



# City of Costa Mesa Inter Office Memorandum

**TO:** CITY COUNCIL, PLANNING COMMISSION  
**CC:** TAMARA LETOURNEAU, BARRY CURTIS, AND JENNIFER LE  
**FROM:** WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR  
**DATE:** DECEMBER 20, 2018  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S) *MA*

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This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at [willa.bouwens-killeen@costamesaca.gov](mailto:willa.bouwens-killeen@costamesaca.gov) if you have any questions or would like further details.

**ZA-18-45**                      **685 SUNFLOWER AVENUE**

Minor conditional use permit to install a small cell network on top of a Southern California Edison streetlight pole within 500 feet of a residential zone. The facility meets the small cell design guidelines and is not in direct view of living areas per CMMC 19(c)(2). It will require the removal and replacement of the existing pole and installation of an underground utility pull box for fiber and power to the new pole.

Approved, subject to conditions.

Comments received: None.

**ZA-18-56**                      **55 FAIR DRIVE**

Minor Conditional Use Permit for Vanguard University to install a 4,320-square-foot modular science lab (STEM) building at the center of the campus between the Natural Science Building and the Library/Lyceum. The building will include classrooms/laboratories for Environmental Sciences, Anatomy/Physiology, and Chemistry. The proposed modular building is temporary and is intended to provide interim classroom and lab space while the existing STEM Building is under construction/renovation.

Approved, subject to conditions.

Comments received: None

**ZA-18-57**

**3190 A AIRPORT LOOP DRIVE**

Minor Conditional Use Permit ZA-18-57 to allow rental of wine storage units. The project site contains an existing 6,000-square-foot industrial building that will be used for online wine sales including packaging/shipment of products and storage of product inventory. The business also proposes to offer temperature-controlled wine storage locker units for rent by their customers – similar to a mini-warehouse. The wine storage locker units will range in size from 12 to 100 square feet. Access to wine storage locker units are by appointment only from 9:00 AM to 5:00 PM, Monday through Sunday. Access keys will be held by the staff members only. No access will be allowed after business hours as no resident manager will be present. The storage locker units are proposed for wine storage only; storage of any other items will be prohibited.

Approved, subject to conditions.

Comments received: None.



# CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

December 20, 2018

Aaron Snyder  
200 Spectrum Center Drive  
Suite 1800  
Irvine, CA 92618

**RE: ZONING APPLICATION ZA-18-45  
MINOR CONDITIONAL USE PERMIT TO INSTALL A SMALL CELL  
FACILITY ON TOP OF A STREETLIGHT POLE  
685 SUNFLOWER AVENUE, COSTA MESA**

Dear Mr. Snyder:

City staff's review of your zoning applications for the above-referenced projects has been completed. The applications, as described in the attached project description, have been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on January 2, 2019, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Katelyn Walsh, at either [katelyn.walsh@costamesaca.gov](mailto:katelyn.walsh@costamesaca.gov) or 714.754.5276.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP  
Zoning Administrator

Attachment: Intent Letter, SCE consent letter, SCE Letter of Authorization, Disconnect Letter, SCE Streetlight Authorization Form, FCC, CPUC, Rendering, Plans.

cc: Engineering  
Transportation

**PROJECT DESCRIPTION**

The telecommunication industry is in constant growth and expansion. This includes an introduction of “Small Cell” facilities placed on light poles, traffic signals, or on new poles within the public right-of-way to support increased demand and capacity. “Small Cell” facilities (also referred to as “nodes”) are a lower-power facility that will complement and supplement broader macro cell facilities, filling gaps in coverage from the macro facilities. To that end, the applicant requests approval of a minor conditional use permit (MCUP) to install a small cell facility on top of a Southern California Edison (SCE) streetlight pole within the public right-of-way and adjacent to 685 Sunflower Avenue.

Pursuant to Municipal Code Title 19, Section 19-15(c)(2), a minor conditional use permit is required to establish and operate a wireless communication facility within the public right-of-way if: (a) the antenna or any supporting equipment is not integrated with and screened by the proposed structure as illustrated in the design guidelines, (b) the facility requires an above ground cabinet / equipment, or (c) the facility is located within a five hundred (500) foot radius of a residential zone. A Minor Conditional Use Permit is required because the location is within a 500-foot radius of a residential zone; the location will satisfy all other development standards.

**ANALYSIS**

The existing and replacement streetlight pole is owned by SCE. The SCE design criteria dictates the height and material of the replacement pole while the supporting small cell equipment varies in size and location in accordance to the carrier’s technology (see Table 1 below). The applicant has provided an SCE letter of authorization regarding the approved Carrier’s preliminary plans. Per U.S.C. 332(c)(7)(B)(i)(II), the city may not regulate the placement, construction or modification of wireless service facilities in a manner that prohibits the provision of personal wireless services; however, the law does not prohibit local government from asking the applicant to provide a design that allows for a compatible and harmonious relationship between the proposed facility and the surrounding area.

<b>TABLE 1</b>			
<b>Comparison</b>			
	<b>Existing Poles</b>	<b>Proposed Poles</b>	<b>City Requirement</b>
Diameter (Shroud)	N/A	14.6”	Design Guidelines
Diameter (Pole)	Varies	11.8”	
Height (Shroud)	N/A	50”	N/A
Height (Overall)	30’-0”	33’-5”	35’-0”
Top of Pole	29’-0”	29’-3”	N/A
Top of Light	30’-0”	29’-9”	N/A
Color	Gray, lightly exposed aggregate	Gray, lightly exposed aggregate	Design Guidelines

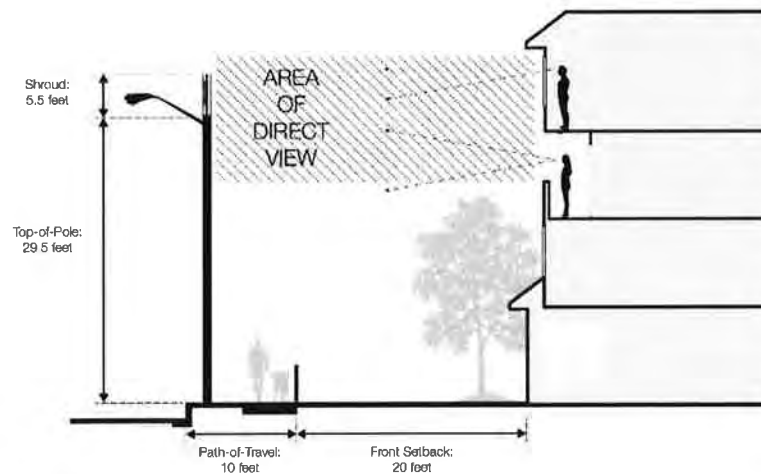
### *Antenna and RRUs*

The proposed facility incorporates both the antenna and RRUs together within a shroud (50" high by 14.6" diameter) placed at the top of the pole that is closely similar to the diameter of the replacement pole (11.8" diameter) which provides a narrow, streamlined shape and conceals the antenna and RRUs from public view. In order to minimize visual contrast between the facilities and the pole, the gray and lightly exposed aggregate material of the new pole and equipment will match the existing light poles. Therefore, the proposal meets the design guidelines particularly the material and color of the facility and support equipment with the shroud and equipment enclosure lending a narrow vertical alignment.

