is one of seven applications Crown Castle has filed with the City to install antenna nodes within the PROW along or in the vicinity of East and West Coast Highway. A location map of the proposed facilities is included as Attachment CD 3. Photographs of the existing site conditions are included as Attachment No. CD 4.

FACILITY DESCRIPTION

The nodes (radio transmitters and receivers connected via fiber optic cables to Crown Castle NG's wireless clients) include a phazar omni-directional antenna, measuring approximately 2 inches in diameter and 26 inches in length and a powerwave equipment box, measuring 8.2 inches in depth by 18 inches in width by 20.9 inches in height. The antenna would be attached 20 feet high on an existing 39-foot 2-inch high free-standing utility pole and the equipment would not exceed 28 feet 3 inches in height. The equipment boxes would be mounted to the exterior of an existing free-standing pole and would maintain a minimum clearance of 8 feet above existing grade. The facility does not require the use and placement of other support equipment, such as ground-mounted equipment cabinets or pedestal meters, for power to support the nodes. Rather, Crown Castle NG has an agreement for unmetered electric service in place with Southern California Edison (SCE), under which terms the installation would utilize a fuse box, measuring 6 inches in depth by 12 inches in width by 12 inches in height, and a disconnect switch measuring 4 inches in depth by 6 inches in width by 9 inches in height. The fuse box and disconnect switch would be mounted on the existing utility pole below the powerwave box.

HEIGHT AND LOCATION

Section 15.70.050 (Height and Location) of the Newport Beach Municipal Code (NBMC) provides that antennas may be installed on utility poles within the PROW at a maximum height of 35 feet, and designates existing utility poles as a priority location for the installation of telecom facilities. The facility is proposed to be located on an existing SCE utility pole with the equipment at a maximum height of 28 feet 3 inches above grade.

DESIGN STANDARDS

Section 15.70.060 (Design Standards) of the NBMC establishes design standards, and provides criteria for consideration by the reviewing authority, which includes blending, screening and size of the proposed facility. In this case, the proposed antenna and

equipment box are minimal in size and will be painted to blend in with the existing utility pole.

CO-LOCATION FEASIBILITY

Section 15.70.050.C (Co-Location Requirements) of the City of Newport Beach Municipal Code requires that a new telecom facility proposed within 1,000 feet of an existing facility be co-located on the same site as the existing facility unless, based on evidence submitted by the applicant, that such co-location is not feasible.

The proposed telecom facility is located within 1,000 feet of two facilities that are located at 2744 East Coast Highway and 611 Heliotrope Avenue. The applicant has provided information indicating that co-locating with these facilities is not feasible. Both of the existing sites are located on private property and would require a separate third-party agreement that could result in significant time and cost impacts without assurance that an acceptable agreement could be reached between the parties. Because the sites currently accommodate high power macro antennas, the lower power antennas proposed by the Crown Castle NG DAS facility could not be ensured effective signal propagation. Finally, the existing facility at 611 Heliotrope Avenue is located within a church steeple that would require a modification to the steeple design and an increase in overall height of the steeple structure to accommodate the Crown Castle NG antenna and coaxial connection. Refer to the applicant's project description and justification provided as Attachment No. CD 5.

APPEAL PERIOD

Telecom 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.

On behalf of Kimberly Brandt, Community Development Director,

By:

Makana Nova
Assistant Planner
GR/mkn

Attachments:
CD 1 Vicinity Map
CD 2 Findings and Conditions of Approval
CD 3 Location Map
CD 4 Site Photos
CD 5 Applicant's Project Description and Justification
CD 6 Photo Simulations
CD 7 Project Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP

Goldenrod Avenue public ROW west of 3000 Fifth Ave
(between Sea Ln & 5th Ave)

Telecommunications Permit No. TP2012-004
(PA2012-041)

Attachment No. CD 2

Findings and Conditions of Approval

FINDINGS AND
CONDITIONS OF APPROVAL
TELECOMMUNICATIONS PERMIT NO. TP2012-004
(PA2012-041)

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 and it is required to comply with the applicable rules, regulations and standards of the City, the Federal Communications Commission (FCC), and the California Public Utilities Commission (CPUC).

    - As conditioned, the approved DAS facility in this location will not result in conditions that are materially detrimental to nearby property owners, residents, and businesses, nor to public health or safety.

    - Due to the location and design of the DAS facility, there is no impact to public views. 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 applicant selects locations based on the direction of their customers (in this case, MetroPCS). The DAS nodes are interspersed with existing traditional wireless macro cell sites to provide a system that meets the coverage objectives of the customer. Approving the installation of a DAS node would allow the facility to function as intended in this location.

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 installation of a DAS node in this location is consistent with the height, location and design standards specified in Sections 15.70.050 (Height and Location) and 15.70.060 (Design Standards) of the NBMC. The proposed antenna and equipment would be mounted at a height of 28 feet 3 inches, where the code permits installation on utility poles within the PROW up to 35 feet, provided that the antenna does not exceed the top of the pole. Per the code, the existing SCE utility pole is a priority location for the

installation of the telecom facility. The proposed antenna and equipment boxes are minimal in size and would blend in with the existing SCE utility pole.

- The proposed telecom facility is located within 1,000 feet of two facilities located at 2744 East Coast Highway and 611 Heliotrope Avenue. The applicant has provided information indicating that co-locating with these facilities is not feasible due to time constraints associated with a third party agreement, the presence of high power macro antennas that may inhibit effective signal propagation, and rooftop/steeple modifications that will be necessary to accommodate an additional antenna and equipment. Other alternatives to the proposal were not identified because existing utility poles are considered a priority location for the installation of telecom facilities per Section 15.70.050.B.1 (Height and Location) of NBMC.

- The antennas and equipment for the telecom facility approved by this permit will be painted to match the color of the utility pole on which they are mounted.

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 15301, Class 1 (Existing Facilities) for the following reason(s):

- Class 1 allows minor alteration of existing public or private structures where negligible or no expansion of an existing use is involved. The proposed project would be a minor alteration to an existing SCE utility pole.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, and elevations, except as noted in the following conditions.

2. The 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).

3. 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.

4. 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.

5. All equipment shall be painted and blended to match the utility pole on which it is located.

6. The proposed locations are currently not in an approved City formed Underground Assessment District. In the future, if or when a City formed Underground Assessment District is approved, the applicant shall be required to relocate the facility underground, pursuant to Section 13.20.030 (City Policies Regarding Use of the PROW) of NBMC.

7. The telecom facility shall comply with all regulations and requirements of Chapter 13.20 of the NBMC. All work in the public right-of-way shall require an approved Encroachment Permit. All required permits shall be obtained prior to commencement of the construction.

8. Prior to the issuance of any encroachment permit, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. The construction plans shall satisfy NBMC Section 13.20.080 (Construction Plan) for permit application review and processing. A copy of this approval letter shall be incorporated into the drawings approved for the issuance of permits to construct the facility.

9. The applicant shall assume 100 percent of all costs associated with any alterations to the existing improvements along the public right-of-way for development of the telecom facility.

10. The applicant shall be responsible for the repair and/or replacement of any curb and gutters, concrete sidewalk, alley/street pavement that may be damaged by applicant or its agents, representatives, employees, contractors, or subcontractors through the course of construction, as directed by the Public Works Department.

11. The applicant is required to protect all City landscaping, trees, and irrigation in place. If any damage should occur, the contractor will be required to plant and/or replant as directed by the City and guarantee work for a minimum of one (1) year.

12. If a “hub” is located in City of Newport Beach, then battery storage shall comply with C.F.C. Section 608.1.

13. Prior to issuance of encroachment permits, any contractors and/or subcontractors doing work at this location must obtain a valid business license.

14. 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 that person shall be provided to the Planning Division and Newport Beach Police Department’s Support Services Commander prior to activation of the facility.

15. 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.

16. 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.

17. The facility shall transmit at a frequency range of 1,710 to 2,155 MHz. Any change or alteration to the frequency range shall require the prior review and approval of the Planning Division.

18. The applicant recognizes that the frequencies used by the cellular facility located at Goldenrod Avenue public ROW west of 3000 Fifth Ave (between Sea Ln & 5th Ave) 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).

19. 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.

20. Prior to issuance of an encroachment permit, a deposit of $5,000 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 No. 20. 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 (Fee) of the Telecom Ordinance. Any unused deposit fees/costs will be refunded to the applicant upon determination of compliance with the approved frequency and FCC standards.

21. Appropriate information RF 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.

22. 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 encroachment permits.

23. 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.

24. 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.

25. 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.

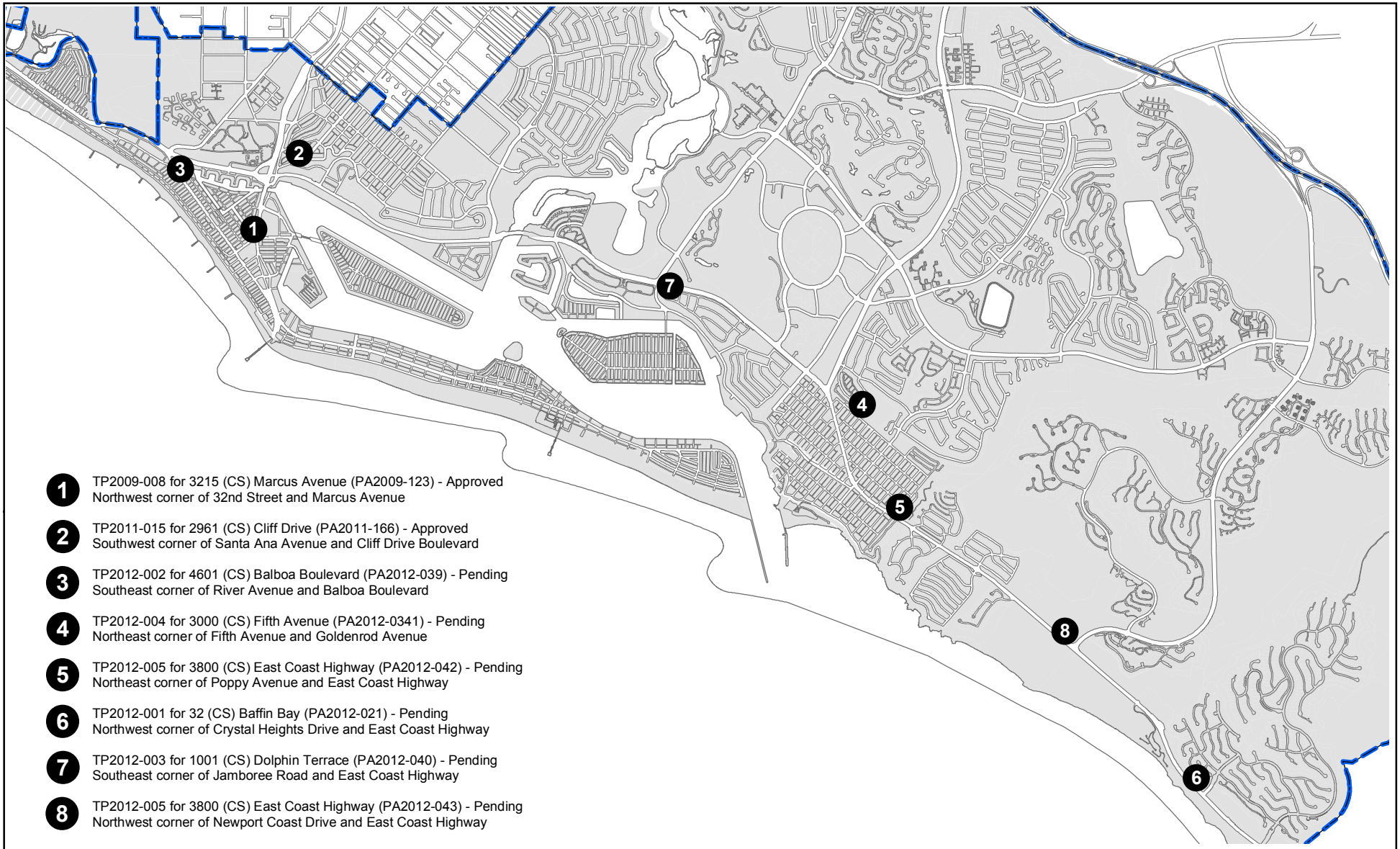
26. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 15.70 (Wireless Telecommunication Facilities) of the Newport Beach Municipal Code, including the conditions of approval, based on changed circumstances. The operator shall notify the 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, 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.

27. This telecom permit may be modified or revoked by the Community Development Director should they determine that the facility or operator has violated any law regulating the telecom facility, has failed to comply with the requirements of Chapter 15.70 (Wireless Telecommunication Facilities) of the NBMC, or this telecom permit.

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

Attachment No. CD 3

Location Map



1. TP2009-008 for 3215 (CS) Marcus Avenue (PA2009-123) - Approved
   Northwest corner of 32nd Street and Marcus Avenue
2. TP2011-015 for 2961 (CS) Cliff Drive (PA2011-166) - Approved
   Southwest corner of Santa Ana Avenue and Cliff Drive Boulevard
3. TP2012-002 for 4601 (CS) Balboa Boulevard (PA2012-039) - Pending
   Southeast corner of River Avenue and Balboa Boulevard
4. TP2012-004 for 3000 (CS) Fifth Avenue (PA2012-0341) - Pending
   Northeast corner of Fifth Avenue and Goldenrod Avenue
5. TP2012-005 for 3800 (CS) East Coast Highway (PA2012-042) - Pending
   Northeast corner of Poppy Avenue and East Coast Highway
6. TP2012-001 for 32 (CS) Baffin Bay (PA2012-021) - Pending
   Northwest corner of Crystal Heights Drive and East Coast Highway
7. TP2012-003 for 1001 (CS) Dolphin Terrace (PA2012-040) - Pending
   Southeast corner of Jamboree Road and East Coast Highway
8. TP2012-005 for 3800 (CS) East Coast Highway (PA2012-043) - Pending
   Northwest corner of Newport Coast Drive and East Coast Highway

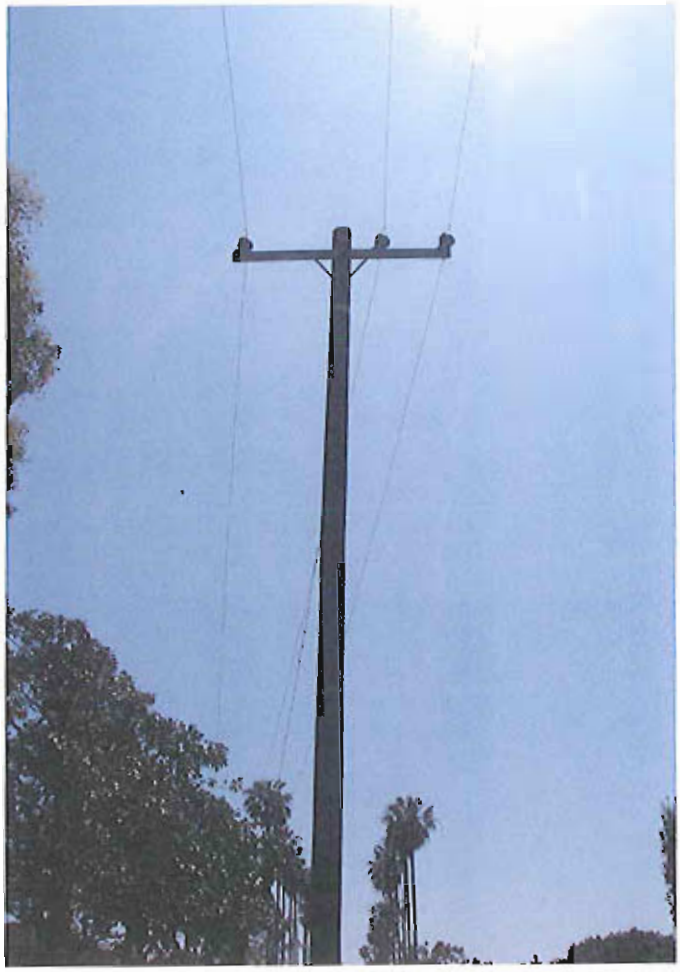
0 0.5 1 Miles

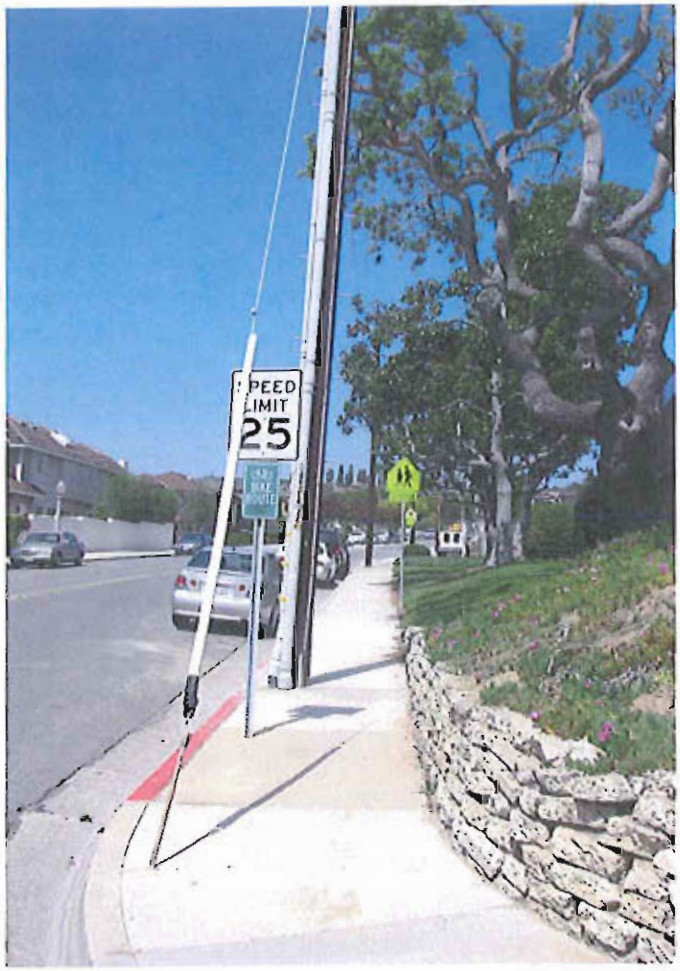
Crown Castle NG DAS Network

Telecom_City_Council_October2012.mxd

Attachment No. CD 4

Site Photos

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LIMIT
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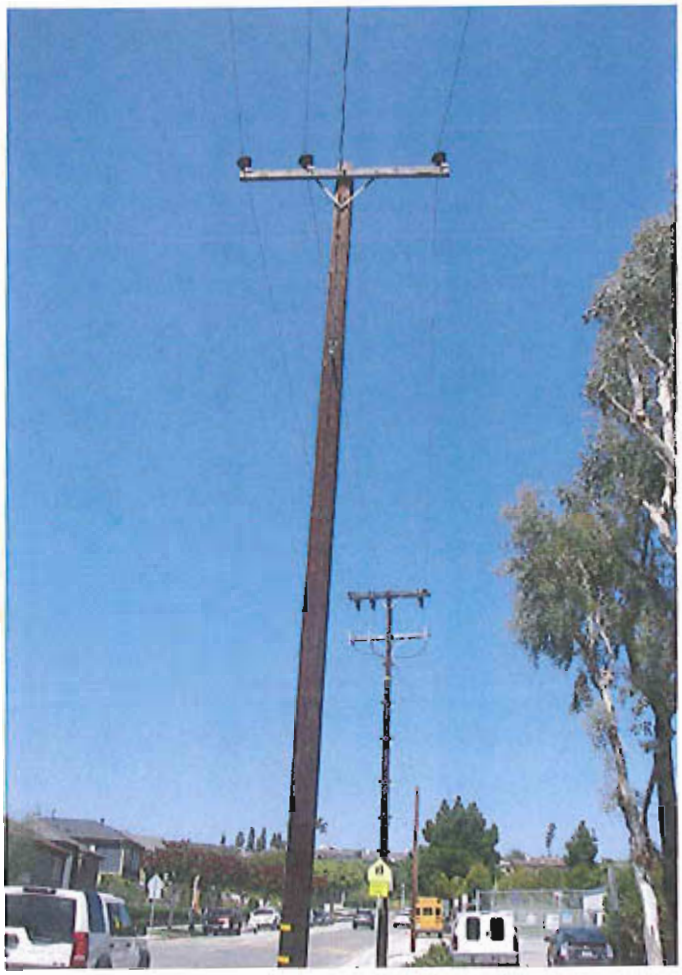


Attachment No. CD 5

Applicant's Project Description
and Justification

PROJECT DESCRIPTION & SITE JUSTIFICATION

Revised 10/22/2012

Crown Castle NG West – City of Newport Beach

Project: Distributed Antenna System (DAS) Installation on Existing Utility Pole (SOC05m1)

Location: Goldenrod Avenue Public ROW west of 3000 5th Ave (between Sea Ln & 5th Ave)

Background

Crown Castle NG West Inc. (formerly NextG Networks of California Inc.) is a regulated public utility company in the State of California (CPCN No. U-6745-C) specializing in the provision of fiber-optic transport services for the commercial wireless industry. NextG relies upon its ability to utilize existing utility infrastructure (including streetlights, traffic signals and wood utility poles) within the public right-of-way to install individual or interconnected low power, low impact communications facilities collectively referred to as a "Distributed Antenna System" or DAS. Through a service agreement with a wireless carrier, Crown Castle/NextG is able to provide a DAS solution that addresses the carrier's network objective(s), often in areas where the wireless provider has little or no existing service coverage for its customers, and where more traditional "macro" wireless facilities may be problematic due to topographic constraints, zoning restrictions, and other limiting factors. As a public utility, Crown Castle/NextG is obligated to provide service to any commercial wireless provider that is willing to purchase Crown Castle/NextG's DAS right-of-way service. As such, Crown Castle/NextG's customers are not individual wireless users/subscribers, but rather the commercial wireless carriers that provide that service. The subject telecom application on Goldenrod Ave near 5th Ave is for a proposed DAS installation that will be utilized by MetroPCS to supplement its existing backbone network in Newport Beach, and will primarily provide enhanced network capacity and improved network performance.

