



**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 September 19, 2014

---

**COMMUNITY DEVELOPMENT DIRECTOR  
OR PLANNING DIVISION STAFF ACTIONS**  
(Non-Hearing Items)

Item 1: **AT&T Mobility Wireless Telecommunications Facility – Staff Approval No. SA2014-017 (PA2014-129)**  
4041 MacArthur Boulevard

Action: Approved

Council District 3

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*)



## COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915  
(949) 644-3200 Fax: (949) 644-3229

[www.newportbeachca.gov](http://www.newportbeachca.gov)

### **WIRELESS TELECOMMUNICATIONS FACILITIES ZONING CLEARANCE**

**APPLICATION:** Staff Approval No. SA2014-017 (PA2014-129)

**APPLICANT:** Tim Miller, Trillium Telecom Services

**CARRIER:** AT&T Mobility

**LOCATION:** 4041 (CS) MacArthur Boulevard

**LEGAL DESCRIPTION** Irvine Subdivision, Parcel Map Book 63, Page 27, Parcel 2

#### **DIRECTOR'S ACTION**

On **September 19, 2014**, the Community Development Director approved Staff Approval No. SA2014-017 for a new Class 1 (Stealth/Screened) Wireless Telecommunications Facility. Pursuant to Section 20.49.060 (Permit Review Procedures), the Community Development Director may authorize construction of a Class 1 (Stealth/Screened) facility with a Zoning Clearance. This approval is based on the findings and standard requirements attached to this report (Attachment No. CD 1).

In approving this application, the Community Development Director analyzed issues regarding compliance with Chapter 20.49 (Wireless Telecommunications Facilities) of the Newport Beach Municipal Code and determined in this case that the proposed wireless telecommunications facility ("telecom facility") meets the provisions of Chapter 20.49.

#### **PROJECT REQUEST AND DESCRIPTION**

Tim Miller of Trillium Telecom Services has submitted an application on behalf of AT&T Mobility requesting to establish a new carrier at an existing telecom facility. The applicant proposes to collocate with an existing single-carrier telecom facility by installing 16 six-foot-tall panel antennas, one two-foot microwave antenna, 32 remote radio units (RRUs), two global positioning system (GPS) antennas, four surge suppressors, and supporting equipment cabinets on the rooftop of an existing office building. All proposed antennas and equipment will be screened behind new fiberglass reinforced plastic (FRP) enclosures that will be painted and textured to match the existing rooftop mechanical equipment screening.

The design of the telecom facility is consistent with that of a Class 1 (Stealth/Screened) facility which is defined in the Zoning Code as a facility with antennas mounted on an existing nonresidential building where antennas and support equipment, including the base station, are fully screened so that they are not visible to the general public. As proposed, the antenna and equipment screening will not exceed the height of the existing mechanical equipment screening and will not exceed the maximum height limitation for the Zoning District of six stories. All components of the proposed telecom facility will blend and integrate into the existing building design and will be completely screened such that it will not be visible to the general public.

Photographic visual simulations depicting the existing and proposed conditions of the site have been prepared by the applicant and are included as Attachment No. CD 3.

### **ZONING DISTRICT/GENERAL PLAN**

- **Zone:** Newport Place Planned Community (PC-11)
- **General Plan:** Mixed-Use Horizontal (MU-H2)

### **BACKGROUND**

In 1991, 1993, and 1997, various building permits were issued to establish and subsequently alter a telecom facility. The current carrier, Verizon Wireless, also recently upgraded several of the existing panel antennas on the site. The proposed project is preferred since it is a collocation with an existing telecom facility and is providing stealth screening.

### **ENVIRONMENTAL REVIEW**

This project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15303 Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment. Class 3 allows construction of new, small facilities or structures and installation of small new equipment and facilities in small structures. Examples of this exemption include up to four commercial buildings totaling 10,000 square feet and accessory structures. In this case, the applicant proposes to collocate with an existing telecom facility and install 16 six-foot-tall panel antennas, one two-foot microwave antenna, 32 remote radio units (RRUs), two global positioning system (GPS) antennas, four surge suppressors, and supporting equipment cabinets on the rooftop of an existing office building behind screening.

### **APPEAL PERIOD**

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

On behalf of Kimberly Brandt, Community Development Director

By:

  
\_\_\_\_\_  
Benjamin M. Zdeba  
Assistant Planner

GR/bmz

Attachments:    CD 1 Findings and Standard Requirements  
                      CD 2 Vicinity Map  
                      CD 3 Photographic Simulations  
                      CD 4 Site Plan & Elevations

# **Attachment No. CD 1**

Findings and Standard Requirements

**FINDINGS AND  
STANDARD REQUIREMENTS  
STAFF APPROVAL NO. SA2014-017  
(PA2014-129)**

**TELECOM FACILITIES FINDINGS PER SECTION 20.49.060**

1. The proposed telecom facility is visually compatible with the surrounding neighborhood.
  - The office building is located within Professional & Business Office Site 4 of the Newport Place Planned Community (PC-11) Zoning District. Adjacent sites within the surrounding neighborhood are developed with multi-story office buildings with rooftops and upper levels that house mechanical equipment with screen walls or penthouses.
  - The proposed rooftop panel antennas and all related equipment will be concealed behind screening on the roof of a five-story building. The screening will match the existing architectural style, color and materials of the building façade and existing mechanical equipment screening.
  - The proposed facility will complement the existing building and will not appear out of scale with surrounding developments.
2. The proposed telecom facility complies with height, location and design standards, as provided in Chapter 20.49.
  - As proposed, the telecom facility is a Class 1 (Stealth/Screened) installation as defined in the Zoning Code. The telecom facility is fully screened behind a new screen wall that will be painted and textured to match the existing architectural style, color, and materials of the building façade.
  - The collocated telecom facility as proposed is in harmony and to scale with the surrounding area and would not impede on public views, have a negative visual impact, or result in abrupt scale change on nearby property owners, residents, and businesses.
  - All proposed antennas and support equipment will comply with the height limitation of six stories within this subarea of the PC-11 Zoning District.
3. An alternative site(s) located further from a residential district, public park or public facility cannot feasibly fulfill the coverage needs fulfilled by the installation at the proposed site.

- The proposed telecom facility will be collocating with an existing telecom facility that is within a nonresidential zoning district. There are no residential zoning districts, public parks or public facilities within close proximity to the existing telecom facility site; therefore, the site is an appropriate location.
  - Alternative sites located further away may limit the coverage objectives and therefore not fulfill the coverage needs fulfilled by the installation at the proposed site.
4. An alternative plan that would result in a higher preference facility class category for the proposed facility is not available or reasonably feasible and desirable under the circumstances.
- Section 20.49.040 (Telecom Facility Preferences and Prohibited Locations) of the Municipal Code, lists four preferred telecom locations from the most preferred to the least. Collocation of a facility is the first preference for facilities and Class 1 is the second preference. This proposal is to collocate a new Class 1 facility with an existing telecom facility.

### **STANDARD REQUIREMENTS**

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, elevations, and photographic simulations, 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 applicant is required to obtain all applicable permits from the City Building Division and Fire Department. Prior to the issuance of any building, mechanical, and/or electrical permits, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. A copy of these conditions of approval shall be incorporated into the drawings approved for the issuance of permits.
4. The telecom facility shall comply with all regulations and requirements of the California Building Code, California Fire Code, California Mechanical Code, and California Electrical Code. All required permits shall be obtained prior to commencement of the construction.
5. The telecom facility approved by the permit shall comply with any easements, covenants, conditions, or restrictions on the underlying real property upon which the facility is located.

6. Anything not specifically approved by this permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
7. In case of damage done to public improvements surrounding the site by the private construction, additional reconstruction within the public right-of-way may be required at the discretion of the Public Works Department.
8. The storage of all project related equipment during construction shall be on-site and outside the public right-of-way.
9. An approved encroachment permit is required for all work activities within the public right-of-way.
10. All work in the public right-of-way shall conform to the requirements of the Municipal Code, including but not limited to, Chapter 13, as the same may be amended from time to time.
11. Battery electrolyte capacity and the number of proposed batteries for each cabinet must be disclosed. Storage of batteries must comply with California Fire Code Section 608, Stationary Storage Battery Systems.
12. Manufactures specifications for any generators will be required with plan review. Generator shall be installed as per manufactures specifications, NFPA 110, and the National Electrical Code.
13. Access and path to the roof area shall be provided.
14. A fire extinguisher with a minimum size of 2A20 BC shall be required within 50 feet of the equipment enclosure area.
15. The design of the screening and supporting elements shall be designed to conform to ASCE 7-10 for wind and seismic consideration for windscreen and anchorage of the equipment.
16. The applicant shall not prevent the City of Newport Beach from having adequate spectrum capacity on the City's 800 MHz radio frequencies at any time.
17. The facility shall transmit at the approved frequency ranges established by the FCC. The applicant shall inform the City in writing of any proposed changes to the frequency range in order to prevent interference with the City's Public Safety radio equipment.
18. Should interference with the City's Public Safety radio equipment occur, use of the telecom facility authorized by this permit may be suspended until the radio frequency interference is corrected and verification of the compliance is reported.



19. The applicant recognizes that the frequencies used by the cellular facility located at 4041 (CS) MacArthur 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. The applicant shall provide a “single point of contact” for AT&T 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 Community Development Department and Newport Beach Police Department’s Support Services Commander prior to activation of the facility.
21. Appropriate information warning signs or plates shall be posted at the access locations and each transmitting antenna. In addition, contact information (e.g., a telephone number) shall be provided on the warning signs or plates. 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 building permits.
23. The telecom facility shall not be lighted except as deemed necessary by the Newport Beach Police Department for security lighting or proper maintenance of light on a United States flag in accordance with the U.S Flag Code (4 U.S.C. § 1, *et seq.*). The night lighting shall be at the lowest intensity necessary for that purpose and such lighting shall be shielded so that direct rays do not shine on nearby properties. Prior to the final of building permits, the applicant shall schedule an evening inspection by the Code Enforcement Division to confirm compliance with this condition.
24. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
25. At all times, the operator for AT&T shall ensure that its telecom facilities comply with the most current regulatory, operations standards, and radio frequency emissions standards adopted by the FCC. The operator shall be responsible for obtaining and maintaining the most current information from the FCC regarding allowable radio frequency emissions and all other applicable regulations and

standards. Said information shall be made available by the operator upon request at the discretion of the Community Development Director.