### *Location*

The selected location maximizes the coverage of the small cell facility and minimizes the overlap with other facilities of the system, which results in a lower overall number of proposed facilities within the public right-of-way. Although the proposed facilities are within 500-foot of residentially-zoned properties, the proposed facility is not in direct view of residential living areas. (The term direct view, per the adopted design guidelines, means any small cell facility that is within the horizontal field of vision of any residential living area or bedroom window [see Diagram 1]); the closest residence is approximately 475 feet to the east, across Sunflower Avenue. To avoid any street light outage during the replacement process and to keep compatible spacing between the existing streetlight pole, the proposed pole will be installed three feet from the existing pole; the existing pole will be removed as soon as the new pole is activated.

#### **DIRECT VIEW:**



### *Design Guidelines*

The design and construction of the standard SCE aggregate pole has a hollow interior with a structural shell that allows the placement of the wires and cables inside the pole.

As conditioned, applicant shall utilize the smallest and lowest visibility notification sign required by public agencies and utility companies to decrease visual distraction. On the ground level, where pedestrian activity occurs, the utility box, such as the electrical meter, will be located underground to reduce right-of-way impediments and visual distractions. The overall height of the pole, including the mounted equipment, is similar to the surrounding poles and will not exceed 35 feet in height.

The proposed small cell facility meets the design guidelines; therefore, the facility is the least intrusive means of supporting coverage, balance visual impact and coverage with adequate spacing of the facilities to effectively relay signal with minimum number of node locations, and utilize existing vertical elements to minimize the net number of vertical intrusions in the public rights-of-ways.

### *Health and Safety*

Pursuant to Mobile Services U.S.C 332(c)(7)(B)(iv), no state or local government may regulate the site of wireless telecommunication facilities on the basis of the perceived health effects of radio frequency (RF) emissions to the extent that the proposed facility complies with FCC regulations concerning such emissions. The applicant submitted a detailed report regarding the RF emission for each property. Based on FCC Rules and Regulations, the applicant will be compliant provided recommendations are implemented; conditions of approval requiring proof of compliance for the facility is included (condition of approval number 11).

### *General Plan Consistency*

The City's 2015-2035 General Plan ensures that development decisions and improvements to public and private infrastructures are consistent with the goals, objectives, and policies of the City.

- Policy CD-1.5: *Encourage electric and communication lines to be placed underground and electrical substations and telephone facilities to be screened to minimize visual impacts from sidewalks, streets, and adjacent properties. Support utility undergrounding through conditions of project approval, preparation of undergrounding plans, and the formation of assessment districts.*
- Policy C-1.2: *Allow for flexible use of public rights-of-way to accommodate all users of the street system while maintaining safety standards.*

Approval of the facilities will meet the growing demand of the City's telecommunication needs while ensuring that the facilities will not hinder the City's aesthetic and circulation of the public rights-of-ways. The proposals are in keeping with the intent of the City ordinance in that:

- The facility and support equipment are designed, textured, and painted to match existing streetlight poles;

- The facility uses the latest technology to reduce the bulk of the equipment;
- The design screens any supporting electrical and communication lines; and
- Placing all utilities underground allows flexible use of the sidewalks while maintaining safety standards.

## **FINDINGS**

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. As proposed and conditioned, the small cell facility is compatible and harmonious to the surrounding existing facilities by locating the replacement pole as close as possible to the existing pole and using approved SCE pole that is closely similar to the existing SCE pole.
  2. The proposed streetlight pole is engineered to withstand the weight of the equipment, the small cell facility will be compliant with FCC's radio frequency emissions, and the location of the replacement pole is close to the existing location which will not impede the pedestrian and automobile's paths of travel. Therefore, granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhoods.
  3. The proposed small cell facility complies with the maximum height of a telecommunication facility allowed within the public rights-of-ways.
  4. The proposed small cell facility meets Policy CD-1.5 and Policy C-1.2 of the City's General Plan.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed small cell facility is compatible and harmonious to the surrounding facilities that exist on the site and will not be materially detrimental to other facilities within the area. The facility and support equipment will be designed, textured, and painted to match the existing streetlight poles.
  2. Granting the minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public within the immediate neighborhoods of all five facilities because they will be compliant with FCC's radio frequency emissions and meet SCE's design and structural standards.
  3. Granting the minor conditional use permit will not allow a use, density, or intensity which is not in accordance with the General Plan designation for the property since the facility is within the public right-of-way and meets the design guidelines.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures,

and the project is found to be exempt under Section 15303(d), New Construction or Conversion of Small Structures, of the CEQA Guidelines.

### **CONDITIONS OF APPROVAL**

- Plng
1. The small cell facility mounted on SCE's streetlight pole shall be mounted as shown on the attached conceptual plan with appropriate treatments to minimize visual impacts to surrounding properties and uses. Any support cabinet(s) shall be installed underground.
  2. Any wireless device collocating on the facility shall fit within the proposed shroud; the shroud shall remain the same size as approved.
  3. All electrical and antenna wiring shall be encased within the street light pole themselves.
  4. The applicant shall install the smallest and lowest visibility notification signs required by government or electrical utility regulations and place them as close to the individual antennas as possible.
  5. Any substantial modifications to the physical dimension of the equipment or antenna to the facility shall be done with the prior approval of Planning Staff and may require filing and approval of a minor conditional use permit to ensure compliance with applicable City codes.
  6. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's projects and/or challenging any related City actions supporting the approvals. City shall have the right to select the attorney defending it, if it elects to do so.
  7. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
  8. The replacement pole shall be placed as close as possible to the existing pole. The existing pole shall be immediately removed upon the activation of the new pole.
  9. The replacement pole shall be of the same material and as close as possible to the same diameter as the existing street light poles in the vicinity.
  10. The Small Cell shall comply with Title 47 - FCC's rules and regulations, including those related to FCC Radio Frequency Safety Guidelines.
  11. Within 30 days of the installation of the telecommunications facility, the applicant shall submit to the City Development Services Department a Radio Frequency (RF) report from an RF Engineer for the small cell facility which details the amount and location of emissions from the telecommunications facility. The RF Engineer shall certify that the facility, as installed, complies with all applicable RF related FCC regulations.



12. The applicant shall contact the Planning Division and Public Services to arrange an inspection of the sites to confirm that the conditions of approval and code requirements have been satisfied.

## **CODE REQUIREMENTS**

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- |              |  |
|--------------|--|
| Plng.        | 1. The approval of the zoning applications shall be valid for a ten-year period from the date of approval (January 2, 2019), unless otherwise indicated in a condition imposed at the time of granting the applications or unless otherwise exempted under federal or state law. Prior to the expiration of the permit(s), the applicant may apply for a ten-year extension of time. If notice was required for the original applications, and a public hearing on the extension is allowed under federal and state law, notice of the public hearing for a time extension shall be given according to the procedures set forth in this section.   |
| Bldg         | 2. The antenna and all support equipment shall comply with all requirements of CMMC 19-15.   |
| Bus.<br>Lic. | 3. Comply with the requirements of the following adopted codes: 2016 California Building Code, 2016 California Electrical code, 2016 California Mechanical code, 2016 California Plumbing code and 2016 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code. |
| Eng.         | 4. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.  |
|              | 5. Obtain an Encroachment Permit from the Engineering Division for work in the City public right-of-way. Pay required permit fee and cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.   |



Crown Castle  
300 Spectrum Center Drive  
Suite 1200  
Irvine, CA 92618

July 17, 2018

Willa Bouwens-Killeen  
Zoning Administrator  
City of Costa Mesa Planning Department  
77 Fair Drive  
Costa Mesa, CA 92626

Re: Minor Conditional Use Permit for Facilities within the Public Right of Way (T3IE0298)

Dear Ms. Bouwens-Killeen:

Crown Castle NG West LLC (“Crown Castle”) is submitting a Minor Conditional Use Permit application to place an antenna node on a streetlight in the Right of Way in accordance with your code, ordinances and regulations. Please be advised the Federal Communications Commission (FCC) has adopted Rules and Regulations that impact how you must process this application. In addition, state law also limits your regulation of Crown Castle’s access to the public rights of way.