Proposed Node Location and Surroundings

Crown Castle/NextG is proposing to locate a new DAS installation (or node) on an existing wood utility pole (Pole ID# 1728160E) in the public right-of-way adjacent to 830 Goldenrod Ave near 5th Ave. This DAS node is identified by Crown Castle/NextG as SOC05m1. Surrounding zone districts include PF (Public Facilities) to the northeast and southeast, R2 (Two Unit Residential) to the southwest, and PC-34 (Point Del Mar) to the northwest. Surrounding land uses include Harbor View Elementary School and outdoor recreation area to the northeast, Grant Howard Park and Tennis Courts to the southeast, and residences to the southwest and northwest across Goldenrod Ave and 5th Ave. The existing wood poles in this overhead alignment may vary in overall height, but appear to extend 35'-45' to the top of pole. The subject pole measures 39'-2" to the top of pole.

Proposed Node Design

Crown Castle/NextG is proposing to install a small omni directional antenna approximately 20'-3" above ground level, and to attach appurtenant equipment (consisting of a Powerwave radio unit, electrical disconnect box, and WTR fuse box) at a minimum height of 8'-0" above ground level on an existing wood utility pole as illustrated in the attached project drawings. More specifically, the proposed scope of work consists of the following improvements:

- Install new 18"W x 20"H Powerwave radio unit, new 12"W x 12"H WTR fuse box, and new 6"W x 9"H electrical disconnect box on pole at minimum 8'-0" above grade. All equipment to be painted to match underlying pole.
- Install new NextG fiber line at 19'-3".
- Install new braceless crossarm at 20'-3", and place new 2"Dia., 24"L Phazar omni-directional antenna on crossarm (22'-3" to top of antenna). New Phazar antenna to be offset approximately 3'-0" from NW side of pole.
- Install 1" Schedule 80 power riser and 2" Schedule 80 comm riser on pole.

Joint Pole Authorization

Crown Castle/NextG is a member in good standing of the Southern California Joint Pole Committee (JPC) and is authorized to install the proposed DAS facility on the existing wood utility pole (Pole ID# 1728160E) as described

in this application. Through this membership, Crown Castle/NextG derives its authority to apply and obtain approval from the JPC to attach to poles within the purview of the JPC.

Technology
The proposed Crown Castle/NextG node installation utilizes a patented protocol- and frequency-neutral technology which allows the Crown Castle/NextG antenna to interface with its Client's customers within the Client's licensed portion of the radio spectrum. Those signals are subsequently routed through Crown Castle/NextG's fiber optic network and linked back into the Client's network operations center. In this way, Crown Castle/NextG is able to provide its Client with expanded wireless service so the carrier can effectively meet the communications needs of its customers in the affected area(s).

Operational Compliance
The proposed Crown Castle/NextG installation will operate in full compliance with established FCC standards and requirements for RF emissions. By design, the proposed DAS installation consists of a ow power, low output facility that falls well below federal standards for radio-frequency emissions. Maximum input power for the proposed Powerwave radio unit is approximately 25 watts. The proposed Phazar omni-directional antenna will transmit at a frequency between 1,710 and 2,155 MHz, and be elevated 20'-3" to 22'-3" above ground level. Thus, even under maximum power, the level of RF exposure at ground level from the proposed DAS installation will not exceed 2% of the FCC public safety standard as detailed in the attached RF Report prepared by Dr. Jerrold T. Bushberg. Additionally, the proposed project will not interfere with other communication, radio or television transmission/reception in and around the subject location. As detailed in the design description above, the proposed DAS installation will also comply with CPUC and local utility regulations associated with the construction, operation and maintenance of the facility.

CEQA
As noted, Crown Castle/NextG was granted a Certificate of Public Convenience and Necessity (CPCN) by the CPUC. The authority conveyed upon Crown Castle/NextG through CPCN No. U-6745-C allows for the provision of limited and full facilities-based telecommunications services subject to the terms and conditions set forth in the grants of approval dated January 30, 2003 and April 12, 2007. See attached Regulatory Overview for additional information pertaining to NextG's regulatory status and CEQA compliance.

Code Conformance / Justification Statement (Chapter 15.70 – Wireless Telecommunication Facilities)
The proposed Crown Castle/NextG DAS installation is a small scale, low power, more diminutive wireless design option by comparison to more traditional 'macro' wireless communication facilities which is consistent with the objective set forth in Section 15.70.040 – Available Technology.

The proposed Crown Castle/NextG DAS installation involves the placement of a small 24" omni-directional antenna on an existing fiber communications line with a proposed top of antenna elevation at 22'-3" AGL which does not exceed the 35'-0" max height limitation for the attachment of antennas on utility distribution poles as set forth in Section 15.70.050.A.

The proposed Crown Castle/NextG DAS installation is to be attached to a wood utility pole that is part of an existing overhead utility alignment within the public right-of-way along Goldenrod Avenue. As such, this location is considered the second most preferred 'location' type in the order of preference set forth in Section 15.70.050.B.

As discussed above, Crown Castle/NextG is a regulated public utility company in the State of California (CPCN No. U-6745-C) specializing in the provision of fiber-optic transport services for the commercial wireless industry. Crown Castle/NextG relies upon its ability to utilize utility infrastructure within the public right-of-way to install individual or interconnected low power, low impact communications facilities collectively referred to as a "Distributed Antenna System" or DAS. Staff has identified two existing telecommunications facilities located within 1000 feet of the proposed Crown Castle/NextG DAS location: 1) an existing macro telecommunications facility at 2744 East Coast Highway; and 2) an existing macro telecommunications facility at 611 Heliotrope. While Crown Castle/NextG appreciates the City's desire to promote the co-location of wireless communications facilities, Crown Castle/NextG is not prepared to consent to co-location with either of these existing telecommunications facilities for the following reasons:

Existing Telecommunications Facility at 2744 East Coast Highway

- **Outside Public Right-of-Way.** The existing telecommunications facility is currently located outside of the public right-of-way on the rooftop of a privately-owned commercial building. As a licensed public utility, Crown Castle/NextG remains committed to the placement of its proposed fiber-based communications infrastructure within the limits of the public right-of-way where the State's Public Utilities Commission (PUC) has determined to be the appropriate and intended place for the installation of utility infrastructure and as substantiated in Section 7901 of the Public Utilities Code.

- **Third-Party Agreement.** This location requires that Crown Castle/NextG relocate and redesign the proposed DAS installation, and subsequently enter into a lease agreement with the underlying building owner and/or property owner for the placement of the proposed DAS installation on the rooftop of the commercial building. It is evident that such a requirement would result in significant time and cost impacts to Crown Castle/NextG without any assurance that an acceptable agreement could be reached between the parties, and without any assurance from the City that the project would result in an approvable alternative.

- **Signal Shadowing/Attenuation Constraint.** The existing rooftop telecommunications facility is a complete concealment design, with all existing antennas and equipment located below and behind the parapet walls of the building. By design, Crown Castle/NextG's proposed 24" omni-directional antenna is intended to be mounted on existing utility crossarms or aerial communication lines whereby the antenna has spatial separation from the surrounding built and natural environment to ensure effective signal propagation. Efforts to conceal the proposed omni-directional antenna on the rooftop of the subject building behind the existing parapet walls (or even if allowed to extend above), would result in significant signal attenuation from the large roof deck of the building, and other rooftop elements including non-RF transparent parapet wall sections and rooftop equipment. In addition, given the proximity and elevation of the existing 'high power' (generally 200 watts per channel peak power) macro antennas on the rooftop, the proposed 'low power' (approximately 6.7 watts per channel peak power) Crown Castle/NextG DAS facility would likely experience varying degrees of signal 'shadowing' and lower overall performance. An analogy may be drawn to the human ear trying to differentiate between two competing voices. Typically, the louder voice wins out and is heard over the softer voice. In much the same way, the stronger RF signal can better differentiate itself when competing against a weaker RF signal in close proximity to each other. Just as a softer voice may not be fully heard and understood, a weaker RF signal may not be properly received/transmitted in the presence of a stronger, more dominant RF signal.

Existing Telecommunications Facility at 611 Heliotrope

- **Outside Public Right-of-Way.** The existing telecommunications facility is currently located outside of the public right-of-way with antennas concealed in the steeple element of a privately-owned church building. As a licensed public utility, Crown Castle/NextG remains committed to the placement of its proposed fiber-based communications infrastructure within the limits of the public right-of-way where the State's Public Utilities Commission (PUC) has determined to be the appropriate and intended place for the installation of utility infrastructure and as substantiated in Section 7901 of the Public Utilities Code.

- **Third-Party Agreement.** This location requires that Crown Castle/NextG relocate and redesign the proposed DAS installation, and subsequently enter into a lease agreement with the underlying building/ property owner for the placement of the proposed DAS installation inside the steeple element of the church building. It is evident that such a requirement would result in significant time and cost impacts to Crown Castle/NextG without any assurance that an acceptable agreement could be reached between the parties, and without any assurance from the City that the project would result in an approvable alternative.

- **Constructability/Space Constraint.** The existing church steeple represents a complete concealment design, with all existing antennas located inside the existing steeple structure. Based on a preliminary assessment, the proposed Crown Castle/NextG DAS installation would require a modification to the steeple design and an anticipated increase to the overall height of the steeple structure to accommodate the Crown Castle/NextG antenna and coaxial connection.

- **Signal Shadowing/Attenuation Constraint.** By design, Crown Castle/NextG's proposed 24" omni-directional antenna is intended to be mounted on existing utility crossarms or aerial communication lines whereby the antenna has spatial separation from the surrounding built and natural environment to ensure

effective signal propagation. In the absence of modifications to the existing steeple structure, efforts to conceal the proposed DAS omni-directional antenna in the existing steeple structure would likely result in signal attenuation and shadowing due to the proximity of the existing 'high power' (generally 200 watts per channel peak power) macro antennas to the proposed 'low power' (approximately 6.7 watts per channel peak power) Crown Castle/NextG DAS installation. As noted previously, this is analogous to the human ear trying to differentiate between two competing voices. Typically, the louder voice wins out and is heard over the softer voice. In much the same way, the stronger RF signal can better differentiate itself when competing against a weaker RF signal in close proximity to each other. Just as a softer voice may not be fully heard and understood, a weaker RF signal may not be properly received/transmitted in the presence of a stronger, more dominant RF signal.

As currently proposed, the DAS installation will be co-located with other utility equipment and services, and does not preclude the future co-location of other wireless communications equipment at this same location. In light of this information, the proposed DAS installation is consistent with Section 15.70.050.C.

As described above, and as detailed in the node drawings accompanying this application, the proposed Crown Castle/NextG DAS installation is small in scale and can be affixed directly to the existing fiber line and wood utility pole and painted to match. As such, the installation is compatible in use and size with other utility appurtenances on the wood utility poles in this area, and is likely to blend effectively with other utility facilities already established in this area, which are general criteria set forth in Section 15.70.060. No lighting is proposed. No advertising signage or identifying logos shall be displayed, other than required FCC identification/warning signs/plates.

Attachment No. CD 6

Photo Simulations

NextG Networks

Exhibit 7.01

Color Photo Study and Color Photo Simulations

PA2012-041 for TP2012-004 Goldenrod Avenue public ROW west of 3000 Fifth Ave (between Sea Ln & 5th Ave)
NextG Networks of California, Inc.

NextG Networks

PHOTO STUDY

PROPOSAL TO INSTALL DAS COMMUNICATIONS
NODE IN PUBLIC RIGHT-OF-WAY

SOC05
Existing Utility Pole adjacent to 830 Goldenrod Ave (near 5th Ave)
Newport Beach, CA

Prepared for:

City of Newport Beach
3300 Newport Blvd
Newport Beach, CA 92663

Prepared by:

PlanCom, Inc.
Contractor Representatives for ***NextG Networks of CA***
250 El Camino Real, Suite 117
Tustin, CA 92780

Contact:

Carver Chiu, Planning Consultant
(949) 290-9678

March 30, 2012

NextG Networks

VIEW #1 – Looking NORTHWEST from proposed DAS node location

VIEW #2 – Looking NORTHEAST from proposed DAS node location

NextG Networks

VIEW #3 – Looking SOUTHEAST from proposed DAS node location

VIEW #4 – Looking SOUTHWEST from proposed DAS node location

VIEW #5 – Looking NORTHEAST at proposed DAS node location (from Goldenrod Ave & 5th Ave)

VIEW #6 – Looking SOUTHWEST at proposed DAS node location (from Goldenrod Ave)

VIEW #7 – Looking SOUTHEAST at proposed DAS node location (from Sea Lane)

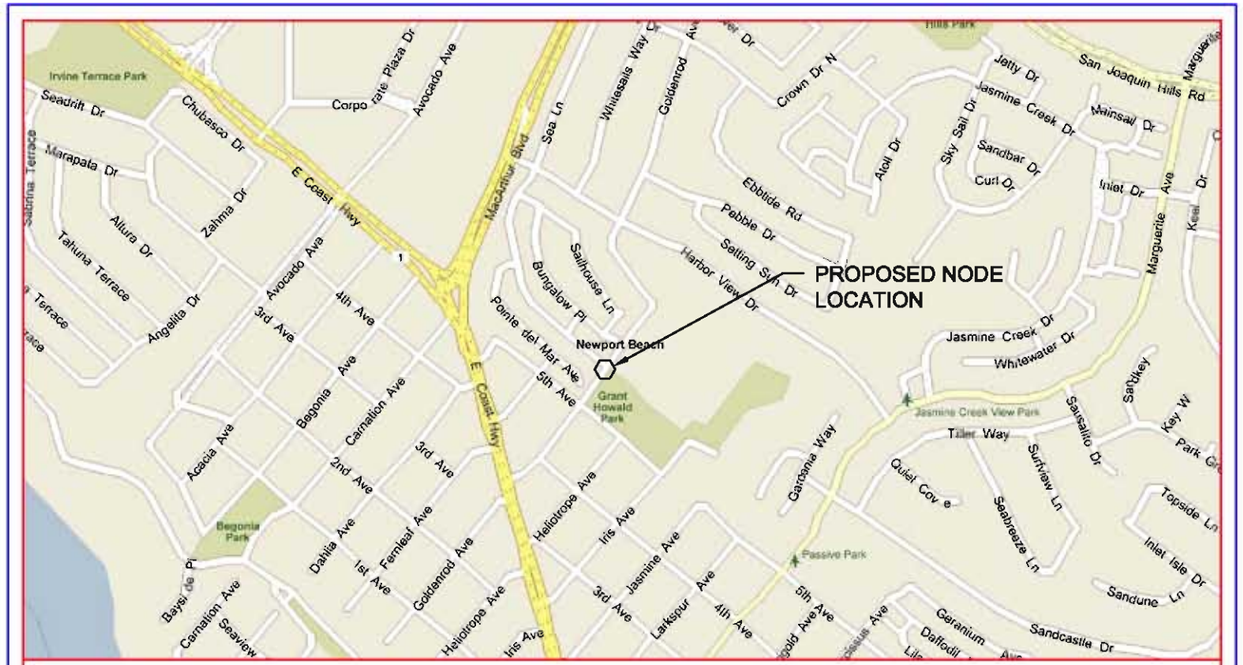
Attachment No. CD 7

Project Plans

NextG Networks of California, Inc.

MPC1032CA-SOC05m1

POLE #1728160E
GOLDENROD AVENUE PUBLIC ROW
WEST OF 3000 FIFTH AVE (BETWEEN SEA LN & 5th AVE)
CITY OF NEWPORT BEACH, CA



VICINITY MAP

DIGALERT

1-800-227-2600
CALL AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT

TICKET #_____

SHEET INDEX:

GENERAL NOTES

1. INDEMNIFICATION CLAUSE: THE CONTRACTOR AGREES AND SHALL: ASSUME SOLE AND COMPLETE RESPONSIBILITY OF THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTIES. THAT THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONDITIONS. THE CONTRACTOR FURTHER AGREES TO DEFEND INDEMNITY AND HOLD REPRESENTATIVES, AND ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT
2. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION AND THROUGHOUT THE COURSE OF CONSTRUCTION WORK, THE CONTRACTOR SHALL FULLY COMPLY WITH "CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH" ACT OF 1973 INCLUDING ALL REVISIONS AND AMENDMENTS THERETO.
3. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF GO 95, 128, AND THE STANDARD "SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AS ADOPTED BY THE CITY, COUNTY, OR STATE AS MODIFIED BY STANDARDS PLANS AND ADDENDUMS.
4. THE EXISTENCE AND LOCATION OF UTILITIES AND OTHER AGENCIES FACILITIES AS SHOWN HEREON ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. OTHER FACILITIES MAY EXIST, THE CONTRACTOR SHALL VERIFY PRIOR TO THE START OF CONSTRUCTION AND SHALL USE EXTREME CARE AND PROTECTIVE MEASURES TO PREVENT DAMAGE TO THESE FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY OR AGENCY FACILITIES WITHIN THE LIMITS OR WORK, WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
5. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 227-2600, AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
6. THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY, OR STATE ENGINEER INSPECTION DEPARTMENT, AT LEAST TWO DAYS BEFORE START OF ANY WORK REQUIRING THEIR INVOLVEMENT.
7. ALL WORK AREA AND STREET TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WORK AREA TRAFFIC CONTROL HAND BOOK AND SPECIFICATIONS FROM THE CITY, COUNTY OR STATE.
8. THE CITY, COUNTY OR STATE SHALL SPECIFY THE EXPIRATION PERIOD OF THE PERMIT FOR THE FINISHED GRADE AT ALL TIMES.
9. THE MINIMUM COVER FOR ALL CONDUITS PLACED UNDERGROUND SHALL BE 24 INCHES TO THE FINISHED GRADE AT ALL TIMES.
10. THE CONTRACTOR SHALL TUNNEL ALL CURB AND GUTTERS AND BORE ALL CONCRETE DRIVEWAYS AND WALKWAYS AT THE DIRECTION OF THE CITY, COUNTY, OR STATE INSPECTOR.
11. ALL AC, AND / OR CONCRETE PAVEMENT SHALL BE REPLACED AT THE DIRECTION OF THE CITY, COUNTY, OR STATE ENGINEERS.
12. ALL SHRUBS, PLANTS OR TREES THAT HAVE BEEN DAMAGED OR DISTURBED DURING THE COURSE OF THE WORK, SHALL BE REPLANTED AND / OR REPLACED SO AS TO RESTORE THE WORK SITE TO ITS ORIGINAL CONDITION.
13. IF DAMAGE OCCURS TO THE CITY OR COUNTY FACILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY TRAFFIC CONTROL LIGHTING, AND STREET LIGHTING.
14. AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK, NOTIFY THE POLICE TRAFFIC BUREAU AND THE FIRE DEPARTMENT.
15. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROCESSING OF ALL APPLICATION PERMIT FORMS ALONG WITH THE REQUIRED LIABILITY INSURANCE FORMS, CLEARLY DEMONSTRATING THAT THE CITY, COUNTY OR STATE IS ALSO INSURED WITH THE REQUIRED LIABILITY INSURANCE IN THE AMOUNT OF $1,000,000 FOR THIS CONSTRUCTION PROJECT.
16. VAULTS, PEDESTALS, CONDUITS AND OTHER TYPES OF SUBSTRUCTURE ARE EITHER SPECIFIED ON THIS PLAN OR WILL BE SPECIFIED BY THE CONSTRUCTION ENGINEER. ANY AND ALL DEVIATIONS FROM THE SPECIFIED TYPES OF MATERIAL MUST BE APPROVED BY THE SYSTEM ENGINEER IN WRITING BEFORE INSTALLATION THEREOF.
17. ALL U.G. CONDUIT MUST BE SCHEDULE 40 OR BETTER.
18. CONDUIT REQUIREMENTS:
    UG-SCHEDULE 40 EXCEPT ALL RADIUS CONDUITS
    TO BE SCH. 80 RISERS-SCHEDULE 80
    ALL CONDUIT MANDRELED & EQUIPPED
    WITH 3/8" PULL ROPE & MEASURING TAPE
19. GROUND REQUIREMENTS:
    5/8" ROD-10' LENGTH
    #2 GROUND WIRE
    WOOD MOLDING, STAPLED EVERY 3' AND
    AT EACH END GROUNDS 2' FROM POLE
20. POWER REQUIREMENT FOR 3 WIRE SERVICE 120/240V
21. CONTRACTOR SHALL NOTIFY POWER COMPANY THREE DAYS PRIOR TO TRENCH EXCAVATION FOR CONDUIT INSPECTION.

REV	DATE	DESCRIPTION	BY

CCI TELECOMMUNICATIONS CONSULTANTS

COASTAL COMMUNICATIONS
3355 Mission Ave Ste. 234
Oceanside,Ca 92058
(760) 754-9240

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9. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

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PROJECT DESCRIPTION

NEXTG TO MOUNT WTR FUSE BOX, DISCONNECT BOX AND POWERWAVE @ 8' 0" ABOVE GROUND LEVEL. PROPOBED FIBER. PROPOSED BRACELESS ARM AT WITH PHAZAR ANTENNA ATTACHED AT END.