26. Prior to final of building permits, the applicant shall schedule an inspection by the Planning Division to ensure materials and colors match existing architecture as illustrated in the approved photographic simulations and in conformance with Municipal Code Section 20.49.050, to the satisfaction of the Planning Division.
27. 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.
28. The applicant shall ensure 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.
29. 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.
30. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 20.49 of the Newport Beach Municipal Code, including the conditions of approval, based on changed circumstances. The operator shall notify the Planning Division of any proposal to change the height or size of the facility; increase the size, shape, or number of antennas; change the facility's color or materials or location on the site; or increase the signal output above the maximum permissible exposure (MPE) limits imposed by the radio frequency emissions guidelines of the FCC. Any changed circumstance shall require the operator to apply for a modification of the original telecom permit and obtain the modified telecom permit prior to implementing any change.
31. This Telecom Permit may be modified or revoked by the City Council should they determine that the facility or operator has violated any law regulating the telecom facility or has failed to comply with the requirements of Chapter 20.49 of the NBMC, or this Telecom Permit.
32. This approval shall expire unless exercised within 24 months from the date of approval.
33. 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 AT&T Redstone Plaza Telecommunication Facility including, but not limited to Staff Approval No. SA2014-017 (PA2014-129). 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.

# **Attachment No. CD 2**

Vicinity Map

# VICINITY MAP

4041 (CS) MacArthur Boulevard

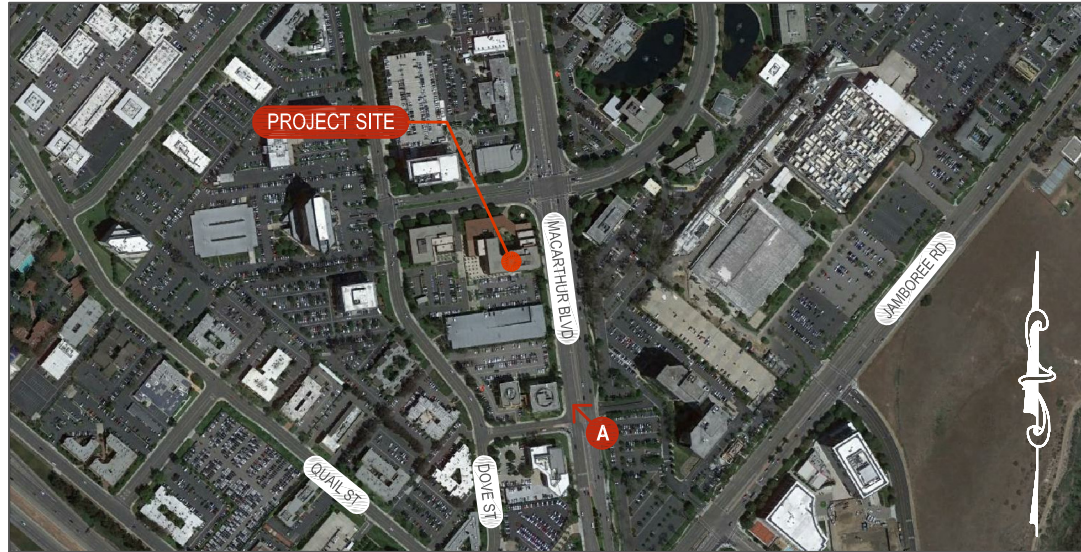


Staff Approval No. SA2014-017  
(PA2014-129)

# **Attachment No. CD 3**

Photo Simulations

**AERIAL MAP**



COPYRIGHT: GOOGLE MAPS, 2014

**EXISTING**



**PROPOSED**



**DRAFTLINK**  
SIMS@DRAFTLINK.NET

PHOTOS PROVIDED BY: DRAFTLINK



**TRILLIUM TELECOM SERVICES**

5912 BOLSA AVENUE, SUITE 202  
HUNTINGTON BEACH, CA 92649



at&t

**REDSTONE PLAZA  
OC0405 (CLU3324)**

4041 MACARTHUR BOULEVARD  
NEWPORT BEACH, CA 92660

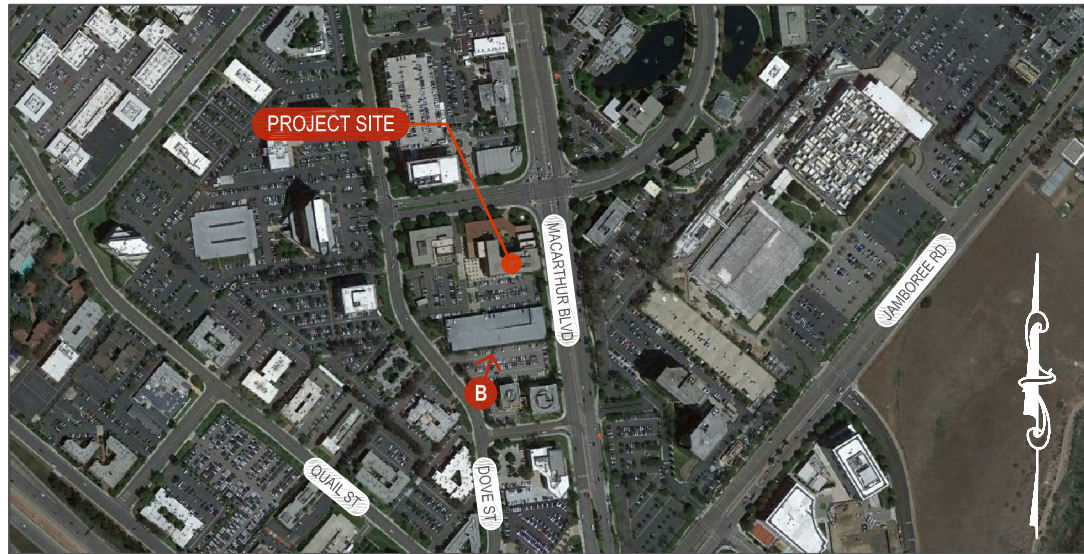
**VIEW**

**A**

**SHEET**

**1 / 3**

**AERIAL MAP**



COPYRIGHT: GOOGLE MAPS, 2014

**PROPOSED**



PHOTOS PROVIDED BY: DRAFTLINK

**EXISTING**



**TRILLIUM TELECOM SERVICES**

5912 BOLSA AVENUE, SUITE 202  
HUNTINGTON BEACH, CA 92649



at&t

**REDSTONE PLAZA  
OC0405 (CLU3324)**

4041 MACARTHUR BOULEVARD  
NEWPORT BEACH, CA 92660

**VIEW**

**B**

**SHEET**

**2 / 3**



**AERIAL MAP**



COPYRIGHT: GOOGLE MAPS, 2014

**EXISTING**



**PROPOSED**



**DRAFTLINK**  
SIMS@DRAFTLINK.NET

PHOTOS PROVIDED BY: DRAFTLINK



**TRILLIUM TELECOM SERVICES**

5912 BOLSA AVENUE, SUITE 202  
HUNTINGTON BEACH, CA 92649



at&t

**REDSTONE PLAZA  
OC0405 (CLU3324)**

4041 MACARTHUR BOULEVARD  
NEWPORT BEACH, CA 92660

**VIEW**

**C**

**SHEET**

**3 / 3**

# **Attachment No. CD 4**

Site Plan & Elevations

Copyright © Bechtel Corporation 2013. Contains confidential information proprietary to Bechtel that is not to be used, disclosed, or reproduced in any format by any non-Bechtel party without Bechtel's prior written permission. Notwithstanding the above, AT&T Mobility has the right to use the information contained in this document pursuant to Contract 25736 between Bechtel Corporation and AT&T Mobility. All rights reserved.



# NEW SITE BUILD

## SITE NUMBER: OC0405 (CLU3324)

### REDSTONE PLAZA

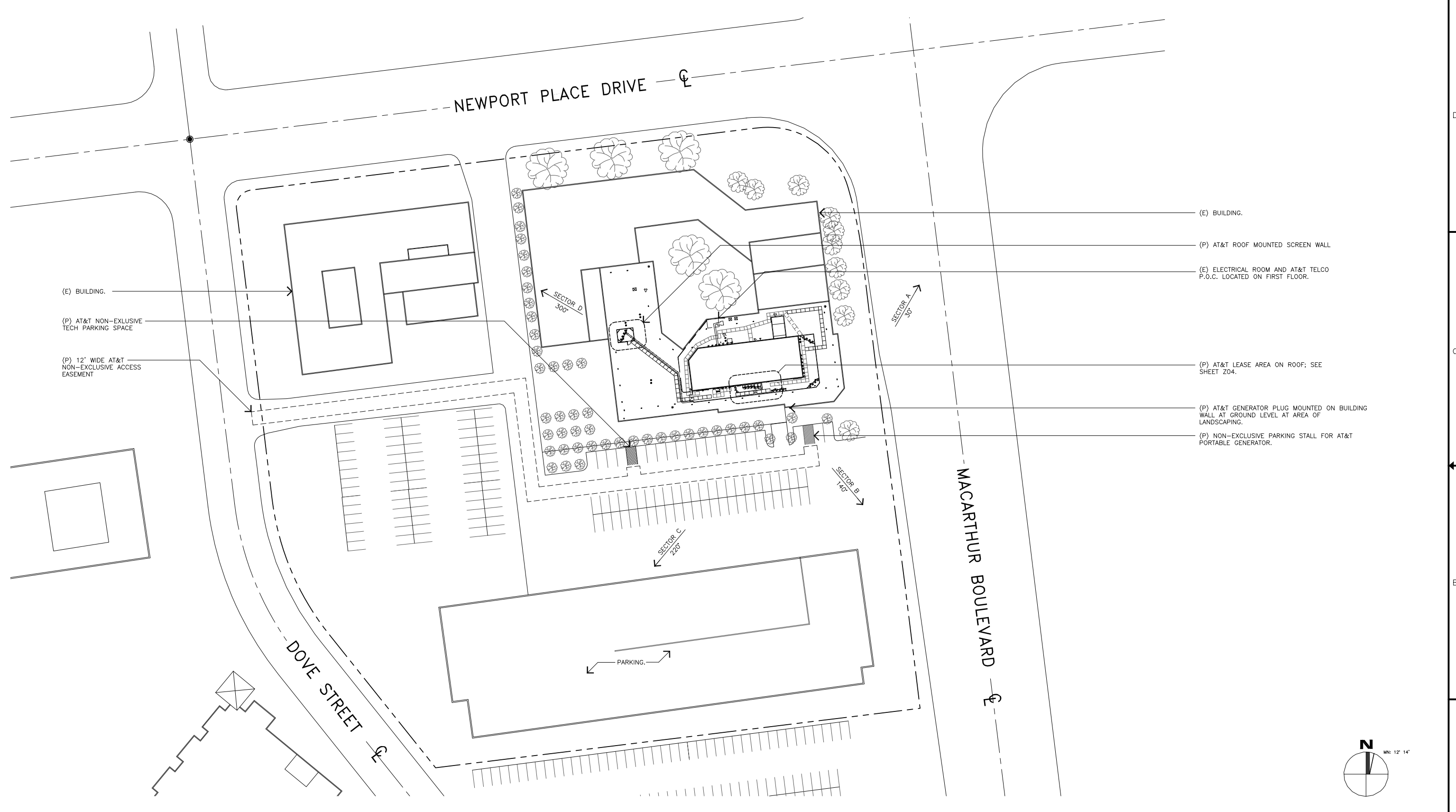
A/E DOCUMENT REVIEW STATUS	
Status Code	
1	X Accepted - With minor or no comments, construction may proceed
2	Not Accepted - Please resolve comments and resubmit
Acceptance does not constitute approval of design details, calculations, analysis, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations.	
Reviewed	ENG CONST
Status By: <b>Don-Doncow</b> Date: <b>7/1/14</b>	