***Crown Castle’s Deployment:***

Crown Castle provides telecommunications services to its wireless carrier customers. It does so via telecommunications networks installed in the public rights of way that integrate elements including fiber optic cables as well as personal wireless services facilities, such as antennas and related equipment. Crown Castle’s networks are sometimes referred to as distributed antenna systems (“DAS”) or Small Cell networks. The specific equipment sought to be installed by Crown Castle in this case is set forth in the accompanying permit application.

Pursuant to the California Public Utilities Commission, Crown Castle has been granted a Certificate of Public Convenience and Necessity (“CPCN”) to provide such services. As a result, Crown Castle must be granted access to the public rights of way in the same manner and on the same terms applicable to other certificated telecommunications providers and utilities.<sup>1</sup> (copy enclosed)

***Federal and State Regulations Applicable To This Application:***

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<sup>1</sup> See CA Pub. Util. Code, §§ 7901 and 7901.1

Federal law and the FCC's rules implementing the law require that this permit application be processed to a final decision by this jurisdiction without undue delay. Specifically, this application proposes to attach new equipment on a replaced streetlight in the public rights of way, this application must be acted on within ninety (90) days from its submission, today.<sup>2</sup> Further, pursuant to recently passed California AB 57, if the City "fails to approve or disapprove" this application within that timeframe, it "shall be deemed approved."<sup>3</sup>

Moreover, pursuant to FCC regulations, this application is deemed complete 30 days after today unless you provide written notice to Crown Castle.<sup>4</sup> If you contend that the application is incomplete, within the next 30 days you must provide written notice specifying any items you claim are missing to make the application complete.<sup>5</sup> For each item alleged to be missing, you must specify the code provision, ordinance, application instruction, or otherwise publicly-stated procedure that requires the submission of the information.<sup>6</sup>

Please send all written requests for additional information regarding this application to:

Nancy Sheridan  
Network Real Estate  
Crown Castle  
200 Spectrum Center Drive, Suite 1800  
Irvine, CA 92618

Sincerely,

**CROWN CASTLE NG WEST LLC**



Nancy Sheridan

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<sup>2</sup> *In re Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B) to Ensure Timely Siting Review*, Declaratory Ruling, 24 FCC Rcd. 13994 ¶¶ 32, 45-46 (2009) ("*FCC Shot Clock Order*"); *In the matter of Acceleration of Broadband Deployment By Improving Wireless Facilities Siting Policies*, Report and Order, FCC 14-153, WT Docket No. 13-238, ¶272 (FCC Oct. 21, 2014) ("*Wireless Infrastructure Order*") (clarifying that DAS nodes that involve installation of new poles trigger the 150 day shot clock).

<sup>3</sup> See CA Government Code Section 65964.1.

<sup>4</sup> *Wireless Infrastructure Order* at ¶¶ 257, 259.

<sup>5</sup> *Id.* ¶¶ 259-260.

<sup>6</sup> *Id.*



Brian P. Ryan  
Principle Manager  
Telephone: 909-274-1949  
Brian.Ryan@sce.com

June 20, 2018

To Whom It May Concern:

Since 1994, Southern California Edison (SCE) has assisted wireless service providers in expanding their networks to meet customers' needs for telecommunications service. SCE makes available existing structures that can be used to co-locate the wireless service providers' equipment, while lessening the visual impacts on the community and constituency that is served. This letter requests that you help us in this endeavor.

In an effort to minimize the potential clutter that new vertical structures would produce, many California jurisdictions have adopted ordinances and policies encouraging wireless facilities to be mounted on street light poles within the public rights of way.

As you are aware, SCE owns and maintains street light poles in your jurisdiction pursuant to our LS-1 tariff. In order to accommodate the increasing demand for micro-cell site locations, SCE has agreed to allow wireless service providers to attach their antennas to some of these streetlight poles, and contractually requires the wireless service provider to comply with certain requirements, including a requirement that the facility will not impact SCE's ability to provide street lighting service.

Costa Mesa has and retains full control over the entitlement and permitting process for these and future sites. The wireless service providers also pay for electrical usage resulting from their sites. This electrical service is metered and billed separately, and the Jurisdiction is not impacted.

While SCE believes this approach benefits local governments as well as their constituency, we would not engage in this solution if doing so resulted in extra costs to SCE or Costa Mesa. We would therefore appreciate confirmation that Costa Mesa consents to use of its public rights of way for the purpose of licensing space on an SCE Streetlight Pole # **2333858E** located at: **near 685 Sunflower Ave. Crown Castle** Site number: **IE0298**.

Please sign this letter to indicate your consent and return it to me at the below address. If you have any questions, please feel free to call Alexandra Martin (714) 323-5951.

Regards,

Brian P. Ryan

Signature \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date: \_\_\_\_\_



Brian Ryan  
Principal Manager Telecom Sales  
Edison Carrier Solutions  
e-mail: Brian.Ryan@sce.com

June 20, 2018

Costa Mesa Planning / Permitting Department

To Whom It May Concern:

Re: Letter of Authorization

SCE streetlight identified as – SCE Streetlight Pole # **2333858E** located adjacent: **near 685 Sunflower Ave. Crown Castle Site Name: IE0298.**

Southern California Edison Company (SCE) is the owner of the Light Pole, located in Costa Mesa, CA. Crown Castle "Carrier" has requested that SCE replace the existing Light Pole so that it can be used for operating a wireless communications facility, ("Site").

SCE has reviewed Carrier's preliminary plans for this Site and believe these plans are compatible with SCE's use of this Light Pole. Thus, as a representative of SCE, I hereby authorize Carrier, and its representatives, to seek and secure all right(s), including any environmental review associated with granting such rights, that are needed from the Jurisdiction to use the Light Pole and other property for this purpose as long as there are no costs to SCE.

Notwithstanding this authorization, SCE reserves the right to reject Carrier's request for use of its Light Pole for any reason, including imposed conditions or required changes to the light pole by the Jurisdiction, are unacceptable to SCE.

All correspondence and/or notices regarding use of SCE's Light Pole by Carrier, or any later requests by the Carrier for authorizations or approvals needed for construction, operation or maintenance of an approved Site, should include a copy to SCE.

If you have any questions concerning this project, please contact Alexandra Martin 714-323-5951.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian P. Ryan".

Brian P. Ryan

PLEASE TRANSFER LETTER TO CITY LETTERHEAD

Date

Brian Ryan  
Southern California Edison  
Carrier Solutions Division  
2 Innovation Way 1st Floor  
Pomona, Ca 91768

Dear Mr. Ryan:

This letter authorizes Southern California Edison (SCE) to disconnect the SCE streetlight identified as – SCE Streetlight Pole #2333858E located adjacent: **near 685 Sunflower Ave. Crown Castle** Site number: **IE0298** so that work can be performed to replace the existing Streetlight.

**Crown Castle** (Wireless Carrier) has requested that SCE replace the Southern California Edison streetlight with a new streetlight that will be used for operating the wireless communications facility identified as SCE Light Pole #2333858E located adjacent: near 1307 Sunflower Ave. **Crown Castle** Site number: **IE0298**

Please coordinate the disconnecting of the streetlight directly with Costa Mesa, (please provide County Contact Name, Phone) so that the light will be out only for the above referenced work to be completed.