PROJECT TEAM

PROJECT MANAGER
NAME: NEXTG NETWORKS
ADDRESS: 2126 WRIGHT AVE STE C9
CITY, STATE, ZIP: LA VERNE, CA 91750
CONTACT: GENE MITCHELL
PHONE: (909) 593-9700
EMAIL: GMITCHELL@NEXTGNETWORKS.NET

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NAME: HP COMMUNICATIONS INC.
ADDRESS: 13341 TEMESCAL CANYON RD
CITY, STATE, ZIP: CORONA, CA 92883
CONTACT: JORGE BECERRA
PHONE: (951) 572-1252
EMAIL: JORGE.BECERRA@HPCOMMINC.COM

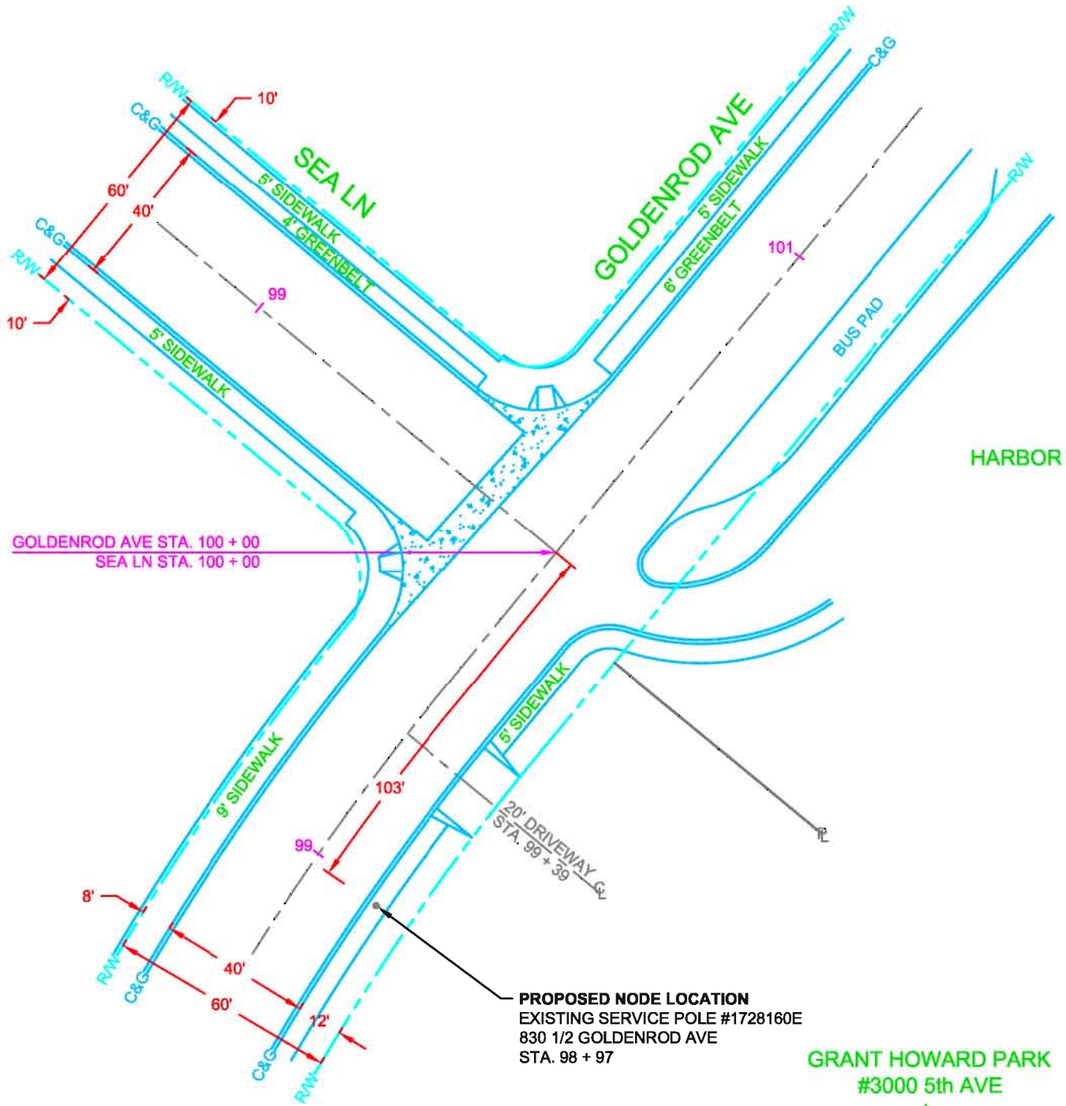
POWER MANAGER
NAME: NEXTG NETWORKS
ADDRESS: 2126 WRIGHT AVE STE C9
CITY, STATE, ZIP: LA VERNE, CA 91750
CONTACT: JOE ARNOLD
PHONE: (909) 593-9700
EMAIL: JARNOLD@NEXTGNETWORKS.NET

NODE ENGINEER
NAME: COASTAL COMMUNICATIONS
ADDRESS: 3355 MISSION AVE STE. 234
CITY, STATE, ZIP: OCEANSIDE, CA 92056
CONTACT: TODD THREW
PHONE: (760) 754-9240 ext. 101
EMAIL: TODD@COASTALCOMMINC.COM

DESIGN TYPE: NODE DESIGN	PHASE: 6
T.B.G. MAP NO.: 919-F2	
TOTAL TRENCH FOOTAGE: NA	
ENGINEERED BY: CCI	DATE: 03/28/12
DRAFTED BY: ANTHONY RANDALL	REVISED DATE: 07/20/12
ELECTRONIC FILE NAME: MPC1032CA-SOC05m1	

TITLE SHEET

LATITUDE:	33.602764
LONGITUDE:	-117.870897
HEADEND:	SOUTH ORANGE COUNTY
BASE STATION ID:	NA
CASCADE ID:	NA
SITE NO.:	MPC1032CA-SOC05m1
LOCATION:	GOLDENROD AVENUE PUBLIC ROW WEST OF 3000 FIFTH AVE) BETWEEN SEA LN & 5th AVE) CITY OF NEWPORT BEACH, C A
PLAN No.:	SHEET 1 OF 7



EQUIPMENT LEGEND

- ⊗ = SERVICE POLE
- R/W = RIGHT OF WAY
- ℄ = CENTERLINE
- C&G = CURB & GUTTER

NORTH

SCALE 1" = 40'

DIGALERT

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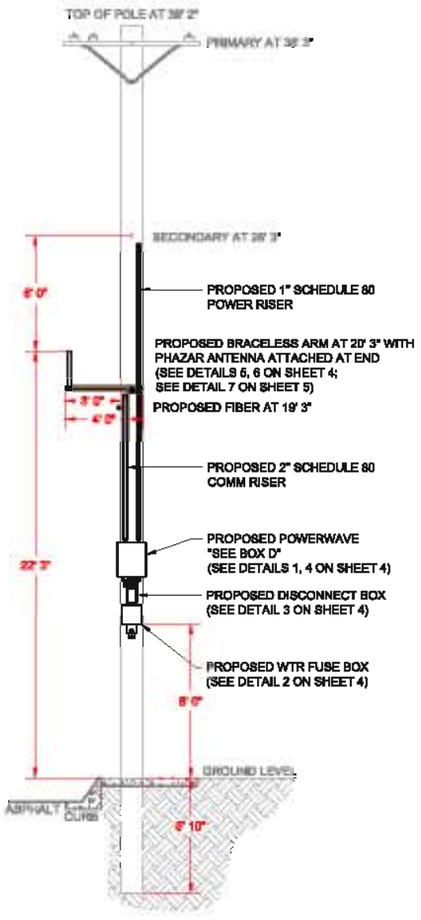
NODE ENGINEER

NAME:	COASTAL COMMUNICATIONS
ADDRESS:	3355 MISSION AVE STE. 234
CITY, STATE, ZIP:	OCEANSIDE, CA 92056
CONTACT:	TODD THREW
PHONE:	(760) 754-9240 ext. 101
EMAIL:	TODD@COASTALCOMMINC.COM

DESIGN TYPE: NODE DESIGN	PHASE: 6
T.B.G. MAP NO.: 919-F2	
TOTAL TRENCH FOOTAGE: NA	
ENGINEERED BY: CCI	DATE: 03/26/12
DRAFTED BY: ANTHONY RANDALL	REVISED DATE: 07/20/12
ELECTRONIC FILE NAME: MPC1032CA-SOC05m1	

SITE PLAN

LATITUDE:	33.802764
LONGITUDE:	-117.870897
HEADEND:	
BASE STATION ID:	NA
CASCADE ID:	NA
SITE NO.:	MPC1032CA-SOC05m1
LOCATION:	GOLDENROD AVENUE PUBLIC ROW WEST OF 3000 FIFTH AVE) BETWEEN SEA LN & 5th AVE) CITY OF NEWPORT BEACH, C A
PLAN No.:	SHEET 2 OF 7



A POLE #1728160E | 9 O'CLOCK VIEW | SCALE N.T.S.

B DIGITAL PHOTO | 11 O'CLOCK VIEW | SCALE N.T.S.

MAKE READY

UTILITY POLE

NEW CONSTRUCTION

NEXTG TO MOUNT WTR FUSE BOX, DISCONNECT BOX AND POWERWAVE (WITH RF STICKER) @ 8' 0" ABOVE GROUND LEVEL.

PROPOSED FIBER AT 19' 3".

PROPOSED BRACELESS ARM AT 20' 3" WITH PHAZAR ANTENNA ATTACHED AT END.

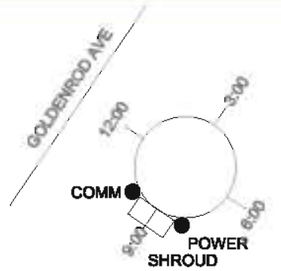
NOTES:

TOP OF POLE: 39' 2"

TOP OF ANTENNA: 22' 3"

ANTENNA TYPE: PHAZAR

"CONSTRUCTION NOTE: ANTENNA, ION, AND WTR TO BE MOUNTED ON UTILITY POLE. NO METER PEDESTALS INSTALLED."



COMM RISER - 10 O'CLOCK
POWER RISER - 8 O'CLOCK
SHROUD - 9 O'CLOCK

C RISER DETAIL

INFORMATION

The radio frequency (RF) emissions at this site have been evaluated for potential RF exposure to personnel who may need to work near these antennas.

RF EXPOSURE AT THIS SITE DOES NOT EXCEED THE FCC PUBLIC EXPOSURE STANDARD AND THUS HAS BEEN DETERMINED TO BE SAFE FOR THE GENERAL POPULATION.

D RF STICKER | SCALE N.T.S.

DIGALERT

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CALL AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT

TICKET #_____

SERVICE EQUIPMENT POLE PROFILE

CCI TELECOMMUNICATIONS CONSULTANTS

COASTAL COMMUNICATIONS
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Oceanside, Ca 92058
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TOTAL TRENCH FOOTAGE:	NA		
ENGINEERED BY:	CCI	DATE:	03/26/12
DRAFTED BY:	ANTHONY RANDALL	REVISED DATE:	07/20/12
ELECTRONIC FILE NAME:	MPC1032CA-SOC05m1		

POLE PROFILE

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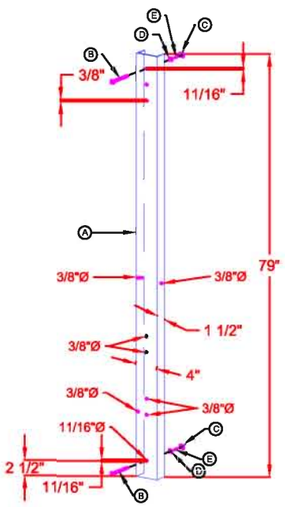
LONGITUDE:	-117.870897
HEADEND:	
BASE STATION ID:	NA
CASCADE ID:	NA
SITE NO.:	MPC1032CA-SOC05m1
LOCATION:	GOLDENROD AVENUE PUBLIC ROW WEST OF 3000 FIFTH AVE) BETWEEN SEA LN & 6th AVE) CITY OF NEWPORT BEACH, C A
PLAN No.:	SHEET 3 OF 7

POLE MOUNTING BACK PLATE

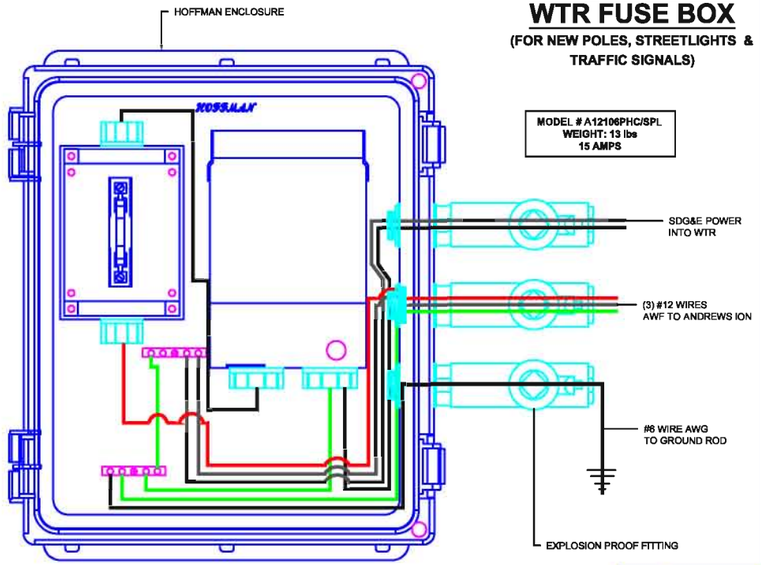


PART LIST		
CALL OUT	QTY	DESCRIPTION
A	1	MOUNTING PLATE 79" L X 4" W X 1.5D" D
B	2	MACHINE BOLT 16" X 5/8"
C	2	SQUARE NUT 5/8"
D	2	FLAT SQUARE WASHER 41/2" X 41/2"
E	2	DOUBLE COIL SPRING WASHER

1 SCALE N.T.S.

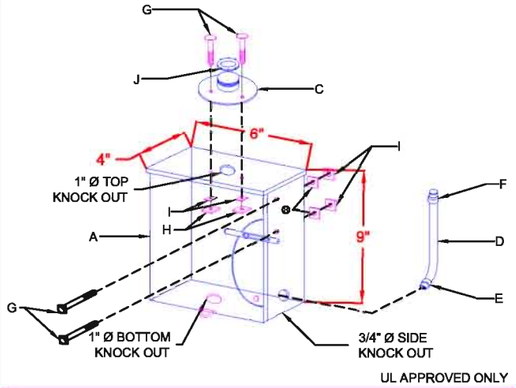
WTR FUSE BOX

(FOR NEW POLES, STREETLIGHTS & TRAFFIC SIGNALS)

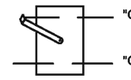


2 SCALE N.T.S.

DISCONNECT BOX



UL APPROVED ONLY



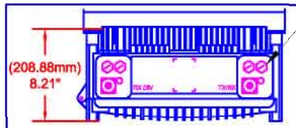
NOTES:
1. MAIN DISCONNECT BREAKER.
2. MANUFACTURER SQUARE D - (OR EQUIVALENT).
3. BREAKER SIZE AND INCIDENTAL WIRING SPECIFIED BY CLIENT.
4. KAIC SPECIFIED BY POWER COMPANY.
5. 1" CLOSE NIPPLE FOR FEED FROM POWER SOURCE.
6. 3/4" LIQUID FLEX TO TRANSCEIVER.
7. CABINET LOCKABLE FOR CLIENT ONLY

PART LIST		
CALL OUT	QTY	DESCRIPTION
A	1	CABINET WATER PART
B	1	BREAKER AMP KAIC 2 POLE 120/140 VAC SINGLE PHASE
C	1	1" CLOS NIPPLE STRAIGHT
D	1	3/4" X 4' LIQUID TIGHT METALLIC FLEX CONDUIT WITH CONNECTOR
E	1	3/4" Ø LIQUID TIGHT FLEX CONNECTOR 45°
F	1	3/4" Ø LIQUID TIGHT FLEX CONNECTOR - STRAIGHT
G	4	5/16" X 1" BOLT - STAINLESS STEEL
H	4	5/16 LOCK WASHER
I	4	5/16" NUT - STAINLESS STEEL
J	1	1" LOCK NUT

3 SCALE N.T.S.

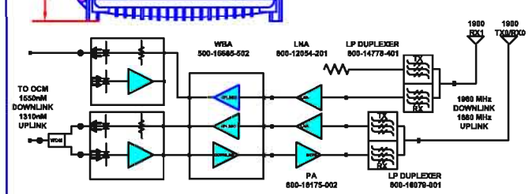
POWERWAVE

(WIDEBAND COVERAGE SYSTEM : MODEL RH30020/101 / RH300020/211 / RH300020/102)

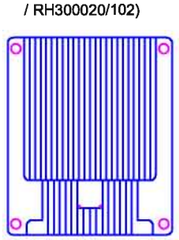


4X OPTIONAL FIBER AND AC CABLE GLANDS

RH300020/211 BOTTOM VIEW OF HOUSING



RH300020/211 UPLINK DIVERSITY BLOCK DIAGRAM



TECHNICAL SPECIFICATIONS

ELECTRICAL DATA	FREQUENCY RANGE UPLINK	1850 - 1915 MHz	
	FREQUENCY RANGE DOWNLINK	1930 - 1995 MHz	
	FIBER LINK BUDGET	10 dBo	
	GAIN ADJUSTMENT RANGE (1 dB STEPS)	25 dB	
	GAIN STEP RESOLUTION	1 dB	
	OUTPUT POWER (COMPOSITE PER BAND)	+43 dBm	
	OUTPUT POWER DL (dBm/CARRIER)	# cARRIERS	TDMA GSM CDMA WCDMA
		4	37 37 37 37
		8	34 34 34 34
		16	32 32 32 n/a
ALARM	FAULT	LED AND BY REMOTE CONTROL	
POWER SUPPLY OPTIONS		115/230 VACOR 24/48 VDC	
POWER CONSUMPTION		210W TYPICAL	
MECHANICAL DATA	SIZE, WxHxD	465 x 531 x 208mm (18 x 20.9 x8.2 in.)	
	WEIGHT	SINGLE BAND IS <25 kg (55 lbs.)	
	RF CONNECTORS	7/16 DIN FEMALE	
ENVIRONMENTAL DATA	TEMPERATURE RANGE	-26°C TO +55°C	
	INGRESSION PROTECTION	IP65 / NEMA 4	
APPROVALS AND TEST	SAFETY	EN 60950, ETL	
	ENVIRONMENT	ETS 300 019 2 2.4E	
	EMC	ETS 300 489-1	
	RADIO	FCC PART 24, FCC PART 22	

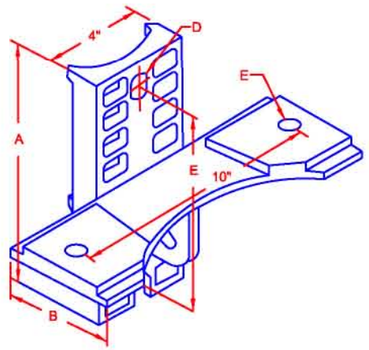
- RH30002/101 IS AC POWERED, WITH ONE DUPLEXED 7/16 DIN CONNECTOR RD PORT
- RH300020/211 IS AC POWERED, WITH 2 DUPLEXED 7/16 DIN CONNECTORS TO SUPPORT MAIN AND RX DIVERSITY RF PORTS.
- RJ300020/102 IS DC POWERED, WITH ONE DUPLEXED 7/16 DIN CONNECTOR RF PORT

4 SCALE N.T.S.

CROSSARM SHELF GAIN

(Model #PG84XE12)

Crossarm Shelf Gain provides a strong stable connection to the pole and reduces the need for braces. Dead ending of guying located directly under the arm. Steel arms can be bolted to shelf.



PRODUCT SPECIFICATIONS	
Product Group	Gain, Crossarm
Product Type	Shelf
Mounting Bolt	Two 3/4"
Pole Diameter	4" Channel
Shape	Shelf Gain, Not Applicable
Type of Back	Shelf Gain, Not Applicable
Product Finish	Galvanized
Material	Ductile Iron per ASTM A-537
Return Type	Non-Standard
UPC Code	09635905015
Standard Package	5
Unit of Measure	EA
Min Order Qty	5
Pallet Quantity	80
Weight / Ea.	10.045 lbs

COMPRESSED PRODUCT NUMBER
PG84XE12

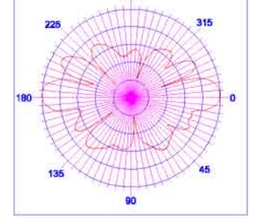
5 SCALE N.T.S.

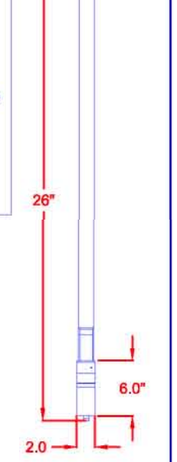
PHAZAR OMNI ANTENNA

E1710 - 2155 MHz OMNI-DIRECTIONAL ANTENNA

- RUGGED, FIBERGLASS RADOME
- FREQUENCY COVERAGE FOR ENTIRE AWS BAND

MODEL AWS360-1710-7-T0-N





ELECTRICAL SPECIFICATIONS

FREQUENCY RANGE	1710-2155MHz
VSWR	1.7:1 VSWR MAX
FORWARD GAIN	7 dBI
POLARIZATION	VERTICAL
MAXIMUM POWER INPUT	200 WATTS
INPUT IMPEDANCE	50 ohms
VERTICAL -3dB BEAMWIDTH	16" +/-" (NOMINAL)
HORIZONTAL -3dB BEAMWIDTH	360°
AZIMUTH RIPPLE	+/- . 5 dB
ELECTRICAL DOWNTILT	2 AND 4" (T2 AND T4 FOR PART NUMBER

MECHANICAL & ENVIRONMENTAL SPECIFICATIONS

CONNECTOR	TYPE 'N' MALE OR 716 DIN
MOUNTING	SIDE MOUNT; CLAMPS PROVIDED
DIMENSION AND WEIGHT	26 INCHES X 2.0 INCH O.D. / < 10 lbs.
COLOR	WHITE STANDARD (COLOR OPTIONS AVAILABLE)
WIND SURVIVAL	120 MPH
LIGHTNING PROTECTION	DIRECT GROUND

6 SCALE N.T.S.

CCI TELECOMMUNICATIONS CONSULTANTS

COASTAL COMMUNICATIONS
3355 Mission Ave Ste. 234
Oceanside,Ca 92058
(760) 754-9240

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

1. CALIFORNIA ADMINISTRATIVE CODE (INCL TITLES 24 & 25)
2. 2010 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2010 UBC, 2010 UMC, 2010 UPC AND THE 2010 NEC.
3. BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA)
4. UNIFORM MECHANICAL CODE
5. ANSI/DIA-222-F LIFE SAFETY CODE NEPA-101
6. UNIFORM PLUMBING CODE
7. NATIONAL ELECTRIC CODE
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

GENERAL CONTRACTOR NOTES

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

PROJECT DESCRIPTION

NEXTG TO MOUNT WTR FUSE BOX, DISCONNECT BOX AND POWERWAVE @ 8' 0" ABOVE GROUND LEVEL. PROPOSED FIBER. PROPOSED BRACELESS ARM AT WITH PHAZAR ANTENNA ATTACHED AT END.