DRAWING INDEX	REV	DIRECTIONS	PROJECT INFORMATION
AR-OC0405B-T01	0	<b>DRIVING DIRECTIONS FROM AT&amp;T WIRELESS, CERRITOS</b>	<p><b>SCOPE OF WORK:</b> AT&amp;T WIRELESS PROPOSES TO CONSTRUCT AN UNMANNED TELECOMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:</p> <ul style="list-style-type: none"> <li>• INSTALL (P) AT&amp;T OUTDOOR EQUIPMENT CABINETS ON (P) PLATFORM ON (E) ROOF.</li> <li>• INSTALL (P) STEEL PLATFORM, BEHIND SCREENING</li> <li>• INSTALL (16) (P) AT&amp;T ANTENNAS. BEHIND (P) SCREENING</li> <li>• INSTALL (32) (P) RRU'S BEHIND (P) ANTENNAS.</li> <li>• INSTALL (4) (P) DC SURGE SUPPRESSORS BEHIND (P) ANTENNAS.</li> <li>• INSTALL (1) (P) 2'-0" MICROWAVE ANTENNA.</li> <li>• INSTALL (P) ELECTRICAL AND TELEPHONE UTILITIES TO (P) EQUIPMENT PLATFORM.</li> <li>• INSTALL (2) (P) AT&amp;T GPS ANTENNA.</li> <li>• INSTALL (P) FRP SCREENS ON ROOFTOP.</li> <li>• MODIFY (P) FRP SCREENS TO MATCH HEIGHT OF (E) EQUIPMENT SCREENING</li> </ul> <p><b>SITE ADDRESS:</b> 4041 MACARTHUR BLVD. NEWPORT BEACH, CALIFORNIA 92660</p> <p><b>PROPERTY OWNER:</b> BRE/OC Property Holdings 4041 MacArthur Blvd NEWPORT BEACH, CALIFORNIA 92660</p> <p><b>CONTACT:</b> BRIAN NIXON PHONE: (310) 293-5121</p> <p><b>REPRESENTATIVE:</b> TRILLIUM TELECOM TIM MILLER 5912 BOLSA AVENUE HUNTINGTON BEACH, CALIFORNIA 92649</p> <p><b>AGENT:</b> BECHTEL TELECOMMUNICATIONS 6131 ORANGETHORPE AVENUE, 5TH FLOOR BUENA PARK, CALIFORNIA 90620</p> <p><b>APPLICANT:</b> AT&amp;T WIRELESS 12900 PARK PLAZA DRIVE CERRITOS, CALIFORNIA 90703</p> <p><b>LATITUDE:</b> 33° 39' 42.12" N <b>LONGITUDE:</b> 117° 51' 50.76" W <b>LAT/LONG TYPE:</b> NAVD 88 <b>ELEVATION:</b> 50.16' AMSL <b>JURISDICTION:</b> CITY OF NEWPORT BEACH <b>A.P.N.:</b> 427-222-01 <b>CURRENT ZONING:</b> CO-G <b>PROPOSED USE:</b> TELECOMMUNICATION FACILITY</p>
AR-OC0405B-Z01	0	START FROM AT&T OFFICE AT 12900 PARK PLAZA DRIVE, CERRITOS, CALIFORNIA. HEAD EAST ON PARK PLAZA DR, TURN LEFT TO MERGE ONTO CA-91 E, MERGE ONTO CA-91 E, TAKE THE EXIT ONTO I-5 S TOWARD SANTA ANA, TAKE THE EXIT ONTO CA-55 S TOWARD NEWPORT BEACH, TAKE THE EXIT TOWARD STATE ROUTE 73 S/SAN DIEGO VIA, MERGE ONTO CA-73 S, TAKE THE EXIT TOWARD IRVINE AVE/CAMPUS DR, TAKE BIRCH ST AND DOVE ST TO NEWPORT PL DR IN NEWPORT BEACH, MERGE ONTO SE BRISTOL ST, TURN LEFT ONTO BIRCH ST, TURN RIGHT ONTO DOVE ST, TAKE THE 3RD LEFT ONTO NEWPORT PL DR, DESTINATION WILL BE ON THE LEFT	
AR-OC0405B-Z02	0	<b>VICINITY MAP</b>	
AR-OC0405B-Z03	0		
AR-OC0405B-Z04	0		
AR-OC0405B-Z04	0		
AR-OC0405B-Z05	0		
AR-OC0405B-Z06	0		
AR-OC0405B-Z07	0		
AR-OC0405B-Z08	0		
AR-OC0405B-Z08	0		
AR-OC0405B-C-1	0		

 12900 PARK PLAZA DRIVE CERRITOS, CALIFORNIA 90703	 <b>Jeffrey Rome   ASSOCIATES</b> architecture   telecommunications 131 Innovation Drive; Suite 100 Irvine, California 92617 tel 949.760.3929   fax 949.760.3931	<b>REDSTONE PLAZA</b> SITE NO. OC0405 (CLU3324)  4041 MACARTHUR BLVD. NEWPORT BEACH, CALIFORNIA 92660	0 06/30/14 100% ZONING DRAWINGS NO. DATE REVISIONS BY CHK APP'D SCALE: AS SHOWN DESIGNED: DRAWN:		 <b>TITLE SHEET</b> PROJECT NUMBER: <b>25736-615</b> DRAWING NUMBER: <b>AR-OC0405B-T01</b> REV: <b>0</b>
--	---	---	--	--	--

JRA JOB NUMBER: 141042

Copyright © Bechtel Corporation 2013. Contains confidential information proprietary to Bechtel that is not to be used, disclosed, or reproduced in any format by any non-Bechtel party without Bechtel's prior written permission. Notwithstanding the above, "AT&T Mobility" has the right to use the information contained in this document pursuant to Contract 25736 between Bechtel Corporation and "AT&T Mobility". All rights reserved.



SITE PLAN

SCALE: 1"=40'

0 20' 40'

1

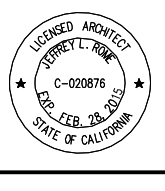
12900 PARK PLAZA DRIVE  
CERRITOS, CALIFORNIA 90703

**Jeffrey Rome | ASSOCIATES**  
architecture | telecommunications  
131 Innovation Drive; Suite 100  
Irvine, California 92617  
tel 949.760.3929 | fax 949.760.3931

**REDSTONE PLAZA**  
SITE NO. OC0405 (CLU3324)

4041 MACARTHUR BLVD.  
NEWPORT BEACH, CALIFORNIA 92660

0	06/30/14	100% ZONING DRAWINGS	NRO	MD	JR
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED:	DRAWN:		