If you have any questions, please do not hesitate to call me.

Sincerely,

Name  
Public Agency

# SOUTHERN CALIFORNIA EDISON STREETLIGHT AUTHORIZATION

DEVELOPER/APPLICANT MUST PROVIDE THIS FORM  
COMPLETED BY THE PUBLIC AUTHORITY  
FOR ANY SCE-OWNED STREETLIGHT INSTALLATION, REMOVAL OR CHANGE REQUESTS  
*Incomplete forms will be returned and not processed*

PUBLIC AUTHORITY NAME: City of Costa Mesa

Builder/Developer Name: Crown Castle NG West

Phone #: (888) 632-0931

Tract/Ref # \_\_\_\_\_

Streetlight Location (Pole# 2046469E, near 1307 Sunflower Ave, IE0300)

**Please Check one:**     Installation     Removal     Change

Number of Lamp(s)

Lamp Size

Lamp Type

1

200W

HPS

### New Installations

#### Public Authority Responsibility for Streetlight Monthly Billing

**Please Check one and fill out applicable dates:**

Upon Energizing

If Public Authority is collecting Builder/Developer Advanced Energy Payment, indicate date collected. (\_\_\_\_\_)

Monthly Billing:     Establish new Service Account (SA)    Use existing SA # \_\_\_\_\_

Commitment Date-

Date Agreed upon by SCE and Public Authority (\_\_\_\_\_) or no later than 36 months from first streetlight energized whichever is earlier.

Monthly Billing:     Establish new Service Account (SA)    Use existing SA # \_\_\_\_\_

Public Authority is not responsible

HOA Area    Name \_\_\_\_\_    Other Entity (please define) Crown Castle

#### Public Authority Notes:

Jurisdiction retains responsibility for LS-1 lighting electrical payment; Crown Castle NG West covers costs of pole replacement

0 day outage requested

#### Authorized Public Authority Agent

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

Phone # \_\_\_\_\_

\_\_\_\_\_  
Title

#### TO BE COMPLETED BY SCE

ACTION: ENTER TRACT/REF# ON DM PROGRAM NAME FIELD.

District \_\_\_\_\_

Planning AOR \_\_\_\_\_

\_\_\_\_\_  
PLANNER NAME (PRINT)

DM SR # \_\_\_\_\_ Product # \_\_\_\_\_ (one per SLA)

FORWARD COMPLETED COPIES OF THE SLA FORM, MAP AND CSD272 CONTRACT, IF APPLICABLE TO:  
"Street & Outdoor Lighting Organization" Santa Ana Bldg. D

## **RADIO FREQUENCY ELECTROMAGNETIC FIELDS EXPOSURE REPORT**

**Prepared for Crown Castle**

**Site Name: Scenario**  
**Site Type: Min. Height AGL of 18' or Greater - Light Pole**  
**Report By: Christopher Stollar, P.E.**  
**Report Date: 1/24/2017**

**Based on FCC Rules and Regulations, Crown Castle is compliant.**



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## 1.0 EXECUTIVE SUMMARY

Dtech Communications, LLC (“Dtech”) has been retained by Crown Castle to determine whether its wireless communications facility complies with the Federal Communications Commission (“FCC”) Radio Frequency (“RF”) Safety Guidelines. This report contains a computer-simulated analysis of the Electromagnetic Fields (“EMF”) exposure resulting from a typical, minimum antenna height above ground level (“AGL”) of 18-feet, light pole facility. The analysis also includes assessment of existing wireless carriers on site, where information is provided. The table below summarizes the result at a glance:

*Table 1: EMF Summary*

Crown Castle	Summary
<b>Access Type</b>	Walk-Up
<b>Access to antennas locked</b>	NA
<b>RF Sign(s) @ access point(s)</b>	None
<b>RF Sign(s) @ antennas</b>	Information (Optional)
<b>Barrier(s) @ sectors</b>	NA
<b>Max Cumulative EMF level for Crown Castle on Ground</b>	7.2% General Population
<b>Max Cumulative EMF level for Crown Castle @ Antenna Level</b>	80.1% General Population (16.0% Occupational)
<b>General Population Exclusion Zone (At Antenna Elevation)</b>	NA
<b>Occupational Exclusion Zone (At Antenna Elevation)</b>	NA

## 2.0 SITE DESCRIPTION

The wireless telecommunication facility is located on the ground. The facility consists of 1 wireless carrier(s) or operator(s): Crown Castle – T-Mobile. For this scenario, Crown Castle’s antennas are mounted on a light pole and connected to the equipment via cables (see Appendix E).

### 2.1 Antenna Inventory

Technical specifications in the table below are provided by our clients or gathered from physical field surveys where applicable and/or possible. Conservative estimates are used where information is not provided or available.

*Table 2: Site Technical Specifications*

Antenna ID	Operator	Antenna Mfg	Antenna Model	Type	Frequency (MHz)	Technology	Orientation (°T)	Horizontal BWdth (°)	Antenna Aperture (ft)	Antenna Gain (dBd)	Total ERP (Watts)	Bottom Tip Height Above Ground (Z) (ft)	Bottom Tip Height Ant Level (Z) (ft)
A1	T-Mobile	Ericsson	6503	Directional	1900	LTE	330	85	0.7	6.9	21.6	19.3	1.3
A2	T-Mobile	Ericsson	6503	Directional	2100	LTE	330	74	0.7	7.9	27.2	18.0	0.0
<b>Total</b>											<b>48.8</b>		

### 3.0 ANALYSIS

#### 3.1 Emission Predictions

Figure 1: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits. Gray represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red – greater than 100% (exceeds MPE limits).