PROJECT TEAM

PROJECT MANAGER
NAME: NEXTG NETWORKS
ADDRESS: 2125 WRIGHT AVE STE C9
CITY, STATE, ZIP: LA VERNE, CA 91750
CONTACT: GENE MITCHELL
PHONE: (909) 593-9700
EMAIL: GMITCHELL@NEXTGNETWORKS.NET

PROJECT MANAGER
NAME: HP COMMUNICATIONS INC.
ADDRESS: 13341 TEMESCAL CANYON RD
CITY, STATE, ZIP: CORONA, CA 92883
CONTACT: JORGE BECERRA
PHONE: (951) 572-1252
EMAIL: JORGE.BECERRA@HPCOMMINC.COM

POWER MANAGER
NAME: NEXTG NETWORKS
ADDRESS: 2125 WRIGHT AVE STE C9
CITY, STATE, ZIP: LA VERNE, CA 91750
CONTACT: JOE ARNOLD
PHONE: (909) 593-9700
EMAIL: JARNOLD@NEXTGNETWORKS.NET

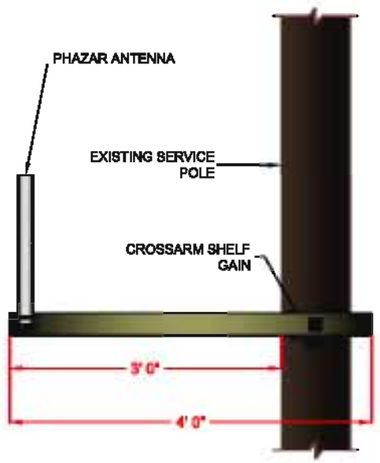
NODE ENGINEER
NAME: COASTAL COMMUNICATIONS
ADDRESS: 3355 MISSION AVE STE. 234
CITY, STATE, ZIP: OCEANSIDE, CA 92056
CONTACT: TODD THREW
PHONE: (760) 754-9240 ext. 101
EMAIL: TODD@COASTALCOMMINC.COM

DESIGN TYPE: NODE DESIGN	PHASE: 6
T.B.G. MAP NO.: 919-F2	
TOTAL TRENCH FOOTAGE: NA	
ENGINEERED BY: CCI	DATE: 03/28/12
DRAFTED BY: ANTHONY RANDALL	REVISED DATE: 07/20/12
ELECTRONIC FILE NAME: MPC1032CA-SOC05m1	

DETAIL SHEET

LATITUDE:	33.802764
LONGITUDE:	-117.870897
HEADEND:	
BASE STATION ID:	NA
CASCADE ID:	NA
SITE NO.:	MPC1032CA-SOC05m1
LOCATION:	GOLDENROD AVENUE PUBLIC ROW WEST OF 3000 FIFTH AVE) BETWEEN SEA LN & 5th AVE) CITY OF NEWPORT BEACH, C A
PLAN No.:	SHEET 4 OF 7

CROSSARM SHELF GAIN
WITH PHAZAR ANTENNA
(ASSEMBLY DETAIL)



7 | SCALE N.T.S.

CCI TELECOMMUNICATIONS CONSULTANTS

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3355 Mission Ave Ste. 234
Oceanside,Ca 92058
(760) 754-9240

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CODE COMPLIANCE

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PHONE:	(909) 593-9700
EMAIL:	GMITCHELL@NEXTGNETWORKS.NET

PROJECT MANAGER

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ADDRESS:	13341 TEMESCAL CANYON RD
CITY, STATE, ZIP:	CORONA, CA 92883
CONTACT:	JORGE BECERRA
PHONE:	(951) 672-1252
EMAIL:	JORGE.BECERRA@HPCOMMINC.COM

POWER MANAGER

NAME:	NEXTG NETWORKS
ADDRESS:	2125 WRIGHT AVE STE C8
CITY, STATE, ZIP:	LA VERNE, CA 91750
CONTACT:	JOE ARNOLD
PHONE:	(909) 593-9700
EMAIL:	JARNOLD@NEXTGNETWORKS.NET

NODE ENGINEER

NAME:	COASTAL COMMUNICATIONS
ADDRESS:	3355 MISSION AVE STE. 234
CITY, STATE, ZIP:	OCEANSIDE, CA 92058
CONTACT:	TODD THREW
PHONE:	(760) 754-9240 ext. 101
EMAIL:	TODD@COASTALCOMMINC.COM

DESIGN TYPE: NODE DESIGN	PHASE: 6
T.B.G. MAP NO.: 919-F2	
TOTAL TRENCH FOOTAGE: NA	
ENGINEERED BY: CCI	DATE: 03/28/12
DRAFTED BY: ANTHONY RANDALL	REVISED DATE: 07/20/12
ELECTRONIC FILE NAME: MPC1032CA-SOC05m1	

DETAIL SHEET

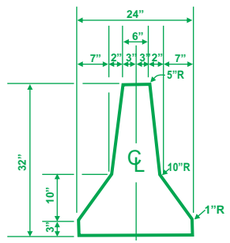
LATITUDE:	33.602764
LONGITUDE:	-117.870697
HEADEND:	
BASE STATION ID:	NA
CASCADE ID:	NA
SITE NO.:	MPC1032CA-SOC05m1
LOCATION:	GOLDENROD AVENUE PUBLIC ROW WEST OF 3000 FIFTH AVE) BETWEEN SEA LN & 5th AVE) CITY OF NEWPORT BEACH, C A
PLAN No.:	SHEET 5 OF 7

SIGNS

C9A(CA)
C30(CA)
C30A(CA)
C30(BIKE)
C12(CA)
C21
C24(CA)
C27(CA)
G20-2
M4-10
SC 3
R3-1
R3-2
R3-4
R3-18
R4-7a
R9-3A
R5-1
R5-1A
R9-9
R9-11
R9-11a
R9-10
R11-2
R11-4
W1-3(LT)
W1-4(LT)
W1-4(RT)
W3-4
W4-2(RT)
W11-1
W13-1
W16-1
W20-1
W20-2
W20-4
W20-5(BIKE)
W20-5(LT)
W20-5(RT)
W21-5

DIGALERT
1-800-227-2600
CALL AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
TICKET # _____

DETAIL



K-RAIL
(CONCRETE BARRIER TYPE 50)

SIGNAGE NOTES

1. AT LEAST ONE PERSON SHALL BE ASSIGNED TO FULL TIME MAINTENANCE OF TRAFFIC CONTROL DEVICES ON ALL NIGHT LANE CLOSURES.
2. ALL WARNING SIGNS FOR NIGHT LANE CLOSURES SHALL BE ILLUMINATED OR REFLECTORIZED AS SPECIFIED IN THE SPECIFICATIONS.
3. ALL ADVANCE WARNING SIGN INSTALLATIONS SHALL BE EQUIPPED WITH FLAGS FOR DAYTIME CLOSURES OF ALL MAJOR AND PRIME ARTERIALS. FLASHING BEACONS SHALL BE USED DURING NIGHT LANE CLOSURES.
4. A G20-2 "END ROAD WORK" SIGN SHALL BE PLACED AT THE END OF THE LANE CLOSURE UNLESS THE END OF THE WORK AREA IS OBVIOUS, OR ENDS WITHIN A LARGER PROJECT LIMITS.
5. ALL CONES USED FOR NIGHT LANE CLOSURES SHALL BE ILLUMINATED TRAFFIC CONES OR FITTED WITH 13" REFLECTIVE SLEEVES.
6. FLASHING ARROW SIGNS SHALL BE USED PER FHWA MUTCD 2007 EDITION AS AMENDED BY THE MUTCD 2007 CALIFORNIA SUPPLEMENT. SILENT TYPE SHALL BE USED IN RESIDENTIAL AREAS.
7. THE MAXIMUM SPACING BETWEEN CONES IN A TAPER OR A TANGENT SHALL BE APPROXIMATELY AS SHOWN IN TABLE 1.
8. ADDITIONAL ADVANCE FLAGGERS SHALL BE REQUIRED WHEN TRAFFIC QUEUES DEVELOP. FLAGGER STATIONS FOR WORK AT NIGHT SHALL BE ILLUMINATED AS NOTED IN SECTION 6G.20 OF THE MUTCD.
9. PLACE C30 (CA) "LANE CLOSED" SIGN AT 500'-1000' INTERVALS THROUGHOUT EXTENDED WORK AREAS.
10. ALL REQUIRED SIGNS THAT ARE TO BE LEFT IN PLACE OVER A WEEKEND OR HOLIDAY SHALL BE POSTED MOUNTED.
11. CONSTRUCTION AREA TRAFFIC CONTROL DEVICES SHALL MEET THE PROVISIONS OF SECTION 12 OF THE MOST RECENT EDITION OF THE CALTRANS STANDARD SPECIFICATIONS.

TRAFFIC CONTROL NOTES

1. WORK TO BE RESTRICTED TO _____TO_____ UNLESS APPROVED OTHERWISE.
2. PEDESTRIAN CONTROLS WILL BE PROVIDED AS SHOWN.
3. PEDESTRIANS SHALL BE PROTECTED FROM ENTERING THE EXCAVATION BY PHYSICAL BARRIERS DESIGNED, INSTALLED, AND MAINTAINED TO THE SATISFACTION OF THE CITY ENGINEER.
4. TEMPORARY "NO PARKING/TOW AWAY" SIGNS STATING THE DATE AND TIME OF PROHIBITION WILL BE POSTED 72 HOURS PRIOR TO COMMENCING WORK. CALL POLICE DISPATCH TO VALIDATE POSTING.
5. ACCESS WILL BE MAINTAINED TO ALL DRIVEWAYS UNLESS OTHER ARRANGEMENTS ARE MADE.
6. TRENCHES MUST BE BACKFILLED OR PLATED DURING NON-WORKING HOURS UNLESS K-RAIL BARRIERS ARE PROVIDED. K-RAIL IS APPROVED ONLY WHEN SPECIFICALLY SHOWN ON THE APPROVED TRAFFIC CONTROL PLAN. PLATES SHALL HAVE CLEATS AND COLD MIX AT THE EDGES AS APPROVED BY THE CITY INSPECTOR.
7. STRIPING WILL BE REPLACED BY THE CONTRACTOR WITHIN 24 HOURS, IF REMOVED OR DAMAGED.
8. WORK THAT DISTURBS NORMAL TRAFFIC SIGNAL TIMING OPERATIONS SHALL BE COORDINATED WITH CITY OF NEWPORT BEACH.
9. TRAFFIC SIGNALS SHALL REMAIN FULLY ACTUATED AT ALL TIMES, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE. IF TRAFFIC SIGNAL LOOP DETECTORS ARE RENDERED INOPERATIVE BY THE PROPOSED WORK, VIDEO DETECTION SHALL BE USED TO PROVIDE ACTUATION.
10. FLAGGERS SHALL BE EQUIPPED WITH A WHITE HARD HAT, AN ORANGE VEST, AND A "STOP/SLOW" PADDLE ON A 5 FOOT STAFF.
11. ALL TRAFFIC CONTROL DEVICES MUST BE MAINTAINED 24 HOURS A DAY, 7 DAYS PER WEEK, BY THE COORDINATOR.
12. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH MANUAL) 2009 ELEVENTH EDITION OF THE AMERICAN PUBLIC WORKS ASSOCIATION SOUTHERN CALIFORNIA CHAPTER.
13. TRAFFIC CONTROL PLAN SUBMITTALS ARE REQUIRED FOR EACH PHASE OF THE WORK IN THE DETAIL, FORMAT, AND QUALITY ILLUSTRATED ON THIS SHEET.
14. ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM VIEW OR COVERED WHEN NOT IN USE.
15. THE CITY ENGINEER OR HIS REPRESENTATIVE HAS THE AUTHORITY TO INITIATE FIELD CHANGES TO INSURE PUBLIC SAFETY.
16. ALL WORK AFFECTING BUS STOPS SHALL BE COORDINATED WITH LOCAL TRANSIT DISTRICT. CONTRACTOR SHALL CALL TRANSIT AT LEAST 72 HOURS IN ADVANCE OF STARTING WORK.
17. CHANGEABLE MESSAGE SIGNS SHALL BE USED IN ADVANCE OF TRAFFIC CONTROL ON MAJOR AND PRIME ARTERIALS, UNLESS OTHERWISE APPROVED. THESE SIGNS SHALL BE SHOWN ON THE TRAFFIC CONTROL PLAN.

MINIMUM RECOMMENDED CHANNELIZER AND SIGN SPACING [1]

SPEED "S" MPH [2]	DIMENSION A SIGN SPACING		DIMENSION B MINIMUM MERGING TAPER L		DIMENSION C MINIMUM SHIFTING TAPER 1/2 L		DIMENSION D MINIMUM SHOULDER TAPER 1/3 L		DIMENSION E BUFFER SPACE [4]		MAXIMUM CHANNELIZER SPACING TAPER [3]		MAXIMUM CHANNELIZER SPACING TANGENT [3]	
	ft	(m)	ft	(m)	ft	(m)	ft	(m)	ft	(m)	ft	(m)	ft	(m)
25	125	(40)	125	(40)	63	(20)	42	(13)	158	(48)	25	(8)	50	(15)
30	180	(60)	180	(60)	90	(30)	60	(20)	205	(62)	30	(9)	60	(18)
35	245	(75)	245	(75)	123	(35)	82	(25)	257	(80)	35	(11)	70	(22)
40	320	(100)	320	(100)	160	(50)	107	(35)	315	(100)	40	(13)	80	(25)
45	540	(165)	540	(165)	270	(80)	180	(55)	378	(115)	48	(15)	98	(30)
50	600	(180)	600	(180)	300	(90)	200	(60)	446	(130)	48	(15)	98	(30)
55	660	(200)	660	(200)	330	(100)	220	(65)	520	(165)	48	(15)	98	(30)
60	720	(220)	720	(220)	360	(110)	240	(75)	596	(180)	48	(15)	98	(30)
65	780	(240)	780	(240)	390	(120)	260	(80)	682	(210)	48	(15)	98	(30)
Local Agency Freeways	1000	(300)	1000	(300)	500	(150)	330	(100)	1000	(300)	48	(15)	98	(30)
Pedestrians	N/A	N/A	20	(6)	15	(3)	6	(2)	N/A	N/A	3	(1)	6	(2)
Bicyclists	Use Roadway Sign Spacing		75	(25)	38	(12)	25	(8)	N/A	N/A	12	(4)	25	(8)

1. Refer to specific State requirements for work on State Freeways and State Highways.
2. Posted Speed or obsered operating speed (whichever is greater).
3. Channelizer spacing shall be reduced in half at areas where work is taking place, on curves, or areas on head-on conflict.
4. Buffer space may be inserted in low speed urban areas, should be inserted in high speed urban and rural areas, and shall be inserted in Local Agency Freeways. Buffer space, when inserted, should be increased on down grades and should be kept clear of equipment and materials, except for a Shadow Vehicle.

LEGEND

- DIRECTION OF TRAVEL
- PORTABLE SIGN
- TRAFFIC CONE/DELINEATOR
- TYPE II BARRICADE
- FLAGGER
- FLAG TREE
- PORTABLE FLASHING BEACON (SEE SIGNAGE NOTE #3)
- K-RAIL (TYPE 50 CONCRETE BARRIER)
- CMS — CHANGEABLE MESSAGE SIGN
- FLASHING ARROW SIGN
- WORK AREA

NextG Networks of California, Inc

TRAFFIC CONTROL PLANS FOR:
MPC1032CA-SOC05m1
POLE #1728160E
GOLDENROD AVENUE PUBLIC ROW WEST OF 3000 FIFTH AVE (BETWEEN SEA LN & 5TH AVE)
CITY OF NEWPORT BEACH, CA

CITY OF NEWPORT BEACH, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT

DRAWN BY:
COASTAL COMMUNICATIONS, INC.
3355 MISSION AVE, SUITE 234
OCEANSIDE, CA 92058
CCI
TELE: (760) 754-9240
FAX: (760) 754-9299

FOR CITY ENGINEER _____ DATE _____

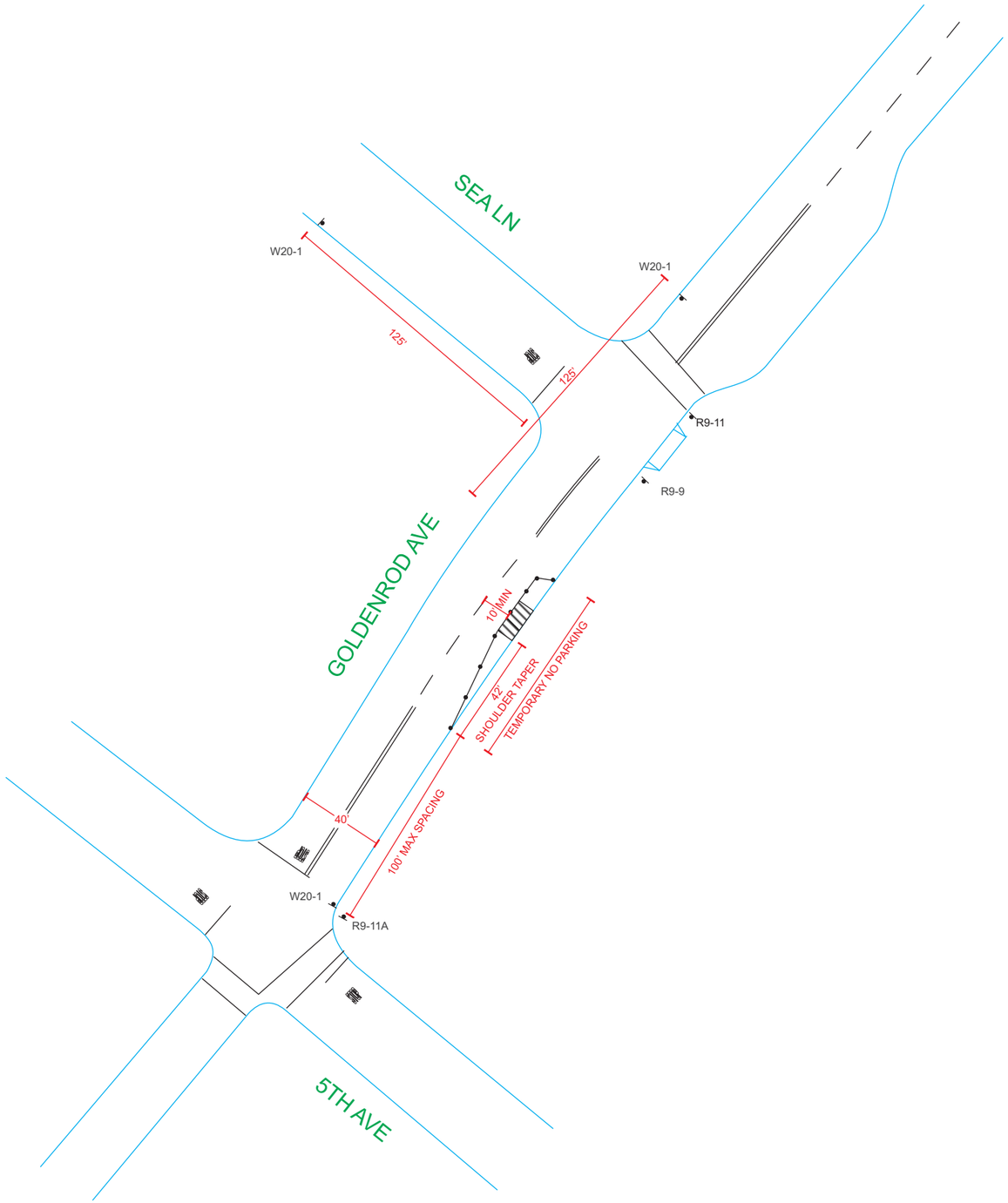
DRAFTED BY: RUDY RINCON
T.B. PAGE: 919-F2
DATE: 7 / 20 / 2012

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	CCI			
AS-BUILTS				

GENE MITCHELL
CONSTRUCTION SUPERVISOR

MPC1032CA-SOC05m1
830 GOLDENROD AVE
FILE NAME

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____



NOTE: W20-1 & G20-2 SHALL BE PLACED ON AFFECTED CROSS STREETS ACCORDING TO THE SPEED LIMIT OF THE CROSS STREET

NORTH

N.T.S.

NextG Networks of California, Inc

TRAFFIC CONTROL PLANS FOR:

MPC1032CA-SOC05m1
POLE #1728160E
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FAX: (760) 754-9299

FOR CITY ENGINEER _____ DATE _____

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DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	CCI			
AS-BUILTS				

GENE MITCHELL
CONSTRUCTION SUPERVISOR

MPC1032CA-SOC05m1
830 GOLDENROD AVE
FILE NAME

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

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. TP2012-005 (PA2012-042)

APPLICANT: Crown Castle NG Networks, Inc

LOCATION: Public right-of-way adjacent to 3800 East Coast Highway

LEGAL DESCRIPTION: Public right-of-way along Poppy Avenue to the west of Lot 50, Tract 673

PROJECT REQUEST AND DESCRIPTION

Crown Castle NG Networks, Inc has submitted an application requesting a telecommunications permit to allow the installation of a Distributed Antenna System (DAS) facility consisting of a braceless arm shelf with a single phazar omni antenna, cross arm with fiber, power riser, communications riser, and associated equipment boxes on an existing wooden Southern California Edison (SCE) utility pole (ID#1411062E). The facility is proposed within the Poppy Avenue public right-of-way (PROW) adjacent and west of the property addressed as 3800 East Coast Highway. The proposed height of the antenna and related equipment will not exceed 35 feet in height where the existing utility pole is 44 feet 2 inches in height.

ACTION: Approved with Conditions – November 28, 2012

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 (Attachment No. CD 2).