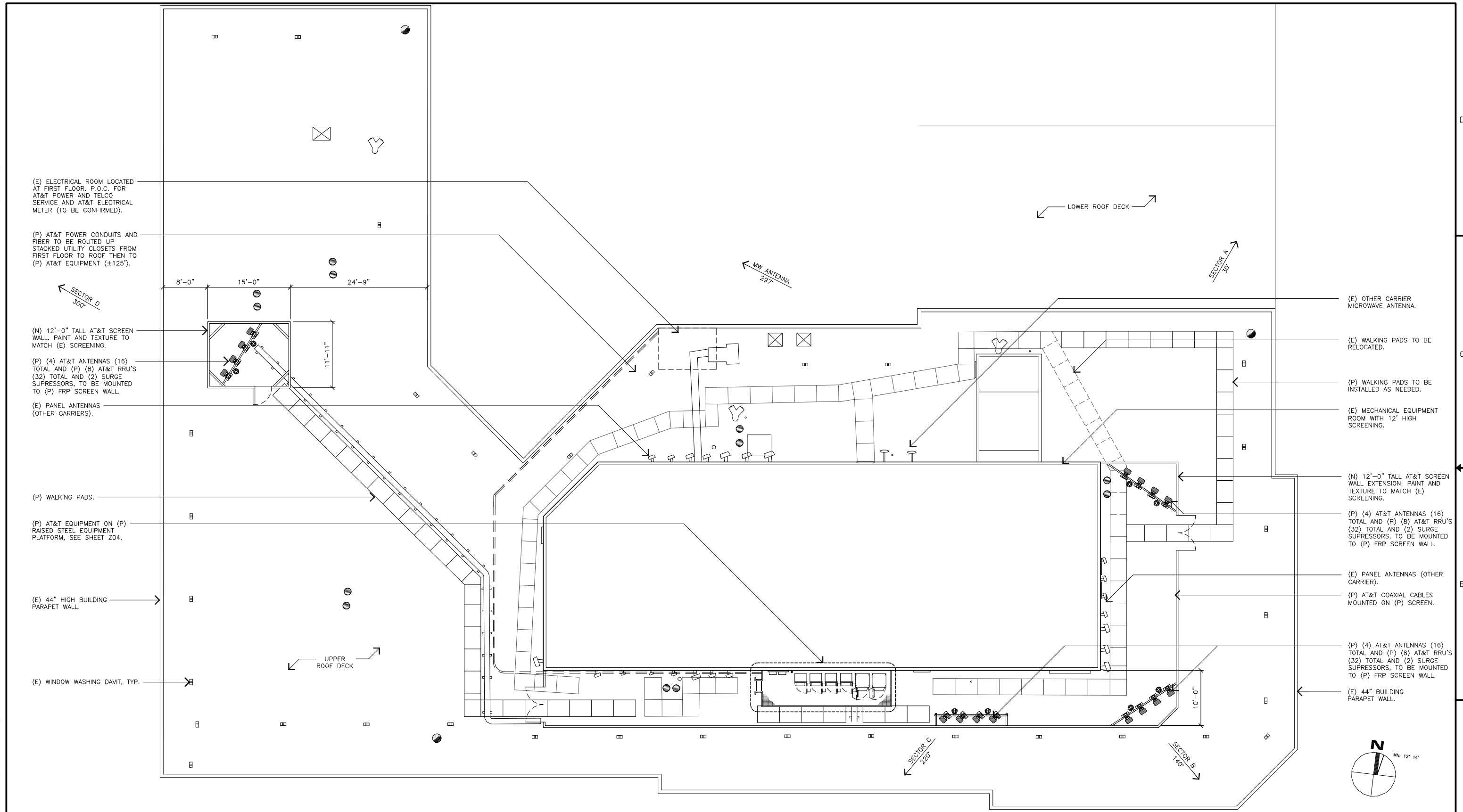


**SITE PLAN**

PROJECT NUMBER	DRAWING NUMBER	REV
25736-615	AR-OC0405B-Z01	0

JRA JOB NUMBER: 141042

Copyright © Bechtel Corporation 2013. Contains confidential information proprietary to Bechtel that is not to be used, disclosed, or reproduced in any format by any non-Bechtel party without Bechtel's prior written permission. Notwithstanding the above, AT&T Mobility has the right to use the information contained in this document pursuant to Contract 25736 between Bechtel Corporation and AT&T Mobility. All rights reserved.



## ENLARGE SITE PLAN

SCALE: 1/8"=1'-0"  
 0 4' 8' **1**

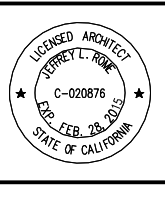
12900 PARK PLAZA DRIVE  
 CERRITOS, CALIFORNIA 90703

**Jeffrey Rome | ASSOCIATES**  
 architecture | telecommunications  
 131 Innovation Drive; Suite 100  
 Irvine, California 92617  
 tel 949.760.3929 | fax 949.760.3931

**REDSTONE PLAZA**  
 SITE NO. OC0405 (CLU3324)

4041 MACARTHUR BLVD.  
 NEWPORT BEACH, CALIFORNIA 92660

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	06/30/14	100% ZONING DRAWINGS	NRO	MD	JR
SCALE: AS SHOWN		DESIGNED:	DRAWN:		



**ENLARGE ROOF PLAN**

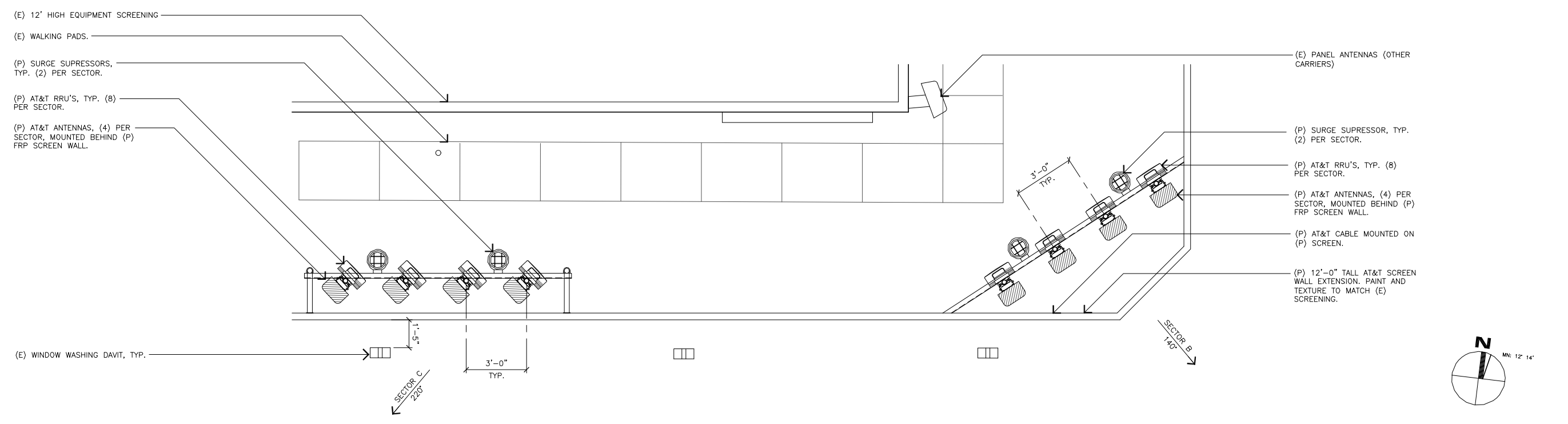
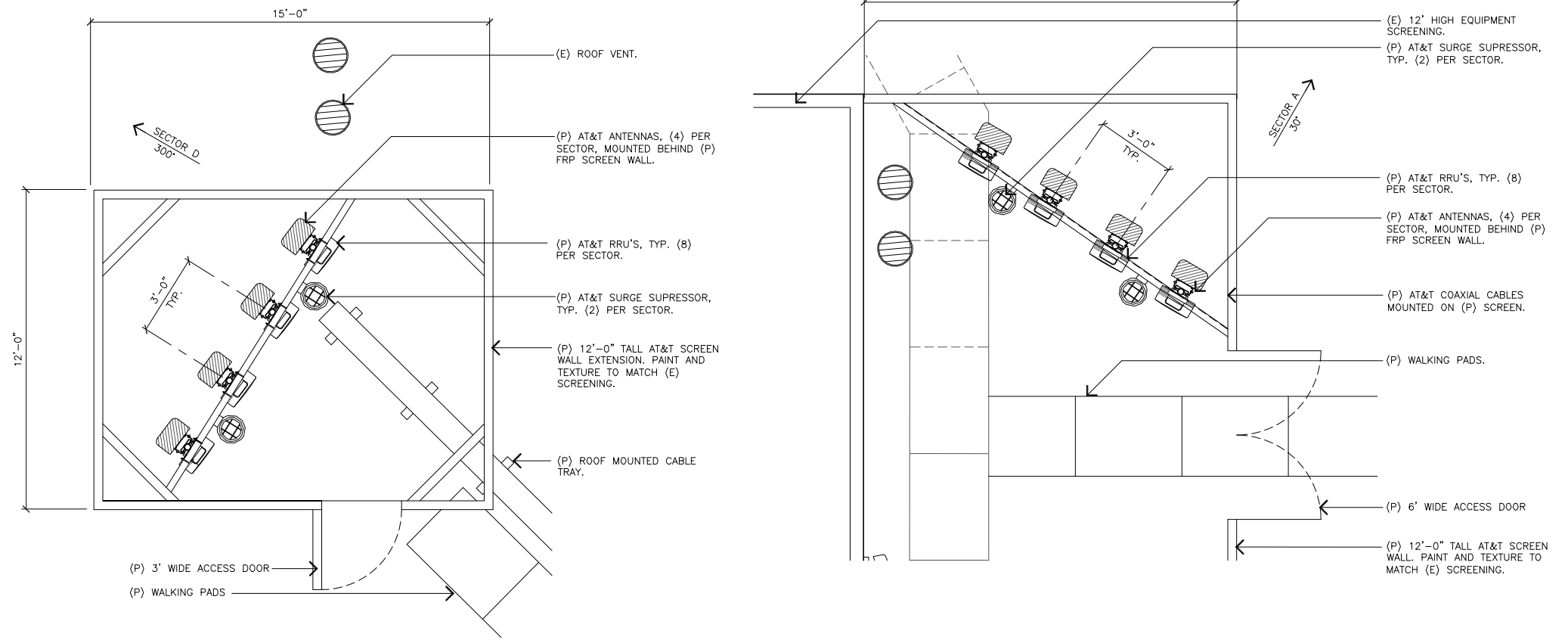
PROJECT NUMBER	DRAWING NUMBER	REV
25736-615	AR-OC0405B-Z02	0

JRA JOB NUMBER: 141042

Copyright © Bechtel Corporation 2013. Contains confidential information proprietary to Bechtel that is not to be used, disclosed, or reproduced in any format by any non-Bechtel party without Bechtel's prior written permission. Notwithstanding the above, AT&T Mobility has the right to use the information contained in this document pursuant to Contract 25736 between Bechtel Corporation and AT&T Mobility. All rights reserved.