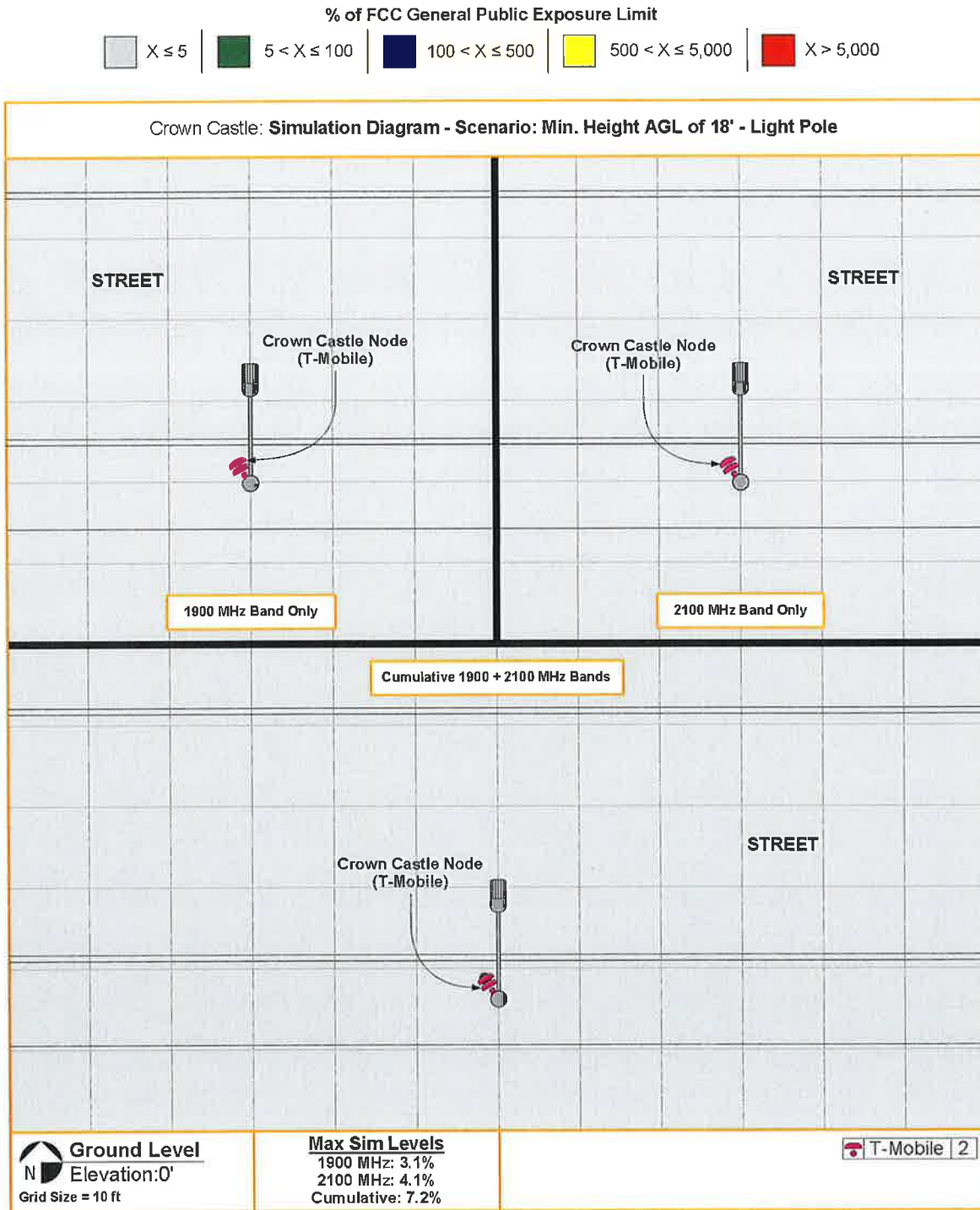
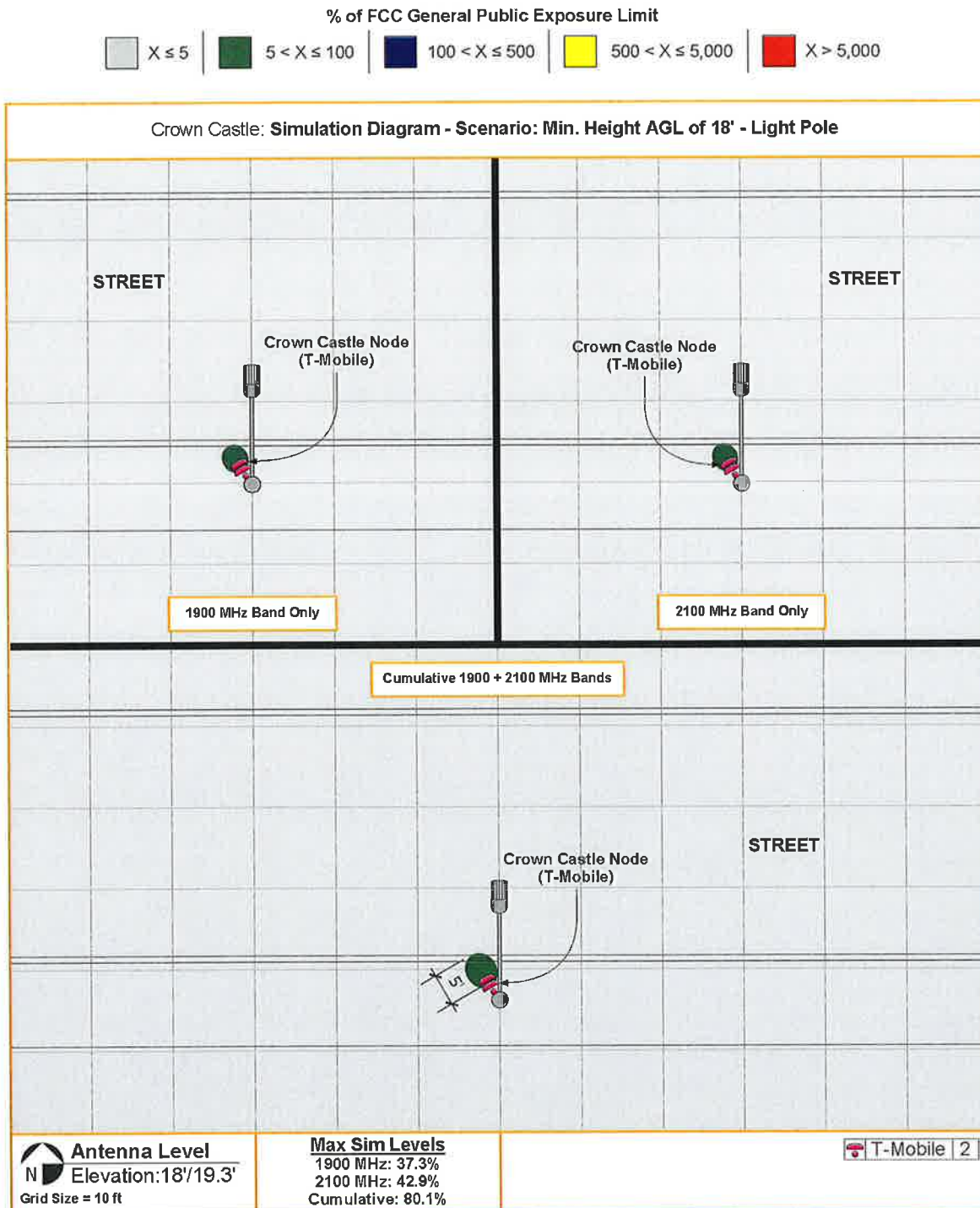


Figure 2: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits. Gray represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red – greater than 100% (exceeds MPE limits).



## 4.0 CONCLUSION

### 4.1 Results

For a person standing on the ground, calculations for Crown Castle's site (at a minimum height AGL of 18-feet) resulted in exposure levels no higher than 7.2% of the applicable FCC's General Population MPE Limits (see figure 1). If the antennas are located higher than the minimum height AGL of 18-feet, the exposure levels on the ground would consequently be lower. The results on the ground are well below the applicable FCC's General Population MPE Limits, and members of the general public can safely occupy all areas on the ground for an indefinite amount of time.

At antenna elevation, the highest calculated exposure level is also below the FCC's General Population MPE Limits near the Crown Castle antennas (see figure 2). If the antennas are located higher than the minimum height AGL of 18-feet, the exposure levels at antenna elevation would be the same. The green areas represent exposure levels that are calculated to be between 5% and 100%, which is below the FCC's General Population MPE Limits. The green exposure area extends 5-feet from the front face of the Crown Castle antenna(s). Beyond 5-feet (areas represented in gray), exposure calculations would be at or below 5%, which are considered ambient levels. Individuals can safely occupy any areas in gray and green for an indefinite amount of time.