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

ENCROACHMENT PERMIT

An encroachment permit issued and approved by the Public Works Department is required to allow installation and construction of the project in the PROW. Section 15.70.060 (Design Standards) of the Newport Beach Municipal Code (NBMC) also requires that telecom facilities and/or support equipment proposed to be located in the PROW

comply with the provisions of Title 13 (Streets, Sidewalks, and Public Property). The Public Works Department has reviewed the proposed project plans and submittal items, and has provided a condition of approval requiring that all work conducted in the PROW shall satisfy the requirements of Chapter 13.20.

BACKGROUND

This is one of seven applications that Crown Castle has filed with the City to install antenna nodes within the PROW along or in the vicinity of East and West Coast Highway. A location map of the proposed facilities is included as Attachment CD 3. Photographs of the existing site conditions are included as Attachment No. CD 4.

FACILITY DESCRIPTION

The nodes (radio transmitters and receivers connected via fiber optic cables to Crown Castle NG's wireless clients) include a phazar omni-directional antenna, measuring approximately 2 inches in diameter and 26 inches in length and a powerwave equipment box, measuring 8.2 inches in depth by 18 inches in width by 20.9 inches in height. The antenna would be attached 26 feet 7 inches high on an existing 44-foot 2-inch high free-standing utility pole and the equipment would not exceed 35 feet in height. The equipment boxes would be mounted to the exterior of an existing free-standing pole and would maintain a minimum clearance of 8 feet above existing grade. The facility does not require the use and placement of other support equipment, such as ground-mounted equipment cabinets or pedestal meters, for power to support the nodes. Rather, Crown Castle NG has an agreement for unmetered electric service in place with Southern California Edison (SCE), under which terms the installation would utilize a fuse box, measuring 6 inches in depth by 12 inches in width by 12 inches in height, and a disconnect switch measuring 4 inches in depth by 6 inches in width by 9 inches in height. The fuse box and disconnect switch would be mounted on the existing utility pole below the powerwave box.

HEIGHT AND LOCATION

Section 15.70.050 (Height and Location) of the NBMC provides that antennas may be installed on utility poles within the PROW at a maximum height of 35 feet, and designates existing utility poles as a priority location for the installation of telecom facilities. The facility is proposed to be located on an existing SCE utility pole with the equipment at a maximum height of 35 feet above grade.

DESIGN STANDARDS

Section 15.70.060 (Design Standards) of the NBMC establishes design standards, and provides criteria for consideration by the reviewing authority, which includes blending, screening and size of the proposed facility. In this case, the proposed antenna and equipment box are minimal in size and will be painted to blend in with the existing utility pole.

CO-LOCATION FEASIBILITY

Section 15.70.050.C (Co-Location Requirements) of the City of Newport Beach Municipal Code requires that a new telecom facility proposed within 1,000 feet of an existing facility be co-located on the same site as the existing facility unless, based on evidence submitted by the applicant, that such co-location is not feasible.

The proposed telecom facility is located within 1,000 feet of one existing facility located at 3602 East Coast Highway. The applicant has provided information indicating that co-locating with this facility is not feasible. The existing site is located on private property and would require a separate third-party agreement that could result in significant time and cost impacts without assurance that an acceptable agreement could be reached between the parties. Because the site currently accommodates high power macro antennas, the lower power antennas proposed by the Crown Castle NG DAS facility could not be ensured effective signal propagation. Finally, the existing facility is located within a screened structure on a rooftop of a commercial building that would require a modification to the rooftop structure and an anticipated increase to the overall height of the concealment structure to accommodate the Crown Castle NG antenna and coaxial connection. Refer to the applicant's project description and justification provided as Attachment No. CD 5.

APPEAL PERIOD

Telecom 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.

On behalf of Kimberly Brandt, Community Development Director

By:

Makana Nova
Assistant Planner

GR/mkn

Attachments:
- CD 1 Vicinity Map
- CD 2 Findings and Conditions of Approval
- CD 3 Location Map
- CD 4 Site Photos
- CD 5 Applicant's Project Description and Justification
- CD 6 Photo Simulations
- CD 7 Project Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP

Public ROW adjacent to 3800 East Coast Highway

Telecommunications Permit No. TP2012-005
(PA2012-042)

Attachment No. CD 2

Findings and Conditions of Approval

FINDINGS AND
CONDITIONS OF APPROVAL
TELECOMMUNICATIONS PERMIT NO. TP2012-005
(PA2012-042)

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 and it is required to comply with the applicable rules, regulations and standards of the City, the Federal Communications Commission (FCC), and the California Public Utilities Commission (CPUC).

    - As conditioned, the approved DAS facility in this location will not result in conditions that are materially detrimental to nearby property owners, residents, and businesses, nor to public health or safety.

    - Due to the location and design of the DAS facility, there is no impact to public views. 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 applicant selects locations based on the direction of their customers (in this case, MetroPCS). The DAS nodes are interspersed with existing traditional wireless macro cell sites to provide a system that meets the coverage objectives of the customer. Approving the installation of a DAS node would allow the facility to function as intended in this location.

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 installation of a DAS node in this location is consistent with the height, location and design standards specified in Sections 15.70.050 (Height and Location) and 15.70.060 (Design Standards) of the NBMC. The proposed antenna and equipment would be mounted at a height of 35 feet, where the code permits installation on utility poles within the PROW up to 35 feet, provided that the antenna does not exceed the top of the pole. Per

the code, the existing SCE utility pole is a priority location for the installation of the telecom facility. The proposed antenna and equipment boxes are minimal in size and would blend in with the existing SCE utility pole.

- The proposed telecom facility is located within 1,000 feet of one facility located at 3602 East Coast Highway. The applicant has provided information indicating that co-locating with this facility is not feasible due to time constraints associated with a third party agreement, the presence of high power macro antennas that may inhibit effective signal propagation, and rooftop modifications that will be necessary to accommodate an additional antenna and equipment. Other alternatives to the proposal were not identified because existing utility poles are considered a priority location for the installation of telecom facilities per Section 15.70.050.B.1 (Height and Location) of NBMC.

- The antennas and equipment for the telecom facility approved by this permit will be painted to match the color of the utility pole on which they are mounted.

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 15301, Class 1 (Existing Facilities) for the following reason(s):

- Class 1 allows minor alteration of existing public or private structures where negligible or no expansion of an existing use is involved. The proposed project would be a minor alteration to an existing SCE utility pole.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, and elevations, except as noted in the following conditions.

2. The 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).

3. 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.

4. 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.

5. Approval of the California Coastal Commission is required prior to issuance of an encroachment permit for construction of the facility.

6. All equipment shall be painted and blended to match the utility pole on which it is located.

7. The proposed locations are currently not in an approved City formed Underground Assessment District. In the future, if or when a City formed Underground Assessment District is approved, the applicant shall be required to relocate the facility underground, pursuant to Section 13.20.030 (City Policies Regarding Use of the PROW) of NBMC.

8. The telecom facility shall comply with all regulations and requirements of Chapter 13.20 of the NBMC. All work in the public right-of-way shall require an approved Encroachment Permit. All required permits shall be obtained prior to commencement of the construction.

9. Prior to the issuance of any encroachment permit, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. The construction plans shall satisfy NBMC Section 13.20.080 (Construction Plan) for permit application review and processing. A copy of this approval letter shall be incorporated into the drawings approved for the issuance of permits to construct the facility.

10. The applicant shall assume 100 percent of all costs associated with any alterations to the existing improvements along the public right-of-way for development of the telecom facility.

11. The applicant shall be responsible for the repair and/or replacement of any curb and gutters, concrete sidewalk, alley/street pavement that may be damaged by applicant or its agents, representatives, employees, contractors, or subcontractors through the course of construction, as directed by the Public Works Department.

12. The applicant is required to protect all City landscaping, trees, and irrigation in place. If any damage should occur, the contractor will be required to plant and/or replant as directed by the City and guarantee work for a minimum of one (1) year.

13. If a “hub” is located in City of Newport Beach, then battery storage shall comply with C.F.C. Section 608.1.

14. Prior to issuance of encroachment permits, any contractors and/or subcontractors doing work at this location must obtain a valid business license.

15. 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 that person shall be provided to the Planning Division and Newport Beach Police Department's Support Services Commander prior to activation of the facility.

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

17. 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.

18. The facility shall transmit at a frequency range of 1,710 to 2,155 MHz. Any change or alteration to the frequency range shall require the prior review and approval of the Planning Division.

19. The applicant recognizes that the frequencies used by the cellular facility located at PROW adjacent to 3800 East Coast Highway 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).

20. 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.

21. Prior to issuance of an encroachment permit, a deposit of $5,000 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 No. 20. 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 (Fee) of the Telecom Ordinance. Any unused deposit fees/costs will be refunded to the applicant upon determination of compliance with the approved frequency and FCC standards.

22. Appropriate information RF 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.

23. 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 encroachment permits.

24. Any future facilities proposed by other carriers to be located within 1,000 feet from the subject property shall be subject to the requirements of Section 20.70.050.C (Co-Location Requirements) of the NBMC.

25. 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.

26. 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.

27. 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.

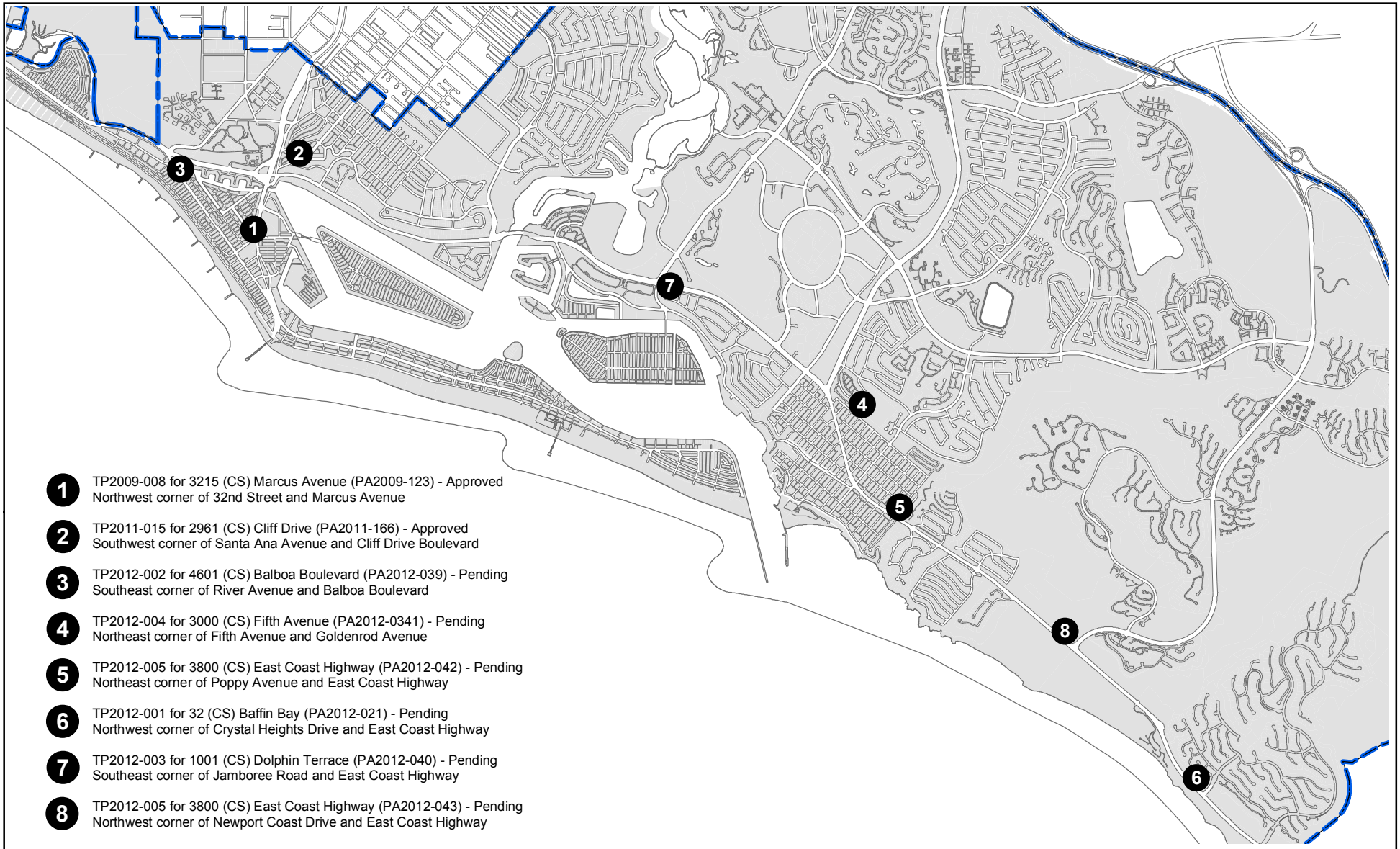
28. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 15.70 (Wireless Telecommunications Facilities) of the Newport Beach Municipal Code, including the conditions of approval, based on changed circumstances. The operator shall notify the 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, 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.

29. This telecom permit may be modified or revoked by the Community Development Director should they determine that the facility or operator has violated any law regulating the telecom facility, has failed to comply with the requirements of Chapter 15.70 (Wireless Telecommunication Facilities) of the NBMC, or this telecom permit.

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

Attachment No. CD 3

Location Map



1. TP2009-008 for 3215 (CS) Marcus Avenue (PA2009-123) - Approved
   Northwest corner of 32nd Street and Marcus Avenue
2. TP2011-015 for 2961 (CS) Cliff Drive (PA2011-166) - Approved
   Southwest corner of Santa Ana Avenue and Cliff Drive Boulevard
3. TP2012-002 for 4601 (CS) Balboa Boulevard (PA2012-039) - Pending
   Southeast corner of River Avenue and Balboa Boulevard
4. TP2012-004 for 3000 (CS) Fifth Avenue (PA2012-0341) - Pending
   Northeast corner of Fifth Avenue and Goldenrod Avenue
5. TP2012-005 for 3800 (CS) East Coast Highway (PA2012-042) - Pending
   Northeast corner of Poppy Avenue and East Coast Highway
6. TP2012-001 for 32 (CS) Baffin Bay (PA2012-021) - Pending
   Northwest corner of Crystal Heights Drive and East Coast Highway
7. TP2012-003 for 1001 (CS) Dolphin Terrace (PA2012-040) - Pending
   Southeast corner of Jamboree Road and East Coast Highway
8. TP2012-005 for 3800 (CS) East Coast Highway (PA2012-043) - Pending
   Northwest corner of Newport Coast Drive and East Coast Highway

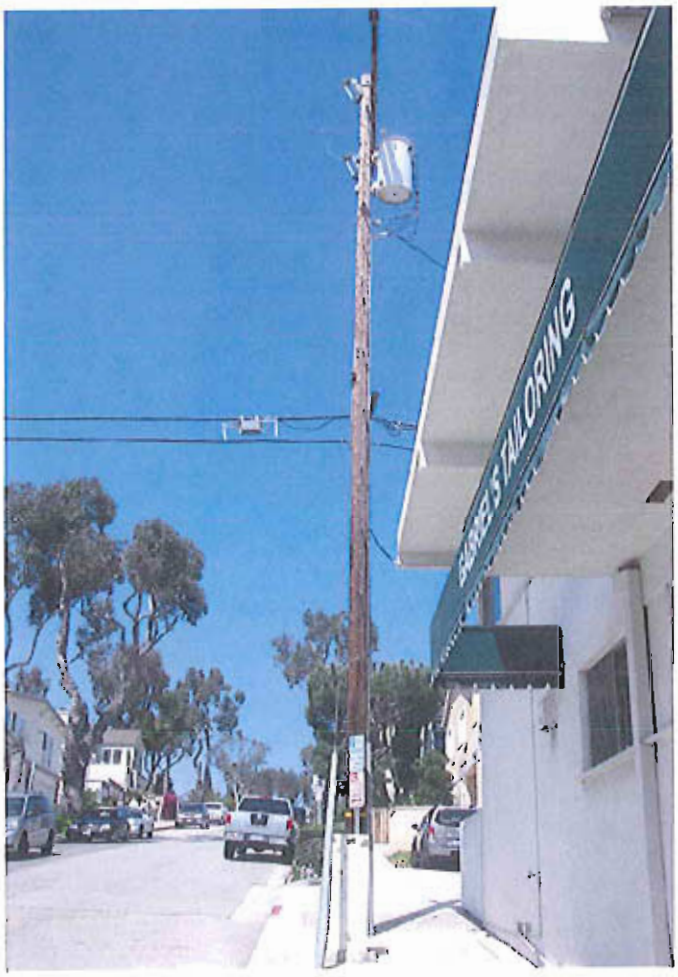
0 0.5 1 Miles

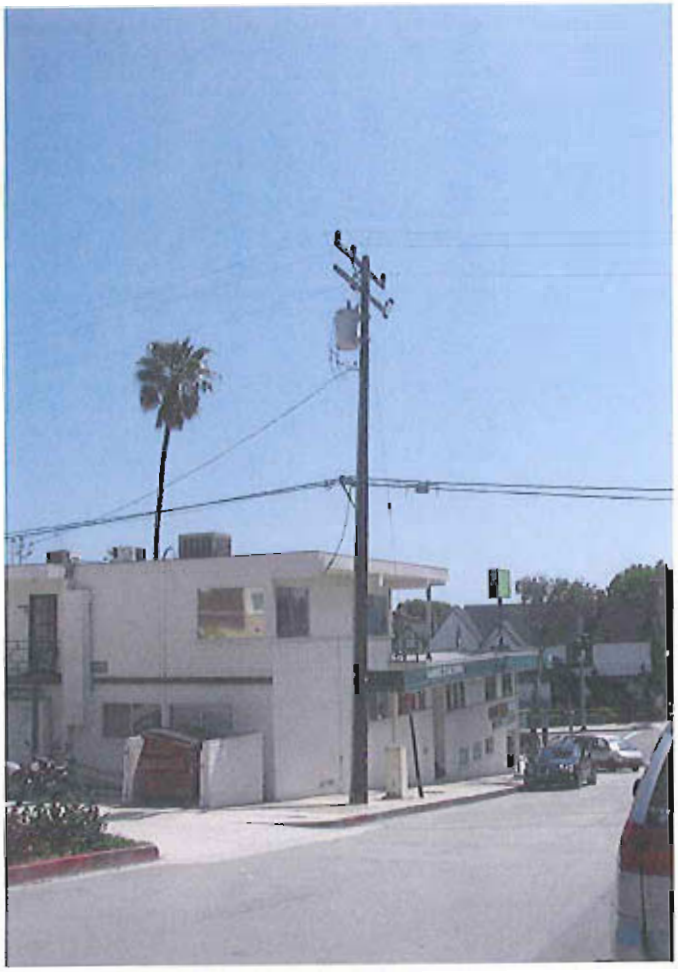
Crown Castle NG DAS Network

Telecom_City_Council_October2012.mxd

Attachment No. CD 4

Site Photos


BARBER & TAILORING



Attachment No. CD 5

Applicant's Project Description
and Justification

PROJECT DESCRIPTION & SITE JUSTIFICATION

Revised 10/22/2012

Crown Castle NG West – City of Newport Beach
Project: Distributed Antenna System (DAS) Installation on Existing Utility Pole (SOC06m1)
Location: Public ROW adjacent to and west of 3800 East Coast Highway

Background

Crown Castle NG West Inc. (formerly NextG Networks of California Inc.) is a regulated public utility company in the State of California (CPCN No. U-6745-C) specializing in the provision of fiber-optic transport services for the commercial wireless industry. NextG relies upon its ability to utilize existing utility infrastructure (including streetlights, traffic signals and wood utility poles) within the public right-of-way to install individual or interconnected low power, low impact communications facilities collectively referred to as a "Distributed Antenna System" or DAS. Through a service agreement with a wireless carrier, Crown Castle/NextG is able to provide a DAS solution that addresses the carrier's network objective(s), often in areas where the wireless provider has little or no existing service coverage for its customers, and where more traditional "macro" wireless facilities may be problematic due to topographic constraints, zoning restrictions, and other limiting factors. As a public utility, Crown Castle/NextG is obligated to provide service to any commercial wireless provider that is willing to purchase Crown Castle/NextG's DAS right-of-way service. As such, Crown Castle/NextG's customers are not individual wireless users/subscribers, but rather the commercial wireless carriers that provide that service. The subject telecom application on Poppy Ave near East Coast Highway is for a proposed DAS installation that will be utilized by MetroPCS to supplement its existing backbone network in Newport Beach, and and will address a coverage deficiency not currently being met by MetroPCS's existing network of macro installations.

Proposed Node Location and Surroundings

Crown Castle/NextG is proposing to locate a new DAS installation (or node) on an **existing** wood utility pole (Pole ID# 1411062E) in the public right-of-way adjacent to and west of 3800 East Coast Highway. This DAS node is identified by Crown Castle/NextG as SOC06m1. Surrounding zone districts include R1 (Single Unit Residential) to the northeast, CC (Commercial Corridor) to the southeast and southwest, and R2 (Two Unit Residential) to the northwest. Surrounding land uses include single-family residences to the northeast, retail commercial along East Coast Highway to the southeast and southwest, and single-family residences to the northwest. The proposed node location is part of an existing overhead utility alignment that runs parallel with East Coast Highway along the back of the commercial properties fronting East Coast Highway. The wood poles in this existing alignment contain various power and communications cable spans, as well as guy wires, streetlights, and other pole-mounted equipment. The existing wood poles in this overhead alignment may vary in overall height, but appear to extend 40'-50' to the top of pole. The subject pole measures 44'-2" to the top of pole.

Proposed Node Design

Crown Castle/NextG is proposing to install a small omni directional antenna approximately 28'-7" above ground level on an existing communications line, and attach appurtenant equipment (consisting of a Powerwave radio unit, electrical disconnect box, and fuse box) at a minimum height of 8'-0" above ground level on an existing wood utility pole as illustrated in the attached project drawings. More specifically, the proposed scope of work consists of the following improvements:

- Install new 18"W x 20"H Powerwave radio unit, new 12"W x 12"H WTR fuse box, and new 6"W x 9"H electrical disconnect box on pole at minimum 8'-0" above grade. All equipment to be painted to match underlying pole.
- Install new NextG fiber line on existing crossarm at 24'-7".
- Install new braceless crossarm at 26'-7", and place new 2"Dia., 24"L Phazar omni-directional antenna on crossarm (28'-7" to top of antenna). New Phazar antenna to be offset approximately 3'-0" from NW side of pole.
- Install 1" Schedule 80 power riser and 2" Schedule 80 comm riser on pole.