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS								
SECTOR	PROPOSED TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT. +/-)		
		TYPE	SIZE			JUMPER	DC CABLE (AWG #8)	
SECTOR "A"	A1	LTE	HEX	6'	30	76.04'	10'	+/-100'
	A2	LTE	HEX	6'	30	76.04'	10'	+/-100'
	A3	UMTS	HEX	6'	30	76.04'	10'	+/-100'
	A4	LTE	HEX	6'	30	76.04'	10'	+/-100'
SECTOR "B"	B1	LTE	HEX	6'	140	76.04'	10'	+/-115'
	B2	LTE	HEX	6'	140	76.04'	10'	+/-115'
	B3	UMTS	HEX	6'	140	76.04'	10'	+/-115'
	B4	LTE	HEX	6'	140	76.04'	10'	+/-115'
SECTOR "C"	C1	LTE	HEX	6'	220	76.04'	10'	+/-125'
	C2	LTE	HEX	6'	220	76.04'	10'	+/-125'
	C3	UMTS	HEX	6'	220	76.04'	10'	+/-125'
	C4	LTE	HEX	6'	220	76.04'	10'	+/-125'
SECTOR "D"	D1	LTE	HEX	6'	300	76.04'	10'	+/-125'
	D2	LTE	HEX	6'	300	76.04'	10'	+/-125'
	D3	UMTS	HEX	6'	300	76.04'	10'	+/-125'
	D4	LTE	HEX	6'	300	76.04'	10'	+/-125'

REMOTE RADIO UNITS (RRU'S)						
SECTOR	RRU UP or DOWN	RRU LOCATION (DISTANCE FROM ANTENNA)	RRU MIN. CLEARANCES			
			ABOVE	BELOW	SIDES	
SECTOR "A"	A1	(2) UP	<12'-0"	18"	8"	8"
	A2	(2) UP	<12'-0"	18"	8"	8"
	A3	(2) UP	<12'-0"	18"	8"	8"
	A4	(2) UP	<12'-0"	18"	8"	8"
SECTOR "B"	B1	(2) UP	<12'-0"	18"	8"	8"
	B2	(2) UP	<12'-0"	18"	8"	8"
	B3	(2) UP	<12'-0"	18"	8"	8"
	B4	(2) UP	<12'-0"	18"	8"	8"
SECTOR "C"	C1	(2) UP	<12'-0"	18"	8"	8"
	C2	(2) UP	<12'-0"	18"	8"	8"
	C3	(2) UP	<12'-0"	18"	8"	8"
	C4	(2) UP	<12'-0"	18"	8"	8"
SECTOR "D"	D1	(2) UP	<12'-0"	18"	8"	8"
	D2	(2) UP	<12'-0"	18"	8"	8"
	D3	(2) UP	<12'-0"	18"	8"	8"
	D4	(2) UP	<12'-0"	18"	8"	8"



**(P) ANTENNA LAYOUT PLAN**

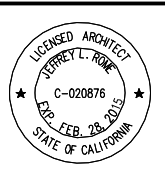
SCALE: 3/8"=1'-0" **1**

12900 PARK PLAZA DRIVE  
CERRITOS, CALIFORNIA 90703

**Jeffrey Rome | ASSOCIATES**  
architecture | telecommunications  
131 Innovation Drive; Suite 100  
Irvine, California 92617  
tel 949.760.3929 | fax 949.760.3931

**REDSTONE PLAZA**  
SITE NO. OC0405 (CLU3324)  
4041 MACARTHUR BLVD.  
NEWPORT BEACH, CALIFORNIA 92660

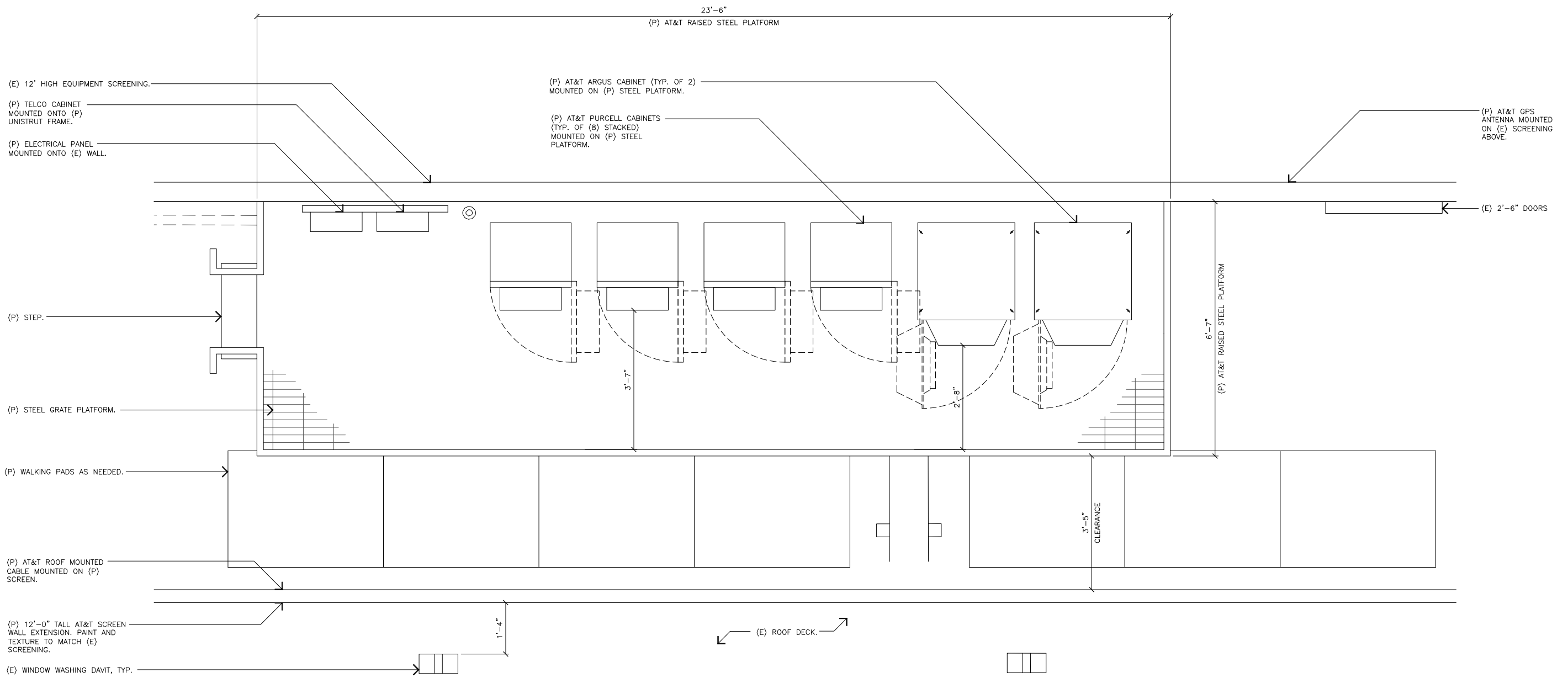
NO.	DATE	REVISIONS	BY	CHK	APP'D
0	06/30/14	100% ZONING DRAWINGS	NRO	MD	JR
SCALE: AS SHOWN		DESIGNED:	DRAWN:		



**ANTENNA LAYOUT PLANS**

PROJECT NUMBER	DRAWING NUMBER	REV
25736-615	AR-OC0405B-Z03	0

Copyright © Bechtel Corporation 2013. Contains confidential information proprietary to Bechtel that is not to be used, disclosed, or reproduced in any format by any non-Bechtel party without Bechtel's prior written permission. Notwithstanding the above, "AT&T Mobility" has the right to use the information contained in this document pursuant to Contract 25736 between Bechtel Corporation and "AT&T Mobility". All rights reserved.

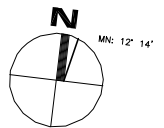


## (P) EQUIPMENT PLATFORM LOCATED ON ROOF

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

0 .5' 1' 2'

1



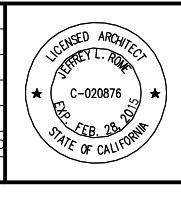
12900 PARK PLAZA DRIVE  
CERRITOS, CALIFORNIA 90703

**Jeffrey Rome** | ASSOCIATES  
architecture | telecommunications  
131 Innovation Drive; Suite 100  
Irvine, California 92617  
tel 949.760.3929 | fax 949.760.3931

**REDSTONE PLAZA**  
SITE NO. OC0405 (CLU3324)

4041 MACARTHUR BLVD.  
NEWPORT BEACH, CALIFORNIA 92660

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	06/30/14	100% ZONING DRAWINGS	NRO	MD	JR
SCALE: AS SHOWN		DESIGNED:	DRAWN:		

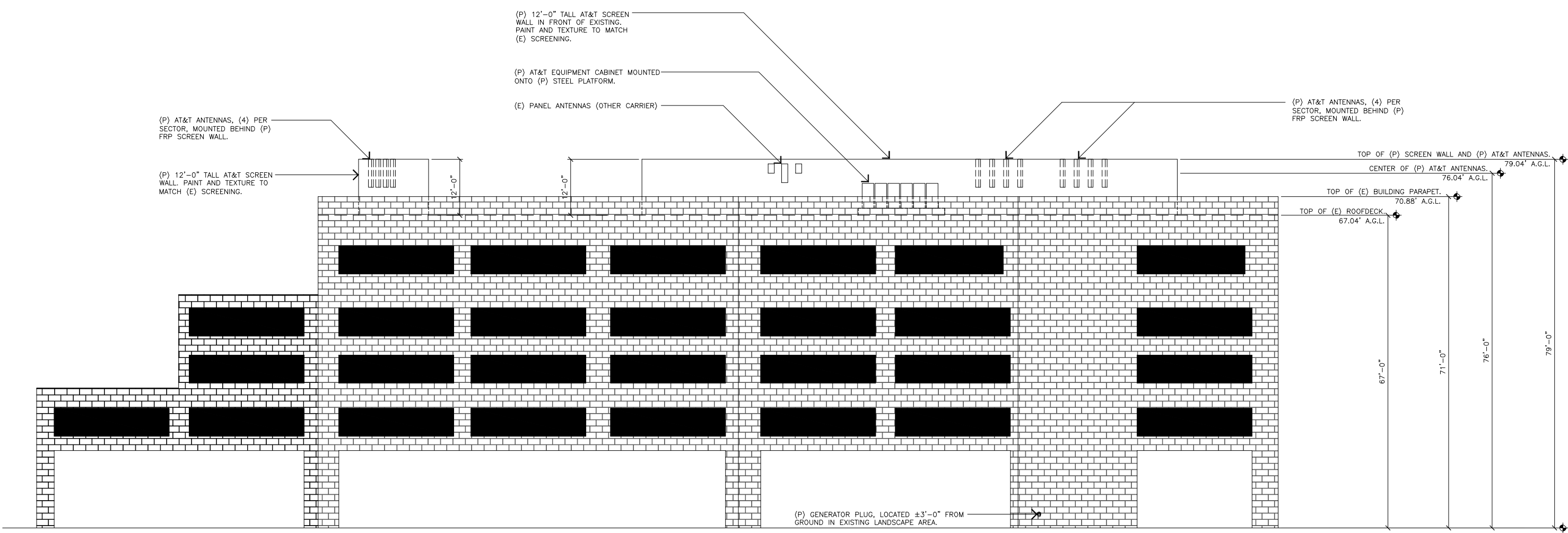


**EQUIPMENT LAYOUT PLAN**

PROJECT NUMBER	DRAWING NUMBER	REV
25736-615	AR-OC0405B-Z04	0

JRA JOB NUMBER: 141042

Copyright © Bechtel Corporation 2013. Contains confidential information proprietary to Bechtel that is not to be used, disclosed, or reproduced in any format by any non-Bechtel party without Bechtel's prior written permission. Notwithstanding the above, AT&T Mobility has the right to use the information contained in this document pursuant to Contract 25736 between Bechtel Corporation and AT&T Mobility. All rights reserved.