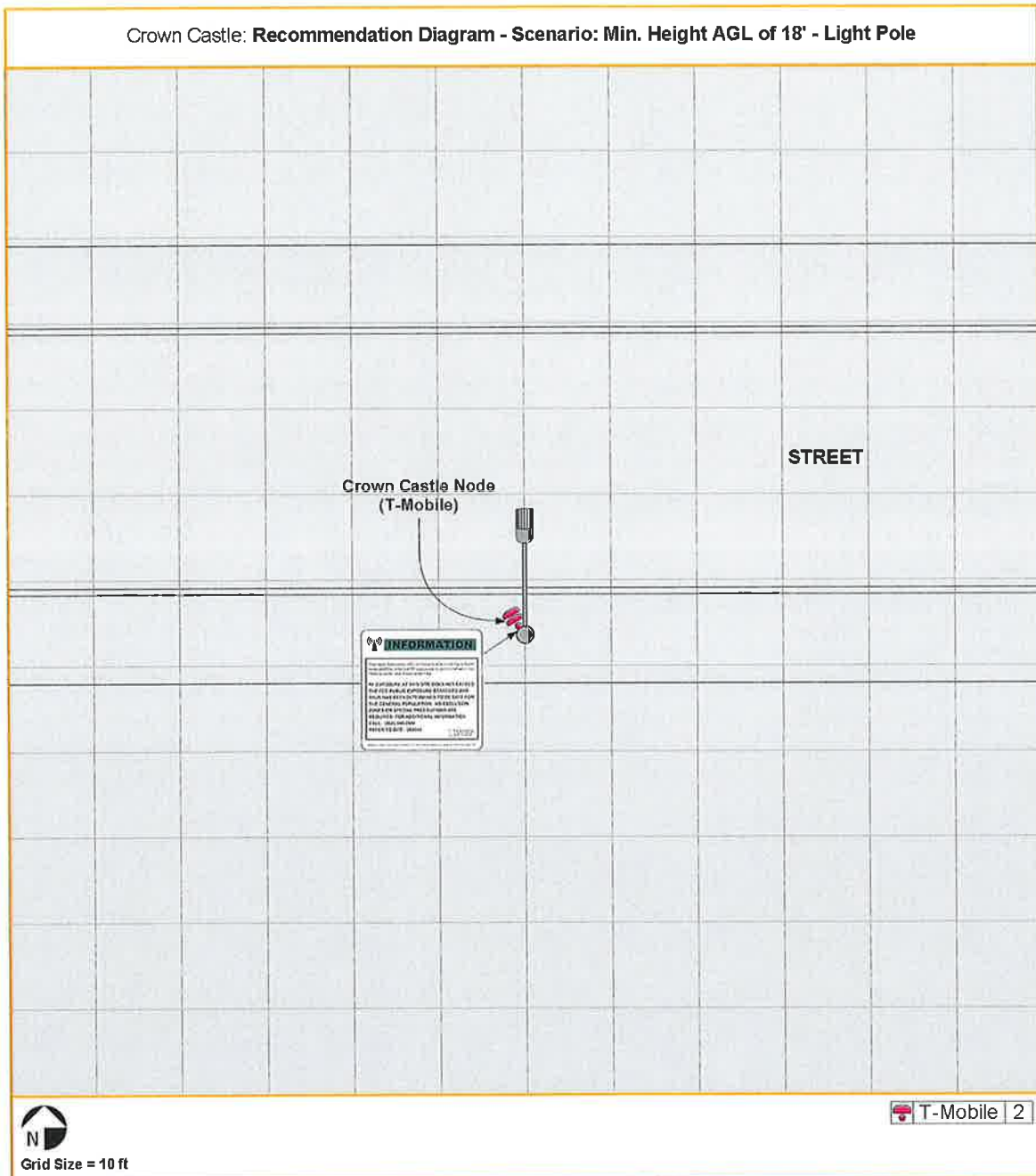
\*Note: The actual MPE results of this analysis are only applicable to the specific antenna make/model, minimum heights, line/cable losses, total power output, and frequencies. Compliance is the same even if the antennas are raised above the minimum height AGL of 18-feet.

### 4.2 Recommendation(s)

The following conservative action(s) are recommended in accordance with the FCC's RF Safety Guidelines (see figure 3):

- 1) As a courtesy, install INFORMATION Sign(s) on or near the antenna(s). Signage should be placed high on the pole and away from public view.

Figure 3: Recommendation(s)



### 4.3 Statement of Compliance

Based on the above results, analysis and recommendation(s), it is the undersigned's professional opinion that Crown Castle's site is compliant with the FCC's RF Safety Guidelines.

### 4.4 Engineer Certification

This report has been prepared by or under the direction of the following Registered Professional Engineer: Darang Tech, holding California registration number 16000. I have reviewed this report and believe it to be both true and accurate to the best of my knowledge.

  
Darang Tech, P.E.





## Appendix A: Background

Dtech uses the FCC's guidelines described in detail in Office of Engineering & Technology, Bulletin No. 65 ("OET-65") "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". The table below summarizes the current Maximum Permissible Exposure ("MPE") safety limits classified into two groups: General population and Occupational.

Table 3: FCC MPE Limits (from OET-65)

Frequency (Mhz)	General Population/ Uncontrolled MPE (mW/cm <sup>2</sup> )	Averaging Time (minutes)	Occupational/ Controlled MPE (mW/cm <sup>2</sup> )	Averaging Time (minutes)
30 - 300	0.2	30	1.0	6
300 - 1500	Frequency (Mhz)/1500 (0.2 – 1.0)	30	Frequency (Mhz)/300 (1.0 – 5.0)	6
1500 - 100,000	1.0	30	5.0	6

**General population/uncontrolled** limits apply in situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment, and may not be fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

**Occupational/controlled** limits apply in situations in which persons are exposed as a consequence of their employment, and those persons have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits, as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

It is important to understand that the FCC guidelines specify *exposure* limits not *emission* limits. For a transmitting facility to be out of compliance with the FCC's RF safety guidelines an area or areas where levels exceed the MPE limits must, first of all, be in some way *accessible* to the public or to workers. When accessibility to an area where excessive levels is appropriately restricted, the facility or operation can certify that it complies with the FCC requirements.

## **Appendix B: Measurement and/or Computer Simulation Methods**

Spatial averaging measurement technique is used. An area between 2 and 6 feet, approximately the size of an average human, is scanned in single passes from top to bottom in multiple planes. When possible, measurements were made at very close proximity to the antennas and inside the main beam where most of the energy is emitted. The spatial averaged values were recorded.

Dtech uses an industry standard power density prediction computer Model<sup>1</sup> to assess the worse-case, cumulative EMF impact of the surrounding areas of the subject site. The Model does not take into account losses due to buildings. Its methodologies are conservative enough to account for typical down-tilts deployed in wireless communications. In addition, the analysis is performed at 100% duty cycle-all transmitters are active at all times and transmitting at maximum power. For purposes of a cumulative study, nearby transmitters are included where possible. The result is a surrounding area map color-coded to percentages of the applicable FCC's MPE Limits. A result higher than 100% exceeds the Limits.

## **Appendix C: Limitations**

Dtech performed this analysis based on data provided by our clients that Dtech believes to be true and correct. Estimates where noted, are based on common industry practices and our best interpretation of available information. As mobile technologies continuously change, these data and results may also change. Therefore, Dtech disclaims all other warranties either expressed or implied. Any use of this document constitutes an agreement to hold Dtech and its employees harmless and indemnify it for any and all liability, claims, demands, litigation expenses and attorneys fees arising from such use. This is a technical document and may contain minor grammatical and/or spelling errors.

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<sup>1</sup> Roofview® Version 4.15, Richard Tell Associates, Inc. © 1996-2000.