Joint Pole Authorization
Crown Castle/NextG is a member in good standing of the Southern California Joint Pole Committee (JPC) and is authorized to install the proposed DAS facility on the existing wood utility pole (Pole ID# 1411062E) as described in this application. Through this membership, Crown Castle/NextG derives its authority to apply and obtain approval from the JPC to attach to poles within the purview of the JPC.

Technology
The proposed Crown Castle/NextG node installation utilizes a patented protocol- and frequency-neutral technology which allows the Crown Castle/NextG antenna to interface with its Client's customers within the Client's licensed portion of the radio spectrum. Those signals are subsequently routed through Crown Castle/NextG's fiber optic network and linked back into the Client's network operations center. In this way, Crown Castle/NextG is able to provide its Client with expanded wireless service so the carrier can effectively meet the communications needs of its customers in the affected area(s).

Operational Compliance
The proposed Crown Castle/NextG installation will operate in full compliance with established FCC standards and requirements for RF emissions. By design, the proposed DAS installation consists of a ow power, low output facility that falls well below federal standards for radio-frequency emissions. Maximum input power for the proposed Powerwave radio unit is approximately 25 watts. The proposed Phazar omni-directional antenna will transmit at a frequency between 1,710 and 2,155 MHz, and be elevated 26'-7" to 28-7" above ground level. Thus, even under maximum power, the level of RF exposure at ground level from the proposed DAS installation will not exceed 2% of the FCC public safety standard as detailed in the attached RF Report prepared by Dr. Jerrold T. Bushberg. Additionally, the proposed project will not interfere with other communication, radio or television transmission/reception in and around the subject location. As detailed in the design description above, the proposed DAS installation will also comply with CPUC and local utility regulations associated with the construction, operation and maintenance of the facility.

CEQA
As noted, Crown Castle/NextG was granted a Certificate of Public Convenience and Necessity (CPCN) by the CPUC. The authority conveyed upon Crown Castle/NextG through CPCN No. U-6745-C allows for the provision of limited and full facilities-based telecommunications services subject to the terms and conditions set forth in the grants of approval dated January 30, 2003 and April 12, 2007. See attached Regulatory Overview for additional information pertaining to NextG's regulatory status and CEQA compliance.

Code Conformance / Justification Statement (Chapter 15.70 – Wireless Telecommunication Facilities)
The proposed Crown Castle/NextG DAS installation is a small scale, low power, more diminutive wireless design option by comparison to more traditional 'macro' wireless communication facilities which is consistent with the objective set forth in Section 15.70.040 – Available Technology.

The proposed Crown Castle/NextG DAS installation involves the placement of a small 24" omni-directional antenna on an existing fiber communications line with a proposed top of antenna elevation at 28'-7" AGL which does not exceed the 35'-0" max height limitation for the attachment of antennas on utility distribution poles as set forth in Section 15.70.050.A.

The proposed Crown Castle/NextG DAS installation is to be attached to a wood utility pole that is part of an existing overhead utility alignment that extends parallel with East Coast Highway along the back of the commercial corridor properties. As such, this location is considered the second most preferred 'location' type in the order of preference set forth in Section 15.70.050.B.

As discussed above, Crown Castle/NextG is a regulated public utility company in the State of California (CPCN No. U-6745-C) specializing in the provision of fiber-optic transport services for the commercial wireless industry. Crown Castle/NextG relies upon its ability to utilize utility infrastructure within the public right-of-way to install individual or interconnected low power, low impact communications facilities collectively referred to as a "Distributed Antenna System" or DAS. Staff has identified an existing telecommunications facility located within 1000 feet of the proposed Crown Castle/NextG DAS location at 3602 East Coast Highway. While Crown Castle/NextG appreciates the City's desire to promote the co-location of wireless communications facilities, Crown Castle/NextG is not prepared to consent to co-location with this existing telecommunications facility on East Coast Highway for the following reasons:

- **Outside Public Right-of-Way.** The existing telecommunications facility is currently located outside of the public right-of-way on the rooftop of a privately-owned commercial building. As a licensed public utility, Crown Castle/NextG remains committed to the placement of its proposed fiber-based communications infrastructure within the limits of the public right-of-way where the State's Public Utilities Commission (PUC) has determined to be the appropriate and intended place for the installation of utility infrastructure and as substantiated in Section 7901 of the Public Utilities Code.

- **Third-Party Agreement.** This location requires that Crown Castle/NextG relocate and redesign the proposed DAS installation, and subsequently enter into a lease agreement with the underlying building owner and/or property owner for the placement of the proposed DAS installation on the rooftop of the commercial building. It is evident that such a requirement would result in significant time and cost impacts to Crown Castle/NextG without any assurance that an acceptable agreement could be reached between the parties, and without any assurance from the City that the project would result in an approvable alternative.

- **Constructability/Space Constraint.** The existing rooftop telecommunications facility represents a complete concealment design, with all existing antennas located inside the existing rooftop structure. Based on a preliminary assessment, the proposed Crown Castle/NextG DAS installation would require a modification to the rooftop structure and an anticipated increase to the overall height of the concealment structure to accommodate the Crown Castle/NextG antenna and coaxial connection.

- **Signal Shadowing/Attenuation Constraint.** By design, Crown Castle/NextG's proposed 24" omni-directional antenna is intended to be mounted on existing utility crossarms or aerial communication lines whereby the antenna has spatial separation from the surrounding built and natural environment to ensure effective signal propagation. Efforts to incorporate the proposed omni-directional antenna in the existing rooftop concealment structure (or even if allowed to extend above), would result in significant signal attenuation from the roof deck of the building. Additionally, in the absence of modifications to the existing concealment structure, efforts to incorporate the proposed DAS omni-directional antenna with the existing concealment structure would likely result in signal shadowing due to the proximity of the existing 'high power' (generally 200 watts per channel peak power) macro antennas to the proposed 'low power' (approximately 6.7 watts per channel peak power) Crown Castle/NextG DAS installation. An analogy may be drawn to the human ear trying to differentiate between two competing voices. Typically, the louder voice wins out and is heard over the softer voice. In much the same way, the stronger RF signal can better differentiate itself when competing against a weaker RF signal in close proximity to each other. Just as a softer voice may not be fully heard and understood, a weaker RF signal may not be properly received/transmitted in the presence of a stronger, more dominant RF signal.

As currently proposed, the DAS installation will be co-located with other utility equipment and services, and does not preclude the future co-location of other wireless communications equipment at this same location. In light of this information, the proposed DAS installation is consistent with Section 15.70.050.C.

As described above, and as detailed in the node drawings accompanying this application, the proposed Crown Castle/NextG DAS installation is small in scale and can be affixed directly to the existing fiber line and wood utility pole and painted to match. As such, the installation is compatible in use and size with other utility appurtenances on the wood utility poles in this area, and is likely to blend effectively with other utility facilities already established in this area, which are general criteria set forth in Section 15.70.060. No lighting is proposed. No advertising signage or identifying logos shall be displayed, other than required FCC identification/warning signs/plates.

Attachment No. CD 6

Photo Simulations

NextG Networks

Exhibit 7.01

Color Photo Study and Color Photo Simulations

PA2012-042 for TP2012-005
Public ROW adjacent to 3800 East Coast Highway
NextG Networks of California, Inc.

NextG Networks

PHOTO STUDY

PROPOSAL TO INSTALL DAS COMMUNICATIONS
NODE IN PUBLIC RIGHT-OF-WAY

SOC06
Existing Utility Pole adjacent to 408 Poppy Ave (at E. Coast Highway)
Newport Beach, CA

Prepared for:

City of Newport Beach
3300 Newport Blvd
Newport Beach, CA 92663

Prepared by:

PlanCom, Inc.
Contractor Representatives for ***NextG Networks of CA***
250 El Camino Real, Suite 117
Tustin, CA 92780

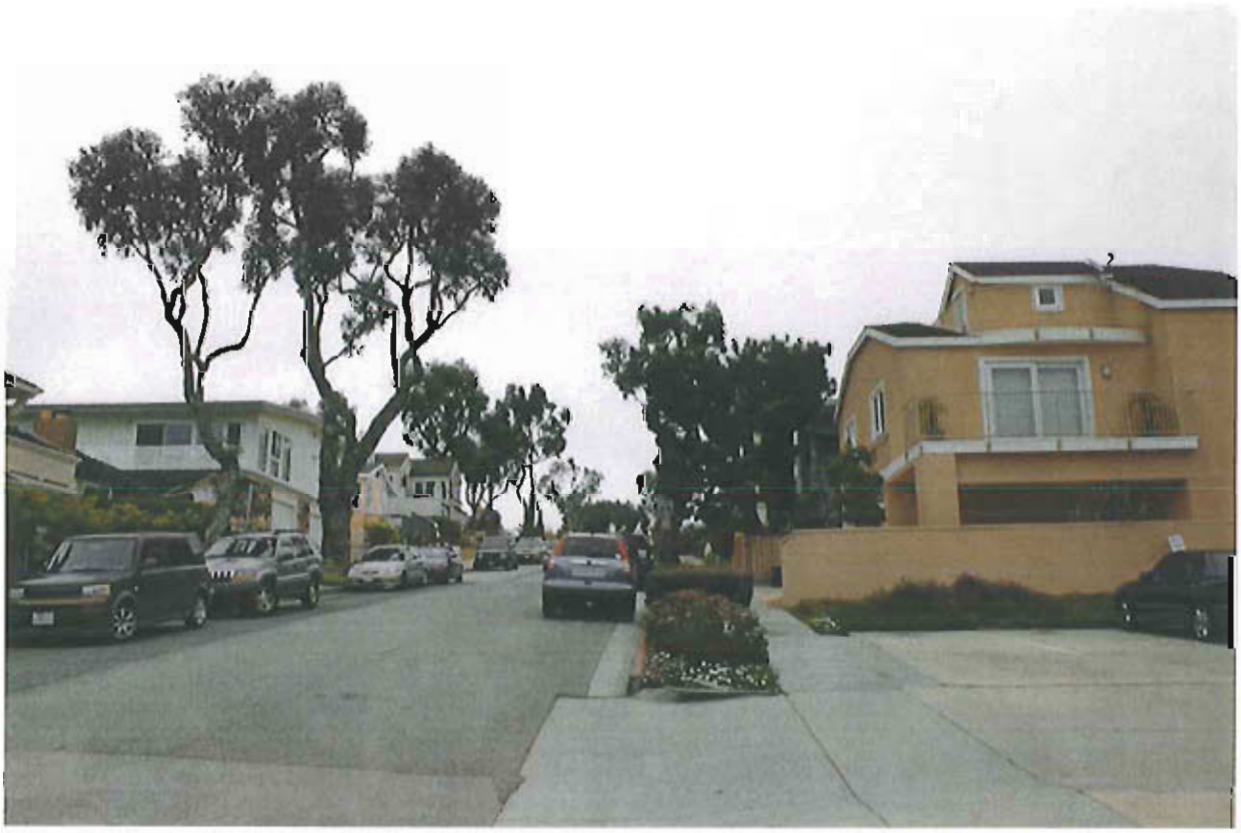
Contact:

Carver Chiu, Planning Consultant
(949) 290-9678

March 30, 2012

NextG Networks

VIEW #1 – Looking NORTHWEST from proposed DAS node location

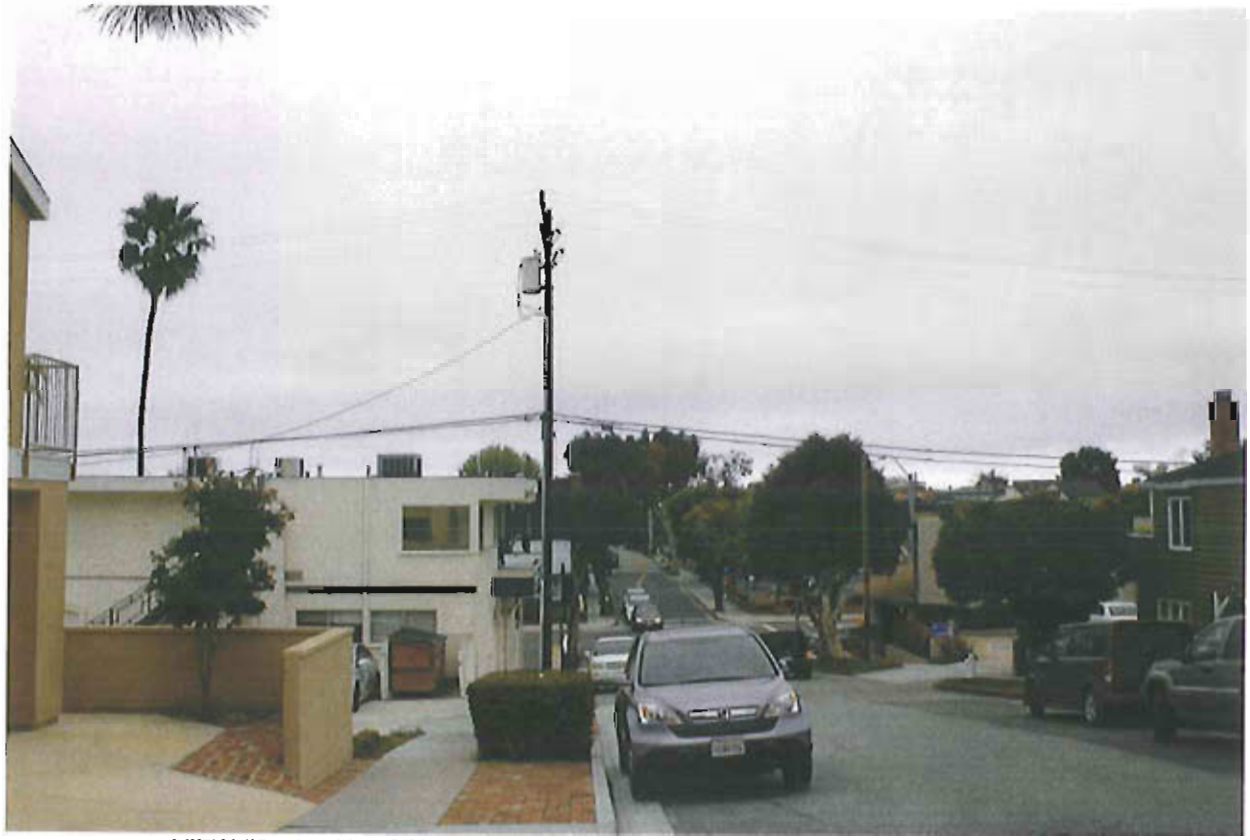


VIEW #2 – Looking NORTHEAST from proposed DAS node location

VIEW #3 – Looking SOUTHEAST from proposed DAS node location

VIEW #4 – Looking SOUTHWEST from proposed DAS node location

NextG Networks



VIEW #5 – Looking SOUTHWEST at proposed DAS node location (from Poppy Ave)

VIEW #6 – Looking SOUTHWEST at proposed DAS node location (from Poppy Ave & 2nd Ave)

VIEW #7 – Looking EAST at proposed DAS node location (from adjacent commercial use)

VIEW #8 – Looking NORTHEAST at proposed DAS node location (from E. Coast Highway & Poppy Ave)

Attachment No. CD 7

Project Plans

NextG Networks of California, Inc.

MPC1032CA-SOC06m1

POLE #1411062E
PUBLIC ROW ADJACENT TO
AND WEST OF 3800 E. COAST HIGHWAY
CITY OF NEW PORT BEACH, CA

VICINITY MAP

DIGALERT

1-800-227-2600
CALL AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT

TICKET #_____

SHEET INDEX:

GENERAL NOTES

1. INDEMNIFICATION CLAUSE: THE CONTRACTOR AGREES AND SHALL: ASSUME SOLE AND COMPLETE RESPONSIBILITY OF THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTIES. THAT THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONDITIONS. THE CONTRACTOR FURTHER AGREES TO DEFEND INDEMNITY AND HOLD REPRESENTATIVES, AND ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT
2. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION AND THROUGHOUT THE COURSE OF CONSTRUCTION WORK, THE CONTRACTOR SHALL FULLY COMPLY WITH "CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH" ACT OF 1973 INCLUDING ALL REVISIONS AND AMENDMENTS THERETO.
3. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF GO 95, 128, AND THE STANDARD "SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AS ADOPTED BY THE CITY, COUNTY, OR STATE AS MODIFIED BY STANDARDS PLANS AND ADDENDUMS.
4. THE EXISTENCE AND LOCATION OF UTILITIES AND OTHER AGENCIES FACILITIES AS SHOWN HEREON ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. OTHER FACILITIES MAY EXIST, THE CONTRACTOR SHALL VERIFY PRIOR TO THE START OF CONSTRUCTION AND SHALL USE EXTREME CARE AND PROTECTIVE MEASURES TO PREVENT DAMAGE TO THESE FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY OR AGENCY FACILITIES WITHIN THE LIMITS OR WORK, WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
5. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 227-2600, AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
6. THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY, OR STATE ENGINEER INSPECTION DEPARTMENT, AT LEAST TWO DAYS BEFORE START OF ANY WORK REQUIRING THEIR INVOLVEMENT.
7. ALL WORK AREA AND STREET TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WORK AREA TRAFFIC CONTROL HAND BOOK AND SPECIFICATIONS FROM THE CITY, COUNTY OR STATE.
8. THE CITY, COUNTY OR STATE SHALL SPECIFY THE EXPIRATION PERIOD OF THE PERMIT FOR THE FINISHED GRADE AT ALL TIMES.
9. THE MINIMUM COVER FOR ALL CONDUITS PLACED UNDERGROUND SHALL BE 24 INCHES TO THE FINISHED GRADE AT ALL TIMES.
10. THE CONTRACTOR SHALL TUNNEL ALL CURB AND GUTTERS AND BORE ALL CONCRETE DRIVEWAYS AND WALKWAYS AT THE DIRECTION OF THE CITY, COUNTY, OR STATE INSPECTOR.
11. ALL AC, AND / OR CONCRETE PAVEMENT SHALL BE REPLACED AT THE DIRECTION OF THE CITY, COUNTY, OR STATE ENGINEERS.
12. ALL SHRUBS, PLANTS OR TREES THAT HAVE BEEN DAMAGED OR DISTURBED DURING THE COURSE OF THE WORK, SHALL BE REPLANTED AND / OR REPLACED SO AS TO RESTORE THE WORK SITE TO ITS ORIGINAL CONDITION.
13. IF DAMAGE OCCURS TO THE CITY OR COUNTY FACILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY TRAFFIC CONTROL LIGHTING, AND STREET LIGHTING.
14. AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK, NOTIFY THE POLICE TRAFFIC BUREAU AND THE FIRE DEPARTMENT.
15. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROCESSING OF ALL APPLICATION PERMIT FORMS ALONG WITH THE REQUIRED LIABILITY INSURANCE FORMS, CLEARLY DEMONSTRATING THAT THE CITY, COUNTY OR STATE IS ALSO INSURED WITH THE REQUIRED LIABILITY INSURANCE IN THE AMOUNT OF $1,000,000 FOR THIS CONSTRUCTION PROJECT.
16. VAULTS, PEDESTALS, CONDUITS AND OTHER TYPES OF SUBSTRUCTURE ARE EITHER SPECIFIED ON THIS PLAN OR WILL BE SPECIFIED BY THE CONSTRUCTION ENGINEER. ANY AND ALL DEVIATIONS FROM THE SPECIFIED TYPES OF MATERIAL MUST BE APPROVED BY THE SYSTEM ENGINEER IN WRITING BEFORE INSTALLATION THEREOF.
17. ALL U.G. CONDUIT MUST BE SCHEDULE 40 OR BETTER.
18. CONDUIT REQUIREMENTS:
    UG-SCHEDULE 40 EXCEPT ALL RADIUS CONDUITS TO BE SCH. 80 RISERS-SCHEDULE 80
    ALL CONDUIT MANDRELED & EQUIPPED WITH 3/8" PULL ROPE & MEASURING TAPE
19. GROUND REQUIREMENTS:
    5/8" ROD-10' LENGTH
    #2 GROUND WIRE
    WOOD MOLDING, STAPLED EVERY 3' AND AT EACH END GROUND 2' FROM POLE
20. POWER REQUIREMENT FOR 3 WIRE SERVICE 120/240V
21. CONTRACTOR SHALL NOTIFY POWER COMPANY THREE DAYS PRIOR TO TRENCH EXCAVATION FOR CONDUIT INSPECTION.