## SOUTH ELEVATION

SCALE: 3/32"=1'-0"

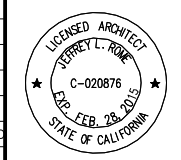
1

12900 PARK PLAZA DRIVE  
CERRITOS, CALIFORNIA 90703

**Jeffrey Rome** | ASSOCIATES  
architecture | telecommunications  
131 Innovation Drive; Suite 100  
Irvine, California 92617  
tel 949.760.3929 | fax 949.760.3931

**REDSTONE PLAZA**  
SITE NO. OC0405 (CLU3324)  
  
4041 MACARTHUR BLVD.  
NEWPORT BEACH, CALIFORNIA 92660

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	06/30/14	100% ZONING DRAWINGS	NRO	MD	JR
SCALE: AS SHOWN		DESIGNED:	DRAWN:		



**NORTH ELEVATION**

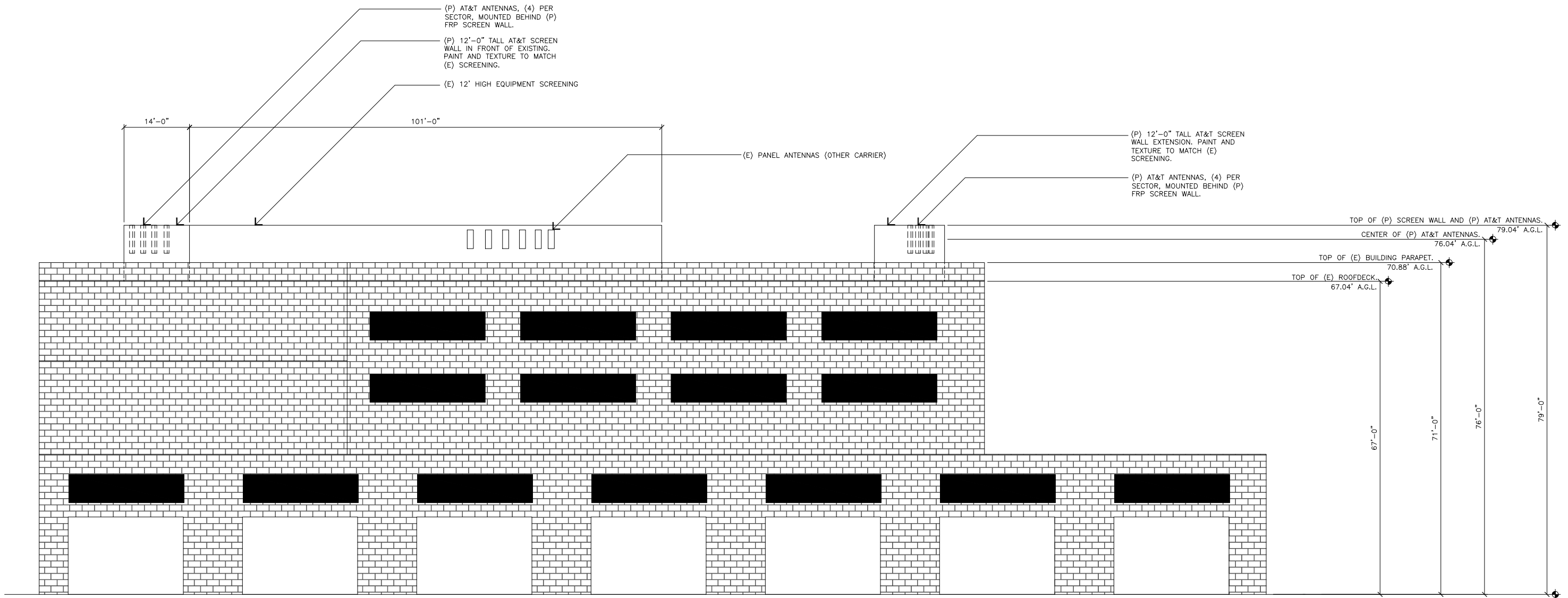
PROJECT NUMBER	DRAWING NUMBER	REV
25736-615	AR-OC0405B-Z05	0

6 | 5 | 4 | 3 | 2 | 1

JRA JOB NUMBER: 141042



Copyright © Bechtel Corporation 2013. Contains confidential information proprietary to Bechtel that is not to be used, disclosed, or reproduced in any format by any non-Bechtel party without Bechtel's prior written permission. Notwithstanding the above, "AT&T Mobility" has the right to use the information contained in this document pursuant to Contract 25736 between Bechtel Corporation and "AT&T Mobility". All rights reserved.



## NORTH ELEVATION

SCALE: 3/32"=1'-0" 0' 3' 6' 12'

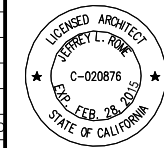
1



**Jeffrey Rome | ASSOCIATES**  
architecture | telecommunications  
131 Innovation Drive; Suite 100  
Irvine, California 92617  
tel 949.760.3929 | fax 949.760.3931

**REDSTONE PLAZA**  
SITE NO. OC0405 (CLU3324)  
4041 MACARTHUR BLVD.  
NEWPORT BEACH, CALIFORNIA 92660

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	06/30/14	100% ZONING DRAWINGS	NRO	MD	JR
SCALE: AS SHOWN		DESIGNED:	DRAWN:		



## SOUTH ELEVATION

PROJECT NUMBER	DRAWING NUMBER	REV
25736-615	AR-OC0405B-Z06	0

6

5

4

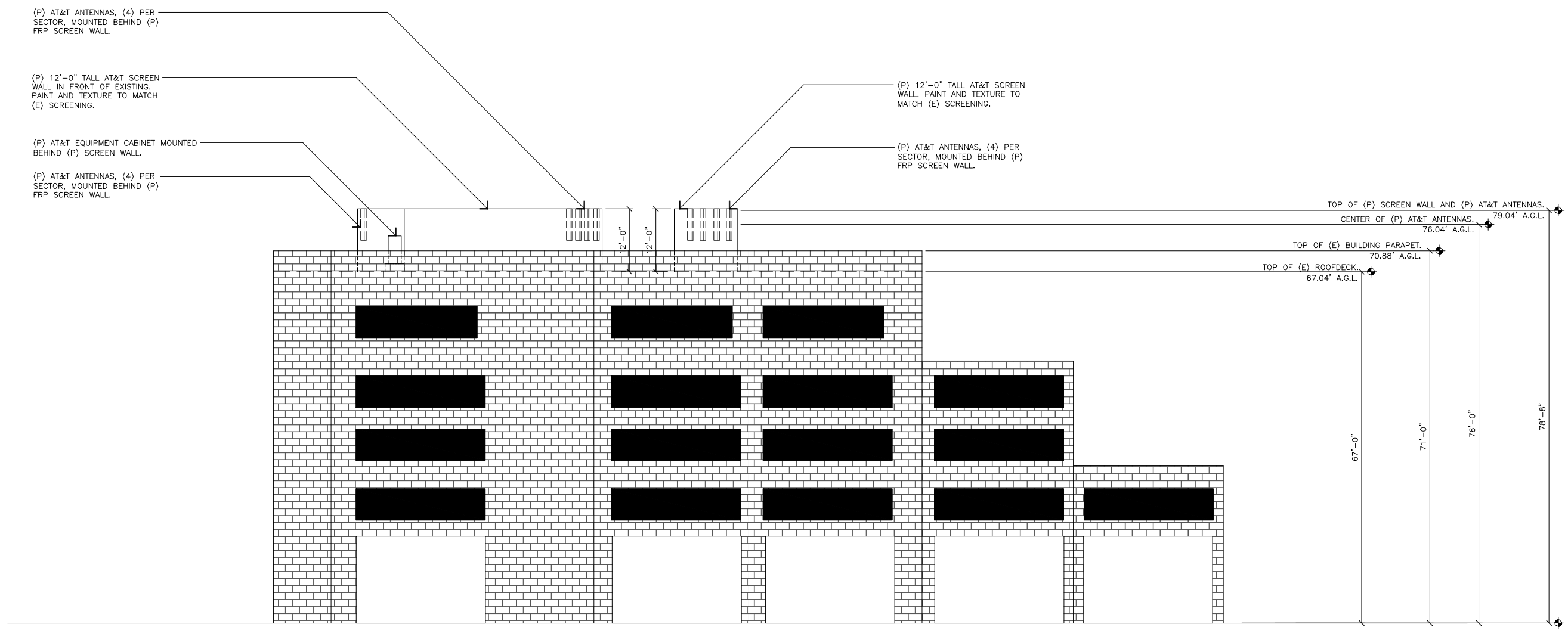
3

2

1

JRA JOB NUMBER: 141042

Copyright © Bechtel Corporation 2013. Contains confidential information proprietary to Bechtel that is not to be used, disclosed, or reproduced in any format by any non-Bechtel party without Bechtel's prior written permission. Notwithstanding the above, AT&T Mobility has the right to use the information contained in this document pursuant to Contract 25736 between Bechtel Corporation and AT&T Mobility. All rights reserved.