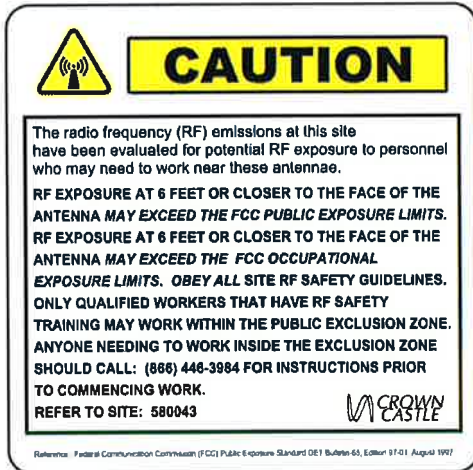
# Appendix D: Crown Castle RF Advisory Signs



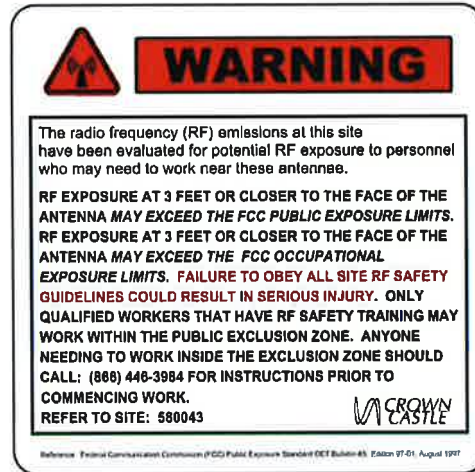
INFORMATION Sign



NOTICE Sign

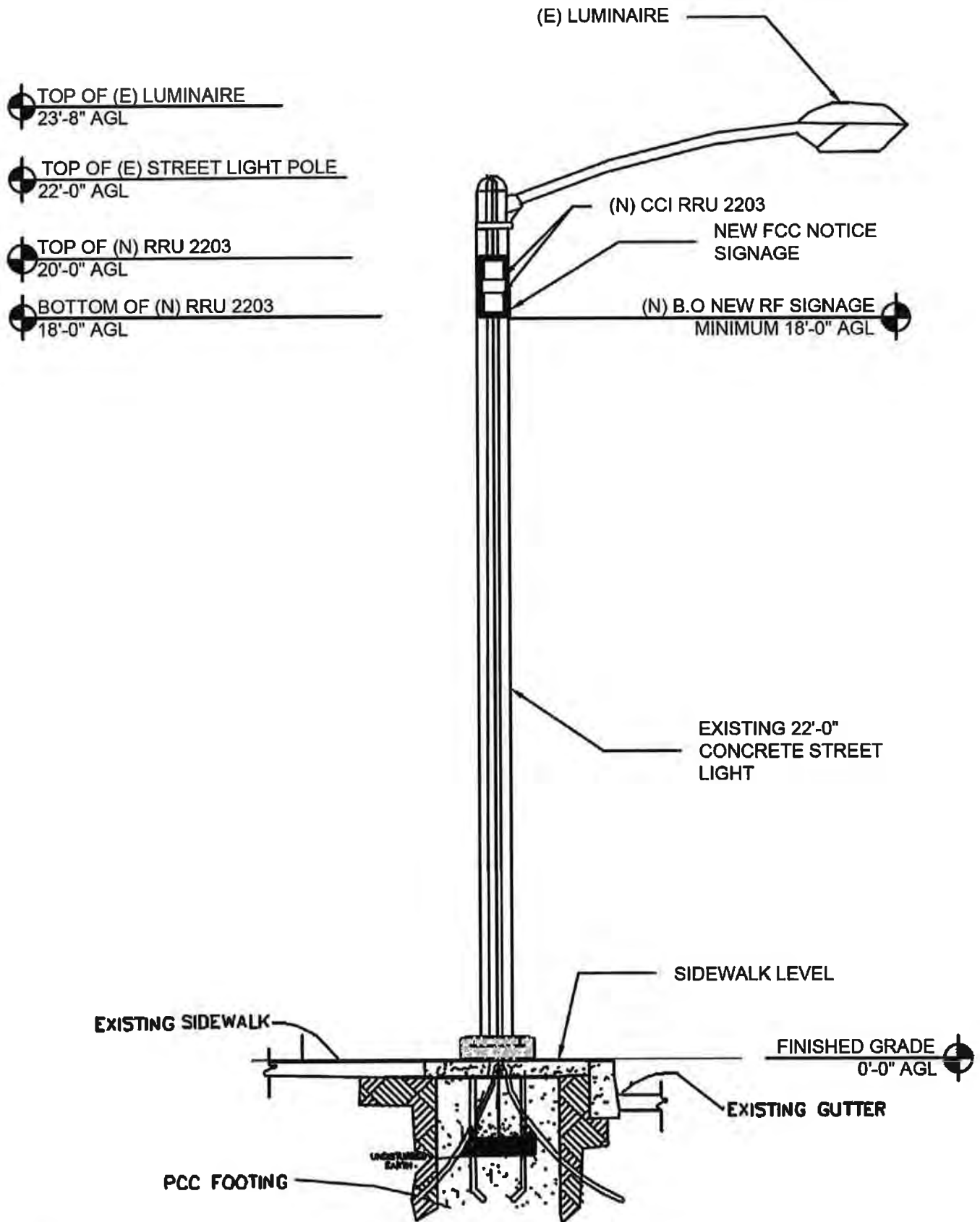


CAUTION Sign



WARNING Sign

Appendix E: Scenario - Min. Height AGL of 18' or Greater - Light Pole



**CALIFORNIA PUBLIC UTILITIES  
COMMISSION**  
Advice Letter Filing Summary Sheet  
(PAL)

(Date Filed / Received Stamp by CPUC Industry Division)

DATE - STAMP & RETURN

5 PM 1:50

Date AL served on parties: \_\_\_\_\_

Company Name: Crown Castle NG West LLC	CPUC Utility Number U-6745-C
Address: 1220 Augusta Drive, Suite 500	<input type="checkbox"/> GRC-LEC <input checked="" type="checkbox"/> URF-Carrier <input type="checkbox"/> Other
City, State, ZIP: Houston, Texas 77075	<input type="checkbox"/> Commission Resolution Requested <input type="checkbox"/> Carrier of Last Resort (See D.96-10-066)

Filing AL #: 63 Requested Effective Date: July 15, 2014 AL Tier I  II  III

Name:	Email Address:	Phone No.:	Fax No.:
<b>Filer</b> Brett P. Ferenchak Jean L. Kiddoo	<u>brett.ferenchak@bingham.com</u> <u>jean.kiddoo@bingham.com</u>	(202) 373-6000	202-373-6001
<b>Certif.</b> Same as above	Same as above	Same as above	No. Tariff Sheets: <u>N/A</u>

(Name, email address & Phone and FAX numbers *are Required for "Filer"*)

Tariff Schedules: N/A Keyword: Carrier Information Changes (see keyword list on reverse)

For Contract Keyword, Type: Government  Other  Date Executed \_\_\_\_\_ Contract Total Rev (\$) \_\_\_\_\_

Subject of filing: Conversion and Associated Name Change  
(Service(s) included)

Authorization for filing: G.O. 96-B and Telecommunications Industry Rule 7.1(1)  
(Resolution #, Decision #, etc.)

Affected services: \_\_\_\_\_  
(Other services affected, pending or replacement AL filings)

Rate Element(s) affected and % change: \_\_\_\_\_  
(Non-recurring and / or recurring)

Customer Notice Required (if so, please attach)

Notes/Comments: \_\_\_\_\_  
(Other information & reference to advice letter, etc.)