REV	DATE	DESCRIPTION	BY

CCI TELECOMMUNICATIONS CONSULTANTS

COASTAL COMMUNICATIONS
3355 Mission Ave Ste. 234
Oceanside,Ca 92058
(760) 754-9240

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4. UNIFORM MECHANICAL CODE
5. ANSI/EIA-222-F LIFE SAFETY CODE NEPA-101
6. UNIFORM PLUMBING CODE
7. NATIONAL ELECTRIC CODE
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

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PROJECT DESCRIPTION

NEXTG TO MOUNT WTR FUSE BOX, DISCONNECT BOX, AND POWERWAVE AT 8' 0" ABOVE GROUND LEVEL.
PROPOSED BRACELESS ARM WITH PHAZAR OMNI ANTENNA ATTACHED AT END.
PROPOSED FIBER ON EXISTING CEA. PLACE FIBER T.O.P. OF ARM

PROJECT TEAM

PROJECT MANAGER
NAME: NEXTG NETWORKS
ADDRESS: 2126 WRIGHT AVE STE C9
CITY, STATE, ZIP: LA VERNE, CA 91750
CONTACT: GENE MITCHELL
PHONE: (909) 593-8700
EMAIL: GMITCHELL@NEXTGNETWORKS.NET

PROJECT MANAGER
NAME: HP COMMUNICATIONS INC.
ADDRESS: 13341 TEMESCAL CANYON RD
CITY, STATE, ZIP: CORONA, CA 92883
CONTACT: JORGE BECERRA
PHONE: (951) 673-1202
EMAIL: JORGE.BECERRA@HPCOMMINC.COM

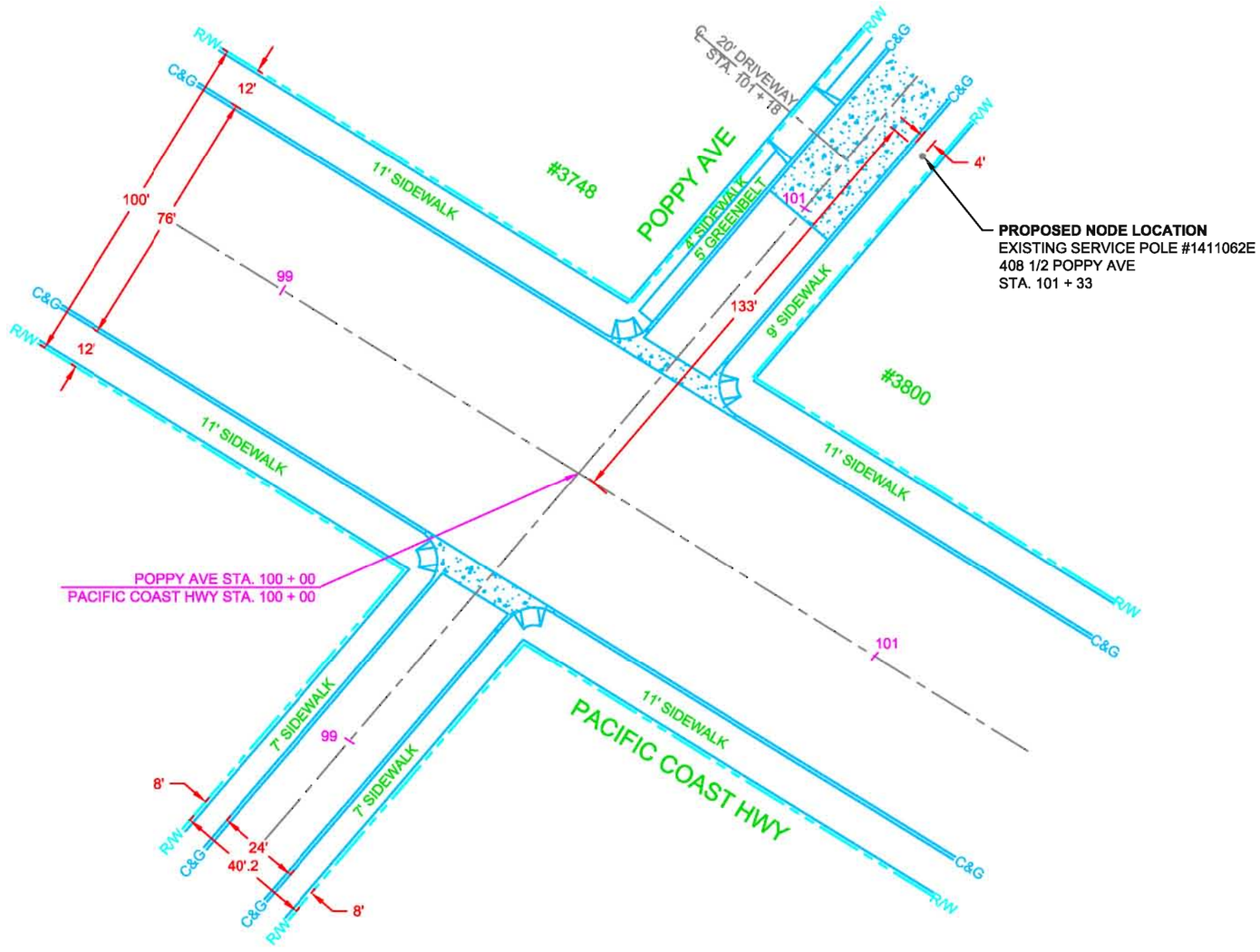
POWER MANAGER
NAME: NEXTG NETWORKS
ADDRESS: 2126 WRIGHT AVE STE C9
CITY, STATE, ZIP: LA VERNE, CA 91750
CONTACT: JOE ARNOLD
PHONE: (909) 593-8700
EMAIL: JARNOLD@NEXTGNETWORKS.NET

NODE ENGINEER
NAME: COASTAL COMMUNICATIONS
ADDRESS: 3355 MISSION AVE STE. 234
CITY, STATE, ZIP: OCEANSIDE, CA 92056
CONTACT: TODD THREW
PHONE: (760) 754-9240 ext. 101
EMAIL: TODD@COASTALCOMMINC.COM

DESIGN TYPE: NODE DESIGN	PHASE: 6
T.B.G. MAP NO.: 919-F3	
TOTAL TRENCH FOOTAGE: NA	
ENGINEERED BY: CCI	DATE: 03/28/12
DRAFTED BY: ARVIN SEGISMAR	REVISED DATE: 07/16/12
ELECTRONIC FILE NAME: MPC1032CA-SOC06m1	

TITLE SHEET

LATITUDE:	33.564026
LONGITUDE:	-117.868586
HEADEND:	SOUTH ORANGE COUNTY
BASE STATION ID:	NA
CASCADE ID:	NA
SITE NO.:	MPC1032CA-SOC06m1
LOCATION:	PUBLIC ROW ADJACENT TO AND WEST OF 3800 E. COAST HIGHWAY CITY OF NEW PORT BEACH, CA
PLAN No.:	SHEET 1 OF 7



EQUIPMENT LEGEND

⊗	= SERVICE POLE
R/W	= RIGHT OF WAY
℄	= CENTERLINE
C&G	= CURB & GUTTER

NORTH

SCALE 1" = 40'

DIGALERT

1-800-227-2600
CALL AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT

TICKET #_____

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Oceanside,Ca 92058
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PROPOSED FIBER ON EXISTING CEA. PLACE FIBER T.O.P. OF ARM

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ADDRESS:	13341 TEMESCAL CANYON RD
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CONTACT:	JORGE BECERRA
PHONE:	(951) 572-1252
EMAIL:	JORGE.BECERRA@HPCOMMINC.COM

POWER MANAGER

NAME:	NEXTG NETWORKS
ADDRESS:	2125 WRIGHT AVE STE C9
CITY, STATE, ZIP:	LA VERNE, CA 91750
CONTACT:	JOE ARNOLD
PHONE:	(909) 593-9700
EMAIL:	JARNOLD@NEXTGNETWORKS.NET

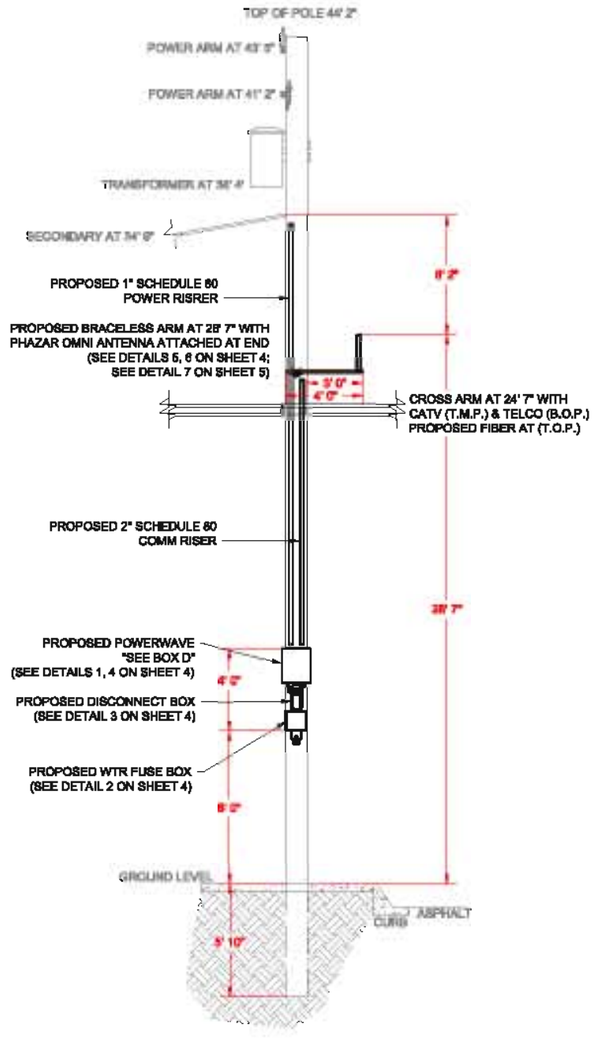
NODE ENGINEER

NAME:	COASTAL COMMUNICATIONS
ADDRESS:	3355 MISSION AVE STE. 234
CITY, STATE, ZIP:	OCEANSIDE, CA 92056
CONTACT:	TODD THREW
PHONE:	(760) 754-9240 ext. 101
EMAIL:	TODD@COASTALCOMMINC.COM

DESIGN TYPE: NODE DESIGN	PHASE: 6
T.B.G. MAP NO.: 919-F3	
TOTAL TRENCH FOOTAGE: NA	
ENGINEERED BY: CCI	DATE: 03/26/12
DRAFTED BY: ARVIN SEGISMAR	REVISED DATE: 07/16/12
ELECTRONIC FILE NAME: MPC1032CA-SOC06m1	

SITE PLAN

LATITUDE:	33.594028
LONGITUDE:	-117.866586
HEADEND:	SOUTH ORANGE COUNTY
BASE STATION ID:	NA
CASCADE ID:	NA
SITE NO.:	MPC1032CA-SOC06m1
LOCATION:	PUBLIC ROW ADJACENT TO AND WEST OF 3800 E. COAST HIGHWAY CITY OF NEW PORT BEACH, CA
PLAN No.:	SHEET 2 OF 7



A POLE #1411062E | 3 O'CLOCK VIEW | SCALE N.T.S.

B DIGITAL PHOTO | 1 O'CLOCK VIEW | SCALE N.T.S.

MAKE READY

UTILITY STEP POLE

NEW CONSTRUCTION

NEXTG TO MOUNT WTR FUSE BOX, DISCONNECT BOX, AND POWERWAVE (WITH RF STICKER) AT 8' 0" ABOVE GROUND LEVEL.

PROPOSED BRACELESS ARM WITH PHAZAR OMNI ANTENNA ATTACHED AT END AT 28' 7"

PROPOSED FIBER ON EXISTING CEA AT 24' 7". PLACE FIBER T.O.P. OF ARM

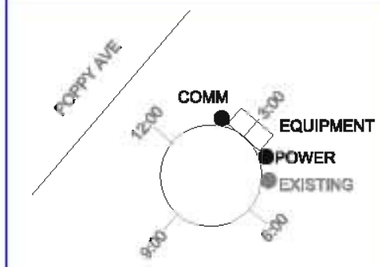
NOTES:

TOP OF POLE: 44' 2"

TOP OF ANTENNA: 28' 7"

ANTENNA TYPE: PHAZAR OMNI

"CONSTRUCTION NOTE: ANTENNA, ION, AND WTR TO BE MOUNTED ON UTILITY POLE. NO METER PEDESTALS INSTALLED."



COMM RISER - 2 O'CLOCK
POWER RISER - 4 O'CLOCK
EQUIPMENT - 3 O'CLOCK

C RISER DETAIL

INFORMATION

The radio frequency (RF) emissions at this site have been evaluated for potential RF exposure to personnel who may need to work near these antennas.

RF EXPOSURE AT THIS SITE DOES NOT EXCEED THE FCC PUBLIC EXPOSURE STANDARD AND THUS HAS BEEN DETERMINED TO BE SAFE FOR THE GENERAL POPULATION.

D RF STICKER | SCALE N.T.S.

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UNDERGROUND SERVICE ALERT

TICKET #_____

SERVICE EQUIPMENT POLE PROFILE

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POLE PROFILE

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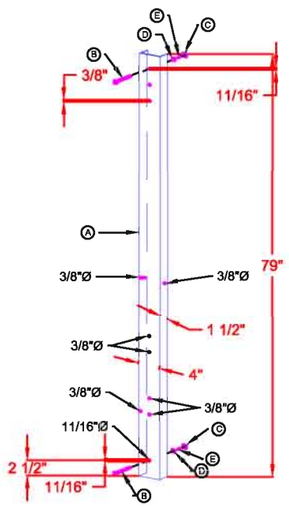
HEADEND:	SOUTH ORANGE COUNTY
BASE STATION ID:	NA
CASCADE ID:	NA
SITE NO.:	MPC1032CA-SOC06m1
LOCATION:	PUBLIC ROW ADJACENT TO AND WEST OF 3800 E. COAST HIGHWAY CITY OF NEW PORT BEACH, CA
PLAN No.:	SHEET 3 OF 7

POLE MOUNTING BACK PLATE

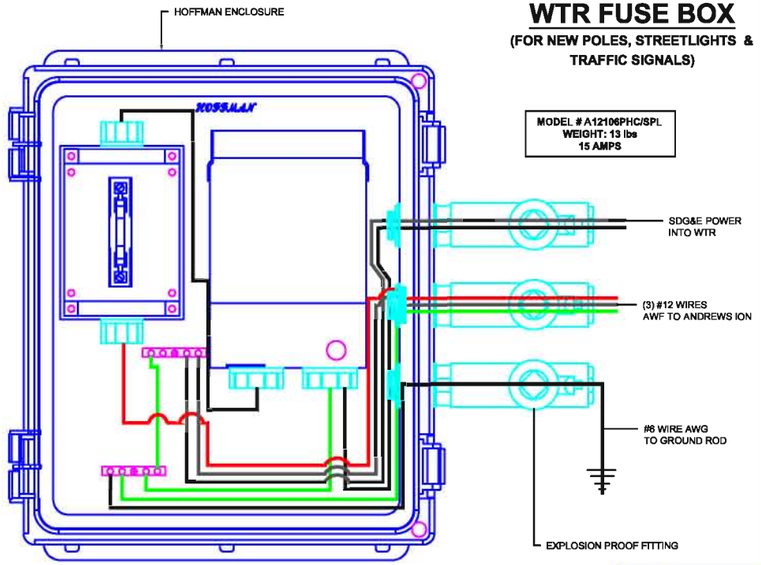


PART LIST		
CALL OUT	QTY	DESCRIPTION
A	1	MOUNTING PLATE 79" L X 4" W X 1.5D" D
B	2	MACHINE BOLT 16" X 5/8"
C	2	SQUARE NUT 5/8"
D	2	FLAT SQUARE WASHER 41/2" X 41/2"
E	2	DOUBLE COIL SPRING WASHER

1 | SCALE N.T.S.

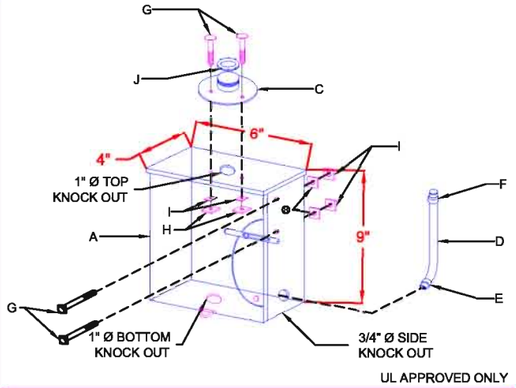
WTR FUSE BOX

(FOR NEW POLES, STREETLIGHTS & TRAFFIC SIGNALS)

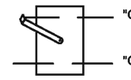


2 | SCALE N.T.S.

DISCONNECT BOX



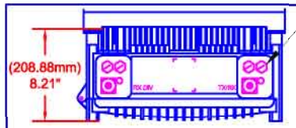
UL APPROVED ONLY



NOTES:
1. MAIN DISCONNECT BREAKER.
2. MANUFACTURER SQUARE D - (OR EQUIVALENT).
3. BREAKER SIZE AND INCIDENTAL WIRING SPECIFIED BY CLIENT.
4. KAIC SPECIFIED BY POWER COMPANY.
5. 1" CLOSE NIPPLE FOR FEED FROM POWER SOURCE.
6. 3/4" LIQUID FLEX TO TRANSCEIVER.
7. CABINET LOCKABLE FOR CLIENT ONLY

PART LIST		
CALL OUT	QTY	DESCRIPTION
A	1	CABINET WATER PART
B	1	BREAKER AMP KAIC 2 POLE 120/140 VAC SINGLE PHASE
C	1	1" CLOS NIPPLE STRAIGHT
D	1	3/4" X 4' LIQUID TIGHT METALLIC FLEX CONDUIT WITH CONNECTOR
E	1	3/4" Ø LIQUID TIGHT FLEX CONNECTOR 45°
F	1	3/4" Ø LIQUID TIGHT FLEX CONNECTOR - STRAIGHT
G	4	5/16" X 1" BOLT - STAINLESS STEEL
H	4	5/16 LOCK WASHER
I	4	5/16" NUT - STAINLESS STEEL
J	1	1" LOCK NUT

3 | SCALE N.T.S.

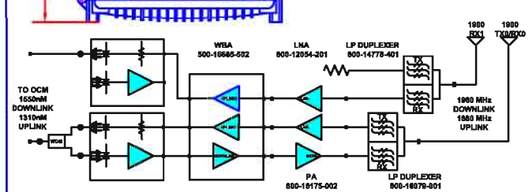


4X OPTIONAL FIBER AND AC CABLE GLANDS

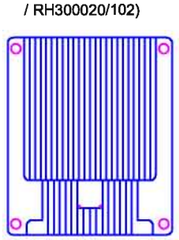
RH300020/211 BOTTOM VIEW OF HOUSING

POWERWAVE

(WIDEBAND COVERAGE SYSTEM : MODEL RH30020/101 / RH300020/211 / RH300020/102)



RH300020/211 UPLINK DIVERSITY BLOCK DIAGRAM



TECHNICAL SPECIFICATIONS

ELECTRICAL DATA	FREQUENCY RANGE UPLINK	1850 - 1915 MHz	
	FREQUENCY RANGE DOWNLINK	1930 - 1995 MHz	
	FIBER LINK BUDGET	10 dBo	
	GAIN ADJUSTMENT RANGE (1 dB STEPS)	25 dB	
	GAIN STEP RESOLUTION	1 dB	
	OUTPUT POWER (COMPOSITE PER BAND)	+43 dBm	
	OUTPUT POWER DL (dBm/CARRIER)	# cARRIERS	TDMA GSM / CDMA CDMA WCDMA
		4	37 37 37 37 37
		8	34 34 34 34 34
		16	32 32 32 n/a
ALARM	FAULT	LED AND BY REMOTE CONTROL	
POWER SUPPLY OPTIONS		115/230 VACOR 24/48 VDC	
POWER CONSUMPTION		210W TYPICAL	
MECHANICAL DATA	SIZE, WxHxD	465 x 631 x 208mm (18 x 20.9 x8.2 in.)	
	WEIGHT	SINGLE BAND IS <25 kg (55 lbs.)	
	RF CONNECTORS	7/16 DIN FEMALE	
ENVIRONMENTAL DATA	TEMPERATURE RANGE	-26°C TO +55°C	
	INGRESSION PROTECTION	IP65 / NEMA 4	
APPROVALS AND TEST	SAFETY	EN 60950, ETL	
	ENVIRONMENT	ETS 300 019 2 2.4E	
	EMC	ETS 300 489-1	
	RADIO	FCC PART 24, FCC PART 22	

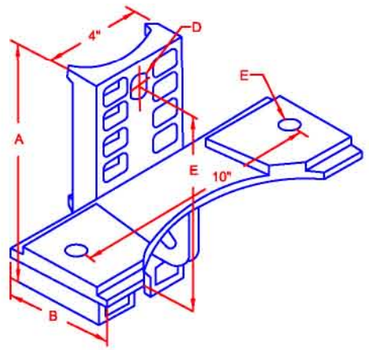
- RH30002/101 IS AC POWERED, WITH ONE DUPLEXED 7/16 DIN CONNECTOR RD PORT
- RH300020/211 IS AC POWERED, WITH 2 DUPLEXED 7/16 DIN CONNECTORS TO SUPPORT MAIN AND RX DIVERSITY RF PORTS.
- RJ300020/102 IS DC POWERED, WITH ONE DUPLEXED 7/16 DIN CONNECTOR RF PORT

4 | SCALE N.T.S.

CROSSARM SHELF GAIN

(Model #PG84XE12)

Crossarm Shelf Gain provides a strong stable connection to the pole and reduces the need for braces. Dead ending of guying located directly under the arm. Steel arms can be bolted to shelf.



PRODUCT SPECIFICATIONS	
Product Group	Gain, Crossarm
Product Type	Shelf
Mounting Bolt	Two 3/4"
Pole Diameter	4" Channel
Shape	Shelf Gain, Not Applicable
Type of Back	Shelf Gain, Not Applicable
Product Finish	Galvanized
Material	Ductile Iron per ASTM A-537
Return Type	Non-Standard
UPC Code	09635905015
Standard Package	5
Unit of Measure	EA
Min Order Qty	5
Pallet Quantity	80
Weight / Ea.	10.045 lbs

COMPRESSED PRODUCT NUMBER
PG84XE12

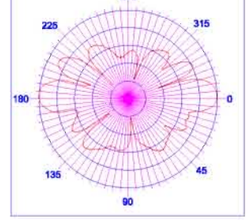
5 | SCALE N.T.S.

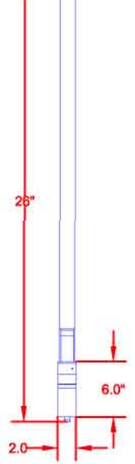
PHAZAR OMNI ANTENNA

E1710 - 2155 MHz OMNI-DIRECTIONAL ANTENNA

- RUGGED, FIBERGLASS RADOME
- FREQUENCY COVERAGE FOR ENTIRE AWS BAND

MODEL AWS360-1710-7-T0-N





ELECTRICAL SPECIFICATIONS

FREQUENCY RANGE	1710-2155MHz
VSWR	1.7:1 VSWR MAX
FORWARD GAIN	7 dBI
POLARIZATION	VERTICAL
MAXIMUM POWER INPUT	200 WATTS
INPUT IMPEDANCE	50 ohms
VERTICAL -3dB BEAMWIDTH	16° +/-° (NOMINAL)
HORIZONTAL -3dB BEAMWIDTH	360°
AZIMUTH RIPPLE	+/- . 5 dB
ELECTRICAL DOWNTILT	2 AND 4° (T2 AND T4 FOR PART NUMBER

MECHANICAL & ENVIRONMENTAL SPECIFICATIONS

CONNECTOR	TYPE 'N' MALE OR 716 DIN
MOUNTING	SIDE MOUNT; CLAMPS PROVIDED
DIMENSION AND WEIGHT	26 INCHES X 2.0 INCH O.D. / < 10 lbs.
COLOR	WHITE STANDARD (COLOR OPTIONS AVAILABLE)
WIND SURVIVAL	120 MPH
LIGHTNING PROTECTION	DIRECT GROUND

6 | SCALE N.T.S.