## EAST ELEVATION

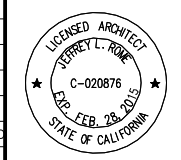
SCALE: 3/32"=1'-0" 0 3' 6" 12' **1**

12900 PARK PLAZA DRIVE  
CERRITOS, CALIFORNIA 90703

**Jeffrey Rome** | ASSOCIATES  
architecture | telecommunications  
131 Innovation Drive; Suite 100  
Irvine, California 92617  
tel 949.760.3929 | fax 949.760.3931

**REDSTONE PLAZA**  
SITE NO. OC0405 (CLU3324)  
  
4041 MACARTHUR BLVD.  
NEWPORT BEACH, CALIFORNIA 92660

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	06/30/14	100% ZONING DRAWINGS	NRO	MD	JR
SCALE: AS SHOWN		DESIGNED:	DRAWN:		

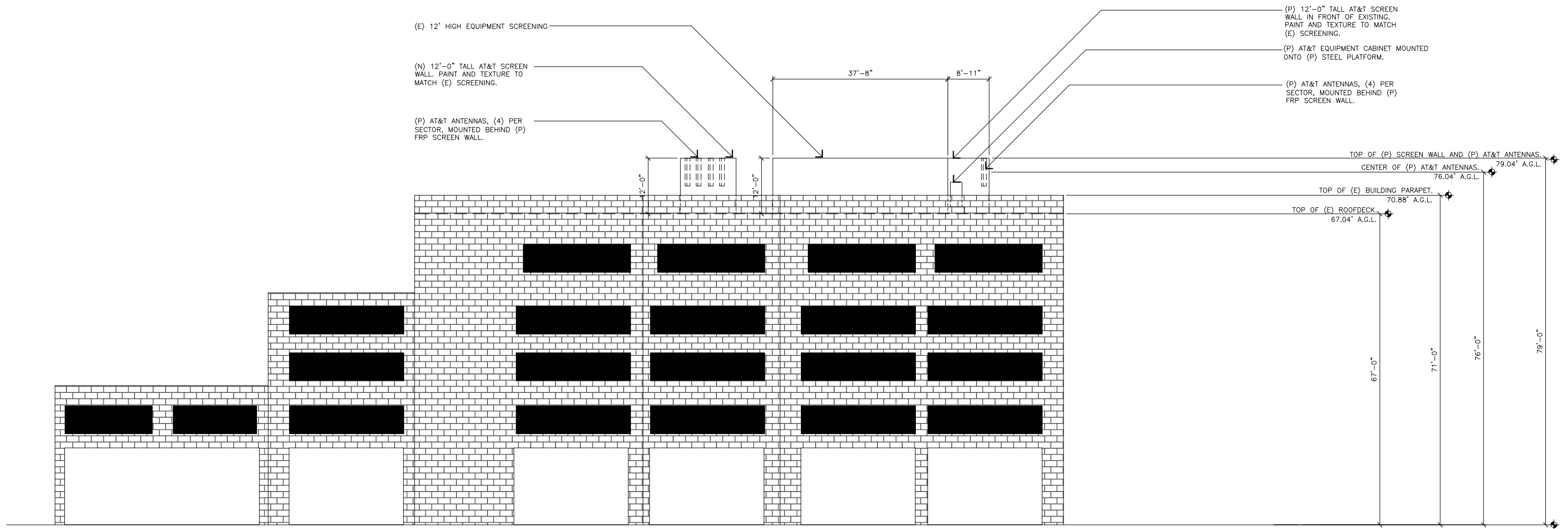


**EAST ELEVATION**

PROJECT NUMBER	DRAWING NUMBER	REV
25736-615	AR-OC0405B-Z07	0

A B C D JRA JOB NUMBER: 141042

Copyright © Bechtel Corporation 2013. Contains confidential information proprietary to Bechtel that is not to be used, disclosed, or reproduced in any format by any non-Bechtel party without Bechtel's prior written permission. Notwithstanding the above, AT&T Mobility has the right to use the information contained in this document pursuant to Contract 25736 between Bechtel Corporation and AT&T Mobility. All rights reserved.



## WEST ELEVATION

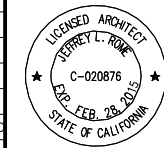
SCALE: 3/32"=1'-0"

1



**REDSTONE PLAZA**  
 SITE NO. OC0405 (CLU3324)  
 4041 MACARTHUR BLVD.  
 NEWPORT BEACH, CALIFORNIA 92660

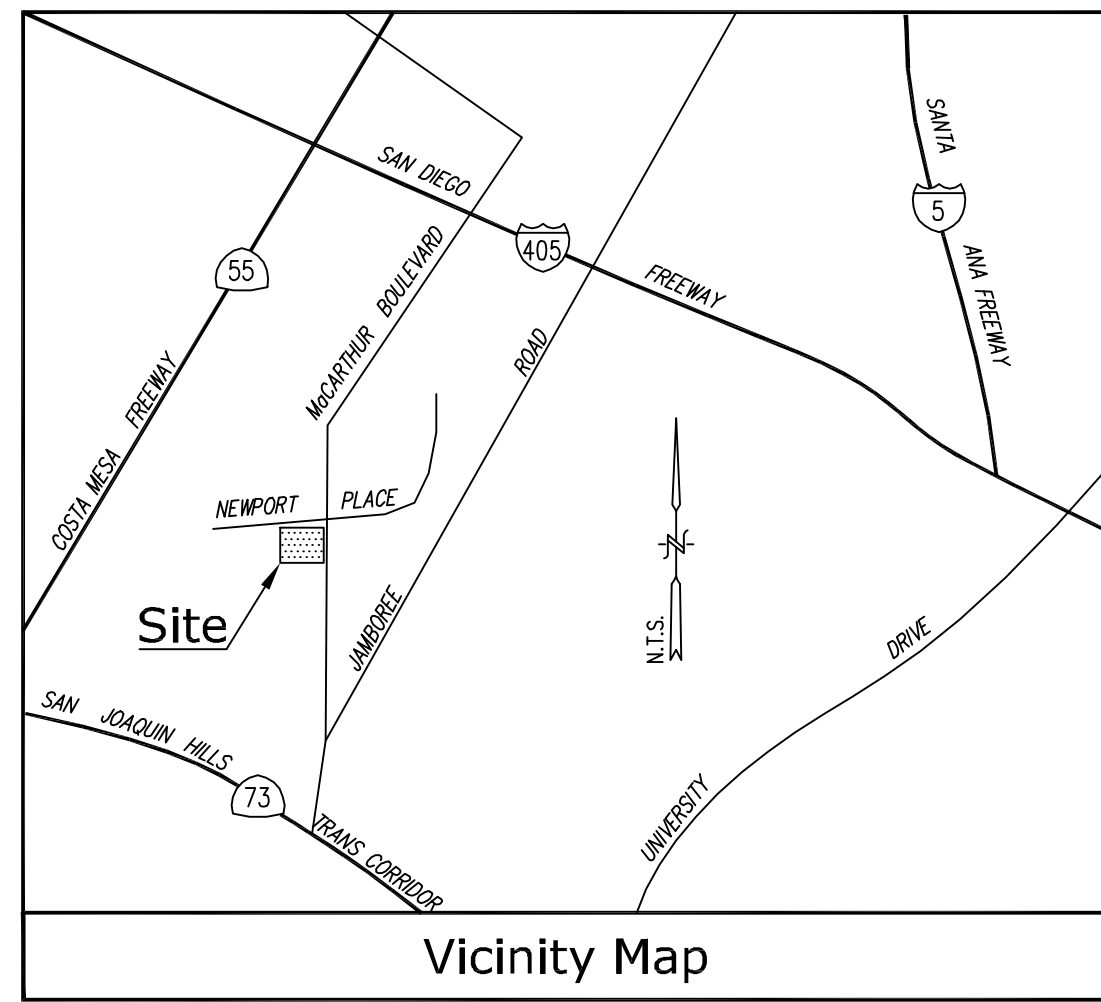
NO.	DATE	REVISIONS	BY	CHK	APP'D
0	06/30/14	100% ZONING DRAWINGS	NRO	MD	JR
SCALE: AS SHOWN		DESIGNED:	DRAWN:		



### WEST ELEVATION

PROJECT NUMBER	DRAWING NUMBER	REV
25736-615	AR-OC0405B-Z08	0

JRA JOB NUMBER: 141042



**Title Report**

PREPARED BY: WFG NATIONAL TITLE INSURANCE COMPANY  
 ORDER NO.: 1409925  
 DATED: JUNE 13, 2014

**Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 63 PAGE 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE FULL RIGHTS TO ALL MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES EXISTING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID REAL PROPERTY DESCRIBED ABOVE, PROVIDED, HOWEVER, THAT GRANTOR HEREBY EXPRESSLY WAIVES THE RIGHT TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXPLORING FOR OR PRODUCING THE MINERALS, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES SO RESERVED, AS RESERVED IN DOCUMENT RECORDED DECEMBER 22, 1976 IN BOOK 12005 PAGE 1500, OFFICIAL RECORDS.

**Assessor's Parcel No.**

427-222-01

**Easements**

2. - AN EASEMENT FOR PERPETUAL AVIGATION AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE COUNTY OF ORANGE, AS SET FORTH IN A DOCUMENT RECORDED MARCH 17, 1964 AS BOOK 8965, PAGE 721, OF OFFICIAL RECORDS. (BLANKET IN NATURE)

4. AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AS SET FORTH IN A DOCUMENT RECORDED MARCH 7, 1978 AS BOOK 12588, PAGE 1147, OF OFFICIAL RECORDS. (PLOTTED HEREON).

5. AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, USE OF SIGNS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAKAY DEVELOPMENT AND REALTY COMPANY AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 28, 1979 AS BOOK 13050, PAGE 1548, OF OFFICIAL RECORDS. AFFECTS A PORTION OF THE LAND. (PLOTTED HEREON).

6. AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIC BELL, ITS SUCCESSORS AND ASSIGNS AS SET FORTH IN A DOCUMENT RECORDED MARCH 14, 1991 AS INSTRUMENT NO. 91-117440, OF OFFICIAL RECORDS. AFFECTS A PORTION OF THE LAND. (PLOTTED HEREON).