CCI TELECOMMUNICATIONS CONSULTANTS

COASTAL COMMUNICATIONS
3355 Mission Ave Ste. 234
Oceanside,Ca 92058
(760) 754-9240

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

1. CALIFORNIA ADMINISTRATIVE CODE (INCL TITLES 24 & 25)
2. 2010 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2010 UBC, 2010 UMC, 2010 UPC AND THE 2010 NEC.
3. BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA)
4. UNIFORM MECHANICAL CODE
5. ANSI/DIA-222-F LIFE SAFETY CODE NEPA-101
6. UNIFORM PLUMBING CODE
7. NATIONAL ELECTRIC CODE
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

GENERAL CONTRACTOR NOTES

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

PROJECT DESCRIPTION

NEXTG TO MOUNT WTR FUSE BOX, DISCONNECT BOX, AND POWERWAVE AT 8' 0" ABOVE GROUND LEVEL. PROPOSED BRACELESS ARM WITH PHAZAR OMNI ANTENNA ATTACHED AT END. PROPOSED FIBER ON EXISTING CEA. PLACE FIBER T.O.P. OF ARM

PROJECT TEAM

PROJECT MANAGER
NAME: NEXTG NETWORKS
ADDRESS: 2125 WRIGHT AVE STE C9
CITY, STATE, ZIP: LA VERNE, CA 91750
CONTACT: GENE MITCHELL
PHONE: (909) 593-9700
EMAIL: GMITCHELL@NEXTGNETWORKS.NET

PROJECT MANAGER
NAME: HP COMMUNICATIONS INC.
ADDRESS: 13341 TEMESCAL CANYON RD
CITY, STATE, ZIP: CORONA, CA 92883
CONTACT: JORGE BECERRA
PHONE: (951) 572-1252
EMAIL: JORGE.BECERRA@HPCOMMINC.COM

POWER MANAGER
NAME: NEXTG NETWORKS
ADDRESS: 2125 WRIGHT AVE STE C9
CITY, STATE, ZIP: LA VERNE, CA 91750
CONTACT: JOE ARNOLD
PHONE: (909) 593-9700
EMAIL: JARNOLD@NEXTGNETWORKS.NET

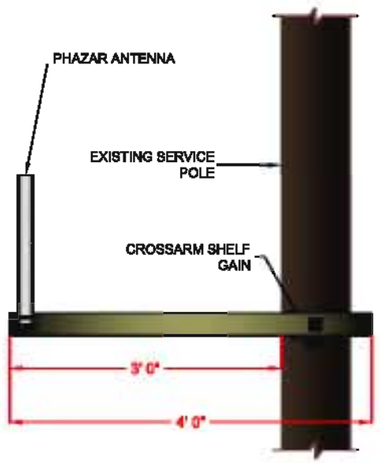
NODE ENGINEER
NAME: COASTAL COMMUNICATIONS
ADDRESS: 3355 MISSION AVE STE. 234
CITY, STATE, ZIP: OCEANSIDE, CA 92056
CONTACT: TODD THREW
PHONE: (760) 754-9240 ext. 101
EMAIL: TODD@COASTALCOMMINC.COM

DESIGN TYPE:	NODE DESIGN	PHASE: 6	
T.B.G. MAP NO.:	919-F3		
TOTAL TRENCH FOOTAGE:	NA		
ENGINEERED BY: CCI		DATE: 03/28/12	
DRAFTED BY: ARVIN SEGISMAR		REVISED DATE: 07/16/12	
ELECTRONIC FILE NAME:	MPC1032CA-SOC08m1		

DETAIL SHEET

LATITUDE:	33.594028
LONGITUDE:	-117.866586
HEADEND:	SOUTH ORANGE COUNTY
BASE STATION ID:	NA
CASCADE ID:	NA
SITE NO.:	MPC1032CA-SOC08m1
LOCATION:	PUBLIC ROW ADJACENT TO AND WEST OF 3800 E. COAST HIGHWAY CITY OF NEW PORT BEACH, CA
PLAN No.:	SHEET 4 OF 7

CROSSARM SHELF GAIN
WITH PHAZAR ANTENNA
(ASSEMBLY DETAIL)



7 | SCALE N.T.S.

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Oceanside,Ca 92058
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GENERAL CONTRACTOR NOTES

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PROJECT DESCRIPTION

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PROPOSED BRACELESS ARM WITH PHAZAR OMNI ANTENNA ATTACHED AT END.
PROPOSED FIBER ON EXISTING CEA. PLACE FIBER T.O.P. OF ARM

PROJECT TEAM

PROJECT MANAGER

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CITY, STATE, ZIP:	LA VERNE, CA 91750
CONTACT:	GENE MITCHELL
PHONE:	(909) 593-9700
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PROJECT MANAGER

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POWER MANAGER

NAME:	NEXTG NETWORKS
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CITY, STATE, ZIP:	LA VERNE, CA 91750
CONTACT:	JOE ARNOLD
PHONE:	(909) 593-9700
EMAIL:	JARNOLD@NEXTGNETWORKS.NET

NODE ENGINEER

NAME:	COASTAL COMMUNICATIONS
ADDRESS:	3355 MISSION AVE STE. 234
CITY, STATE, ZIP:	OCEANSIDE, CA 92058
CONTACT:	TODD THREW
PHONE:	(760) 754-9240 ext. 101
EMAIL:	TODD@COASTALCOMMINC.COM

DESIGN TYPE: NODE DESIGN	PHASE: 6
T.B.G. MAP NO.: 919-F3	
TOTAL TRENCH FOOTAGE: NA	
ENGINEERED BY: CCI	DATE: 03/28/12
DRAFTED BY: ARVIN SEGISMAR	REVISED DATE: 07/19/12
ELECTRONIC FILE NAME: MPC1032CA-SOC06m1	

DETAIL SHEET

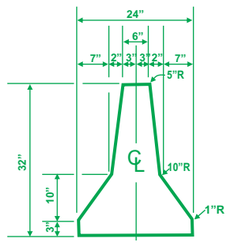
LATITUDE:	33.594026
LONGITUDE:	-117.869586
HEADEND:	SOUTH ORANGE COUNTY
BASE STATION ID:	NA
CASCADE ID:	NA
SITE NO.:	MPC1032CA-SOC06m1
LOCATION:	PUBLIC ROW ADJACENT TO AND WEST OF 3800 E. COAST HIGHWAY CITY OF NEW PORT BEACH, CA
PLAN No.:	SHEET 5 OF 7

SIGNS

C9A(CA)
C30(CA)
C30A(CA)
C30(BIKE)
C12(CA)
C21
C24(CA)
C27(CA)
G20-2
M4-10
SC 3
R3-1
R3-2
R3-4
R3-18
R4-7a
R9-3A
R5-1
R5-1A
R9-9
R9-11
R9-11a
R9-10
R11-2
R11-4
W1-3(LT)
W1-4(LT)
W1-4(RT)
W3-4
W4-2(RT)
W11-1
W13-1
W16-1
W20-1
W20-2
W20-4
W20-5(BIKE)
W20-5(LT)
W20-5(RT)
W21-5

DIGALERT
1-800-227-2600
CALL AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
TICKET # _____

DETAIL



K-RAIL
(CONCRETE BARRIER TYPE 50)

SIGNAGE NOTES

1. AT LEAST ONE PERSON SHALL BE ASSIGNED TO FULL TIME MAINTENANCE OF TRAFFIC CONTROL DEVICES ON ALL NIGHT LANE CLOSURES.
2. ALL WARNING SIGNS FOR NIGHT LANE CLOSURES SHALL BE ILLUMINATED OR REFLECTORIZED AS SPECIFIED IN THE SPECIFICATIONS.
3. ALL ADVANCE WARNING SIGN INSTALLATIONS SHALL BE EQUIPPED WITH FLAGS FOR DAYTIME CLOSURES OF ALL MAJOR AND PRIME ARTERIALS. FLASHING BEACONS SHALL BE USED DURING NIGHT LANE CLOSURES.
4. A G20-2 "END ROAD WORK" SIGN SHALL BE PLACED AT THE END OF THE LANE CLOSURE UNLESS THE END OF THE WORK AREA IS OBVIOUS, OR ENDS WITHIN A LARGER PROJECT LIMITS.
5. ALL CONES USED FOR NIGHT LANE CLOSURES SHALL BE ILLUMINATED TRAFFIC CONES OR FITTED WITH 13" REFLECTIVE SLEEVES.
6. FLASHING ARROW SIGNS SHALL BE USED PER FHWA MUTCD 2007 EDITION AS AMENDED BY THE MUTCD 2007 CALIFORNIA SUPPLEMENT. SILENT TYPE SHALL BE USED IN RESIDENTIAL AREAS.
7. THE MAXIMUM SPACING BETWEEN CONES IN A TAPER OR A TANGENT SHALL BE APPROXIMATELY AS SHOWN IN TABLE 1.
8. ADDITIONAL ADVANCE FLAGGERS SHALL BE REQUIRED WHEN TRAFFIC QUEUES DEVELOP. FLAGGER STATIONS FOR WORK AT NIGHT SHALL BE ILLUMINATED AS NOTED IN SECTION 6G.20 OF THE MUTCD.
9. PLACE C30 (CA) "LANE CLOSED" SIGN AT 500'-1000' INTERVALS THROUGHOUT EXTENDED WORK AREAS.
10. ALL REQUIRED SIGNS THAT ARE TO BE LEFT IN PLACE OVER A WEEKEND OR HOLIDAY SHALL BE POSTED MOUNTED.
11. CONSTRUCTION AREA TRAFFIC CONTROL DEVICES SHALL MEET THE PROVISIONS OF SECTION 12 OF THE MOST RECENT EDITION OF THE CALTRANS STANDARD SPECIFICATIONS.

TRAFFIC CONTROL NOTES

1. WORK TO BE RESTRICTED TO _____TO_____ UNLESS APPROVED OTHERWISE.
2. PEDESTRIAN CONTROLS WILL BE PROVIDED AS SHOWN.
3. PEDESTRIANS SHALL BE PROTECTED FROM ENTERING THE EXCAVATION BY PHYSICAL BARRIERS DESIGNED, INSTALLED, AND MAINTAINED TO THE SATISFACTION OF THE CITY ENGINEER.
4. TEMPORARY "NO PARKING/TOW AWAY" SIGNS STATING THE DATE AND TIME OF PROHIBITION WILL BE POSTED 72 HOURS PRIOR TO COMMENCING WORK. CALL POLICE DISPATCH TO VALIDATE POSTING.
5. ACCESS WILL BE MAINTAINED TO ALL DRIVEWAYS UNLESS OTHER ARRANGEMENTS ARE MADE.
6. TRENCHES MUST BE BACKFILLED OR PLATED DURING NON-WORKING HOURS UNLESS K-RAIL BARRIERS ARE PROVIDED. K-RAIL IS APPROVED ONLY WHEN SPECIFICALLY SHOWN ON THE APPROVED TRAFFIC CONTROL PLAN. PLATES SHALL HAVE CLEATS AND COLD MIX AT THE EDGES AS APPROVED BY THE CITY INSPECTOR.
7. STRIPING WILL BE REPLACED BY THE CONTRACTOR WITHIN 24 HOURS, IF REMOVED OR DAMAGED.
8. WORK THAT DISTURBS NORMAL TRAFFIC SIGNAL TIMING OPERATIONS SHALL BE COORDINATED WITH CITY OF NEWPORT BEACH.
9. TRAFFIC SIGNALS SHALL REMAIN FULLY ACTUATED AT ALL TIMES, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE. IF TRAFFIC SIGNAL LOOP DETECTORS ARE RENDERED INOPERATIVE BY THE PROPOSED WORK, VIDEO DETECTION SHALL BE USED TO PROVIDE ACTUATION.
10. FLAGGERS SHALL BE EQUIPPED WITH A WHITE HARD HAT, AN ORANGE VEST, AND A "STOP/SLOW" PADDLE ON A 5 FOOT STAFF.
11. ALL TRAFFIC CONTROL DEVICES MUST BE MAINTAINED 24 HOURS A DAY, 7 DAYS PER WEEK, BY THE COORDINATOR.
12. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH MANUAL) 2009 ELEVENTH EDITION OF THE AMERICAN PUBLIC WORKS ASSOCIATION SOUTHERN CALIFORNIA CHAPTER.
13. TRAFFIC CONTROL PLAN SUBMITTALS ARE REQUIRED FOR EACH PHASE OF THE WORK IN THE DETAIL, FORMAT, AND QUALITY ILLUSTRATED ON THIS SHEET.
14. ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM VIEW OR COVERED WHEN NOT IN USE.
15. THE CITY ENGINEER OR HIS REPRESENTATIVE HAS THE AUTHORITY TO INITIATE FIELD CHANGES TO INSURE PUBLIC SAFETY.
16. ALL WORK AFFECTING BUS STOPS SHALL BE COORDINATED WITH LOCAL TRANSIT DISTRICT. CONTRACTOR SHALL CALL TRANSIT AT LEAST 72 HOURS IN ADVANCE OF STARTING WORK.
17. CHANGEABLE MESSAGE SIGNS SHALL BE USED IN ADVANCE OF TRAFFIC CONTROL ON MAJOR AND PRIME ARTERIALS, UNLESS OTHERWISE APPROVED. THESE SIGNS SHALL BE SHOWN ON THE TRAFFIC CONTROL PLAN.

MINIMUM RECOMMENDED CHANNELIZER AND SIGN SPACING [1]

SPEED "S" MPH [2]	DIMENSION A SIGN SPACING		DIMENSION B MINIMUM MERGING TAPER L		DIMENSION C MINIMUM SHIFTING TAPER 1/2 L		DIMENSION D MINIMUM SHOULDER TAPER 1/3 L		DIMENSION E BUFFER SPACE [4]		MAXIMUM CHANNELIZER SPACING TAPER [3]		MAXIMUM CHANNELIZER SPACING TANGENT [3]	
	ft	(m)	ft	(m)	ft	(m)	ft	(m)	ft	(m)	ft	(m)	ft	(m)
25	125	(40)	125	(40)	63	(20)	42	(13)	158	(48)	25	(8)	50	(15)
30	180	(60)	180	(60)	90	(30)	60	(20)	205	(62)	30	(9)	60	(18)
35	245	(75)	245	(75)	123	(35)	82	(25)	257	(80)	35	(11)	70	(22)
40	320	(100)	320	(100)	160	(50)	107	(35)	315	(100)	40	(13)	80	(25)
45	540	(165)	540	(165)	270	(80)	180	(55)	378	(115)	48	(15)	98	(30)
50	600	(180)	600	(180)	300	(90)	200	(60)	446	(130)	48	(15)	98	(30)
55	660	(200)	660	(200)	330	(100)	220	(65)	520	(165)	48	(15)	98	(30)
60	720	(220)	720	(220)	360	(110)	240	(75)	596	(180)	48	(15)	98	(30)
65	780	(240)	780	(240)	390	(120)	260	(80)	682	(210)	48	(15)	98	(30)
Local Agency Freeways	1000	(300)	1000	(300)	500	(150)	330	(100)	1000	(300)	48	(15)	98	(30)
Pedestrians	N/A	N/A	20	(6)	15	(3)	6	(2)	N/A	N/A	3	(1)	6	(2)
Bicyclists	Use Roadway Sign Spacing		75	(25)	38	(12)	25	(8)	N/A	N/A	12	(4)	25	(8)

1. Refer to specific State requirements for work on State Freeways and State Highways.
2. Posted Speed or obsered operating speed (whichever is greater).
3. Channelizer spacing shall be reduced in half at areas where work is taking place, on curves, or areas on head-on conflict.
4. Buffer space may be inserted in low speed urban areas, should be inserted in high speed urban and rural areas, and shall be inserted in Local Agency Freeways. Buffer space, when inserted, should be increased on down grades and should be kept clear of equipment and materials, except for a Shadow Vehicle.

LEGEND

- DIRECTION OF TRAVEL
- PORTABLE SIGN
- TRAFFIC CONE/DELINEATOR
- TYPE II BARRICADE
- FLAGGER
- FLAG TREE
- PORTABLE FLASHING BEACON (SEE SIGNAGE NOTE #3)
- K-RAIL (TYPE 50 CONCRETE BARRIER)
- CMS — CHANGEABLE MESSAGE SIGN
- FLASHING ARROW SIGN
- WORK AREA

NextG Networks of California, Inc

TRAFFIC CONTROL PLANS FOR:
MPC1032CA-SOC06m1
PUBLIC ROW ADJACENT TO
AND WEST OF 3800 E. COAST HWY
CITY OF NEWPORT BEACH, CA

CITY OF NEWPORT BEACH, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT

DRAWN BY:
COASTAL COMMUNICATIONS, INC.
3355 MISSION AVE, SUITE 234
OCEANSIDE, CA 92058
CCI
TELE: (760) 754-9240
FAX: (760) 754-9299

FOR CITY ENGINEER _____ DATE _____

DRAFTED BY: RUDY RINCON
T.B. PAGE: 919-F3
DATE: 7 / 20 / 2012

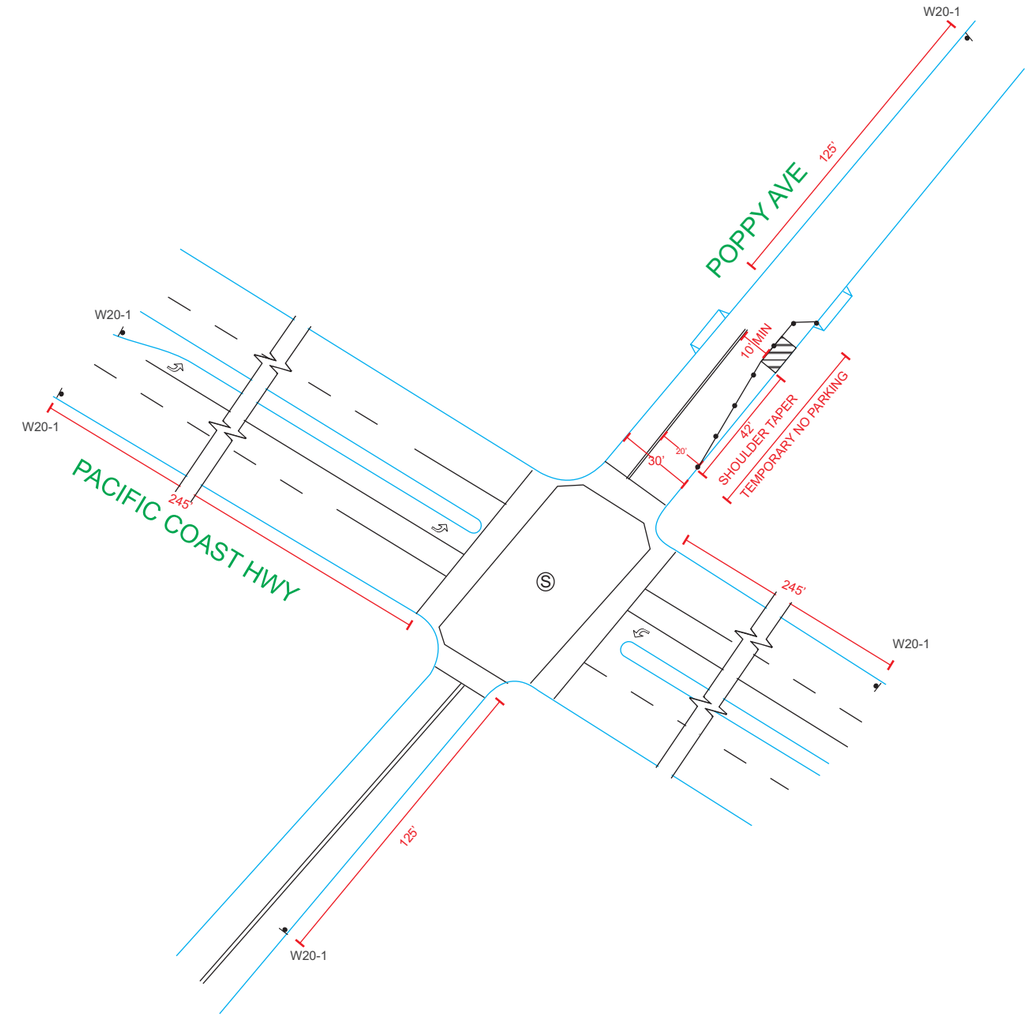
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	CCI			
AS-BUILTS				

GENE MITCHELL
CONSTRUCTION SUPERVISOR

MPC1032CA-SOC06m1
408 POPPY AVE
FILE NAME

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

NOTE: W20-1 & G20-2 SHALL BE PLACED ON AFFECTED CROSS STREETS ACCORDING TO THE SPEED LIMIT OF THE CROSS STREET



NORTH

N.T.S.

NextG Networks of California, Inc

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MPC1032CA-SOC06m1
PUBLIC ROW ADJACENT TO
AND WEST OF 3800 E. COAST HWY
CITY OF NEWPORT BEACH, CA

CITY OF NEWPORT BEACH, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT

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OCEANSIDE, CA 92058

CCI TELECOMMUNICATIONS CONSULTANTS

TELE: (760) 754-9240
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FOR CITY ENGINEER _____ DATE _____

DRAFTED BY: RUDY RINCON
T.B. PAGE: 919-F3
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DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	CCI			
AS-BUILTS				

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408 POPPY AVE
FILE NAME

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

7 OF 7