**Geographic Coordinates at Center of Proposed Sectors**

1983 DATUM: LATITUDE: 33° 39' 42.12"N, LONGITUDE 117° 51' 50.76"W  
 ELEVATION = 50.1 FEET ABOVE MEAN SEA LEVEL.

CERTIFICATION:  
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDRETH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

**Basis of Bearings**

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 6.

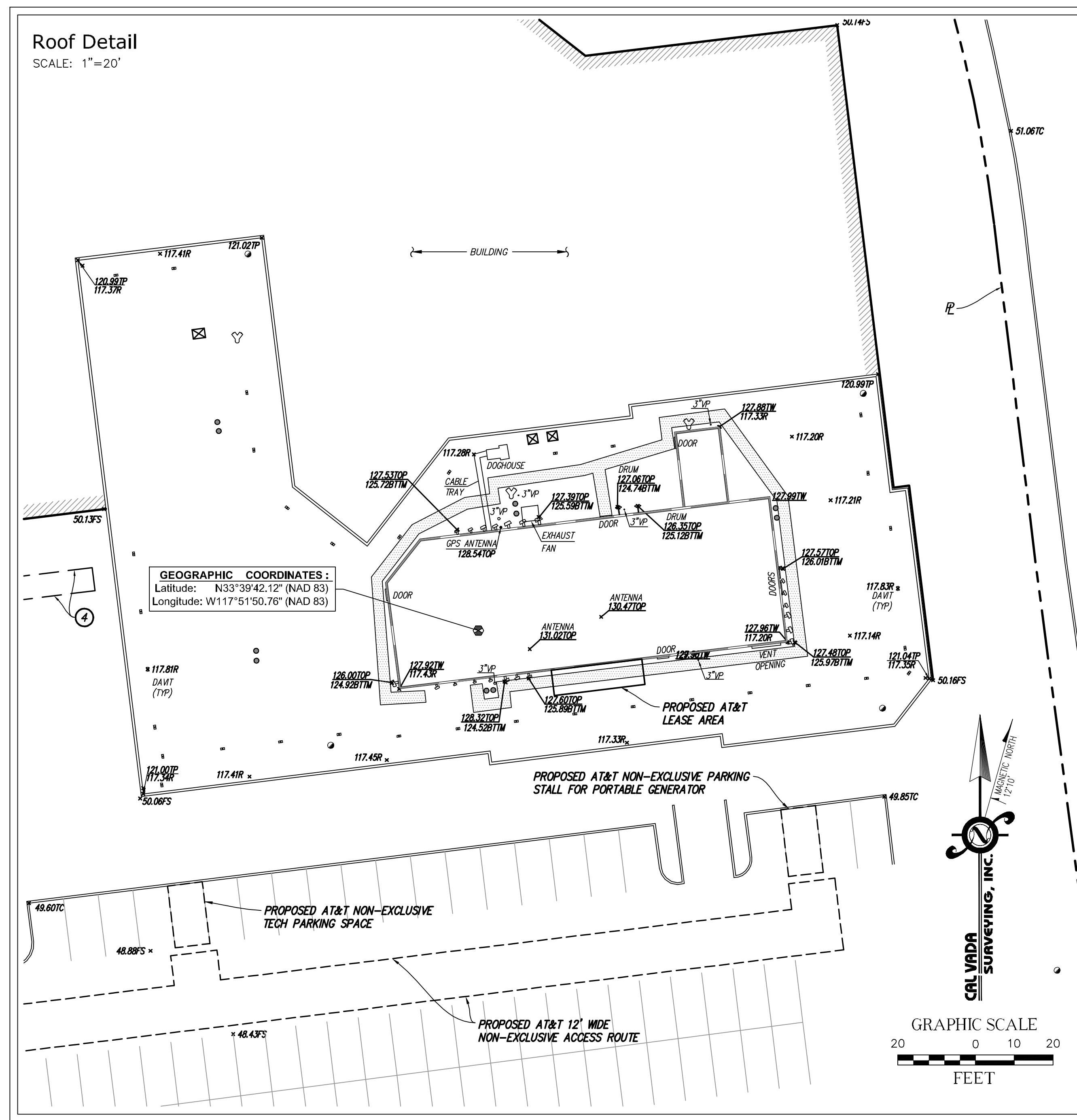
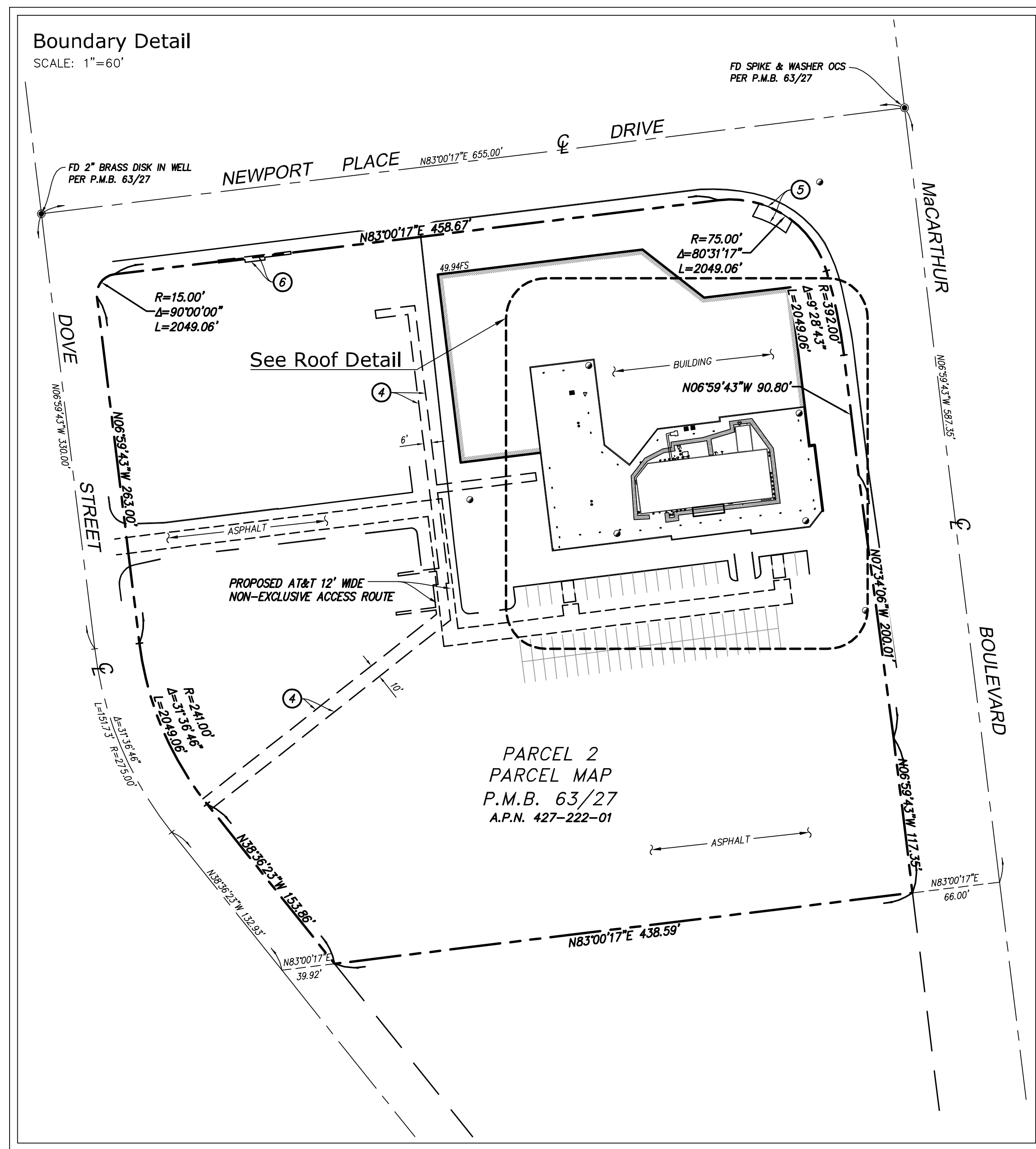
**Bench Mark**

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "FVPH", ELEVATION = 80.18 FEET (NAVD 88).

**Date of Survey**

MAY 13, 2014

Legend			
FS	FINISH SURFACE	—○—	WOOD FENCE
NG	NATURAL GROUND	—○—	CHAIN LINK FENCE
—	POWER POLE	○	LIGHT
—	RETAINING/BLOCK WALL	○	WATER VALVE
—	SURVEY CONTROL POINT	○	TOP OF STRUCTURE
—	CONCRETE PAVEMENT	○	GEODEIC COORDINATES
—	EDGE OF PAVEMENT	○	TOP OF POLE
—	TREE	○	FIRE HYDRANT/FIRE
—	TOP OF CURB	○	OVERHANG TOP
—	PROPERTY LINE	○	R



Jeffrey Rome | ASSOCIATES

architecture | telecommunications

1 San Joaquin Plaza, Suite 250  
 Newport Beach, California 92660  
 tel 949.760.3929 | fax 949.760.3931

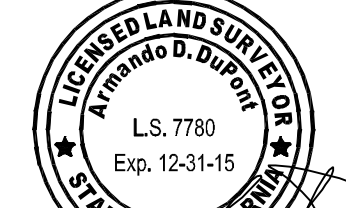
**PROPRIETARY INFORMATION**

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

CONSULTANT

**CAL VADA SURVEYING, INC.**

411 Jenks Cir., Suite 205, Corona, CA 92680  
 Phone: 951-280-9580 Fax: 951-280-9746  
 Toll Free: 800-CALVADA www.calvada.com



PREPARED FOR



5738 PACIFIC CENTER BLVD., 2ND FL.  
 SAN DIEGO, CA 92121

**APPROVALS**

R.F. ENGINEER	DATE
SITE ACQ AND ZONING	DATE
CM	DATE
AT&T CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

**SITE NUMBER**

OC0405

4041 McARTHUR BOULEVARD  
 NEWPORT BEACH, CA 92660  
 ORANGE COUNTY

DATE	DESCRIPTION	BY
05/20/14	SUBMITTAL	HP
06/27/14	FINAL	RG

**SHEET TITLE**

TOPOGRAPHIC SURVEY

**C-1**

SHEET 1 OF 1