**File Protest and/or Correspondence to:**  
Director, Communications Division  
505 Van Ness Ave., San Francisco, CA 94102  
*and if you have email capability, ALSO email to:*  
**TD\_PAL@cpuc.ca.gov**  
*Protest also must be served on utility:*  
(see utility advice letter for more information)

**GRC-LEC** = Cost of Service LEC Carrier  
**URF-Carrier** = Uniform Regulatory Framework Carrier  
(see D.06-08-030/D.07-09-019)  
**OTHER** = Wireless (CMRS) Carrier

(FOR CPUC USE ONLY)

- Resolution Required
- Executive Action Resolution Req'd.
- TD Suspension on: \_\_\_ / \_\_\_ / \_\_\_
- Comm. Suspension on: \_\_\_ / \_\_\_ / \_\_\_

Resolution No.: T - \_\_\_\_\_

Rev. 09/24/07

Supv. / Analyst \_\_\_\_\_ / \_\_\_\_\_

Due Date to Supv.: \_\_\_\_\_

Analyst Completion Date: \_\_\_\_\_

Supervisor Approval Date: \_\_\_\_\_

AL / Tariff Effective Date: \_\_\_\_\_

Notes: \_\_\_\_\_

# CALIFORNIA PUBLIC UTILITIES COMMISSION

## KEYWORD LIST FOR TELECOMMUNICATIONS UTILITY ADVICE LETTER FILINGS

*(Revised June 30, 2008)*

<u>Keywords:</u>	<u>Description:</u>
<b>Service Changes</b>	Any <i>permanent</i> change(s) to <i>currently tariffed</i> rates, charges, and/or terms and/or conditions of service
<b>Special / Provisional Offerings</b>	Any <i>non-permanent</i> change(s) to <i>currently tariffed</i> rates, charges, and/or terms and/or conditions of service (i.e. promotions and grandfather requests, etc.)
<b>Decision / Resolution Compliance</b>	Any filing made in compliance with a Commission order ( <i>indicate order number(s)</i> )
<b>Contracts</b>	Any contract or agreement <i>other than</i> a negotiated interconnection agreement; please indicate type (government or other), date executed, and total revenue (\$)
<b>Interconnection Agreement</b>	Any negotiated interconnection agreement per Section 252 of the Telecommunications Act
<b>New Service</b>	Any <b>new tariffed</b> service offering
<b>GRC</b>	Any <b>General Rate Case</b> filing
<b>Carrier Information Changes</b>	Name, DBA, contact information, mergers, transfers of control, and other licensing actions <i>not requiring</i> a formal application
<b>California High Cost Fund-A (CHCF-A)</b>	Any CHCF-A program filing requiring Commission action by Resolution
<b>California High Cost Fund-B (CHCF-B)</b>	Any CHCF-B program filing (including Carrier of Last Resort certification) requiring Commission action by Resolution
<b>California Teleconnect Fund (CTF)</b>	Any CTF program filing requiring Commission action by Resolution
<b>Universal Lifeline Telephone Service (ULTS)</b>	Any ULTS program filing requiring Commission action by Resolution
<b>Deaf and Disabled Telephone Program (DDTP)</b>	Any DDTP program filing requiring Commission action by Resolution
<b>Eligible Telecommunications Carrier (ETC)</b>	Filings made to be designated as an ETC, to continue ETC designation, or to have ETC designation rescinded.
<b>URF Carrier detariff filing</b>	Tier 2 filing requesting to detariff pursuant to D.07-09-018, or file notice of new detariffed offers.

BINGHAM

2014 JUL 15 PM 1:50

DIRECTOR'S OFFICE

Jean L. Kiddoo  
Brett P. Ferenchak  
jean.kiddoo@bingham.com  
brett.ferenchak@bingham.com

July 14, 2014

**Via Overnight Courier**

Telecommunications Advice Letter Coordinator  
Communications Division  
California Public Utilities Commission  
505 Van Ness Avenue  
3rd Floor  
San Francisco, CA 94102

**Re: Advice Letter No. 63 of Crown Castle NG West LLC (U-6745-C)**

**Notification of Conversion and Associated Change in Legal Name**

Dear Telecommunications Advice Letter Coordinator:

Crown Castle NG West LLC (formerly known as Crown Castle NG West Inc.)<sup>1</sup> (U-6745-C) (the "Company"), pursuant to General Order ("G.O.") 96-B, files this Advice Letter to notify the Commission that the Company's current name is "Crown Castle NG Central LLC" as a result of its conversion from a Delaware corporation to a Delaware limited liability company. The conversion of the Company to a limited liability company was merely a change in its corporate form accomplished through the filing of Certificate of Conversion in Delaware and did not entail any merger or other transactions that extinguish the existence of the Company. The Company, therefore, requests that the records of the Commission, including the Company's Certificates,<sup>2</sup> be updated to reflect its current name, "Crown Castle NG West LLC." In support of this request, attached hereto are the Company's conversion documents and authorization to transact business in California.

Although the Company's legal name changed, the conversion did not have any effect on the rates, terms or conditions of service to customers. For these reasons, this Advice Letter qualifies for processing as a Tier 1 Advice Letter pursuant to Telecommunications Industry Rule 7.1(1). The Company therefore requests that the Advice Letter be allowed

Beijing  
Boston  
Frankfurt  
Hartford  
Hong Kong  
London  
Los Angeles  
New York  
Orange County  
San Francisco  
Santa Monica  
Silicon Valley  
Tokyo  
Washington

<sup>1</sup> The Company was also formerly known as and NextG Networks of California, Inc. d/b/a NextG Networks West and notified the Commission of its name change by Advice Letter No. 60.

<sup>2</sup> The Company is authorized to provide facilities-based and resold local exchange and interexchange services as well as RF transport services pursuant to D.03-01-061 and D.07-04-045.

Bingham McCutchen LLP  
2020 K Street NW  
Washington, DC  
20006-1806

+1 202 373 6000  
+1 202 373 6001  
bingham.com

Telecommunications Advice Letter Coordinator  
July 14, 2014  
Page 2

to become effective on July 15, 2014. The Company will separately update its Service Guide and General Terms and Conditions.

Pursuant to GO 96-B, this Advice Letter is a Tier 1 Advice Letter and is effective pending disposition. Anyone may object to this Advice Letter by sending a written protest to:

Telecommunications Advice Letter Coordinator  
Communications Division  
505 Van Ness Avenue  
3rd Floor  
San Francisco, California 94102-3298

The protest must set forth the specific grounds on which it is based. The protest must be received by the Telecommunications Advice Letter Coordinator no later than twenty (20) days after the date that the advice letter was filed. On or before the day that the protest is sent to the Telecommunications Advice Letter Coordinator, the protestant must send a copy of the protest to:

Jean L. Kiddoo  
Brett P. Ferenchak  
Bingham McCutchen LLP  
2020 K Street, N.W.  
Washington, DC 20006  
[jean.kiddoo@bingham.com](mailto:jean.kiddoo@bingham.com)  
[brett.ferenchak@bingham.com](mailto:brett.ferenchak@bingham.com)

To obtain information about the Commission's procedures for advice letters and protests, go to the Commission's Internet site ([www.cpuc.ca.gov](http://www.cpuc.ca.gov)) and look for document links to General Order 96-B.

\* \* \* \* \*

An original copy of this filing is provided, along with an electronic version on CD-ROM. If there are any questions regarding this filing, please contact us. Thank you for your attention to this matter.

Respectfully submitted,

*/s/ Brett P. Ferenchak*

Jean L. Kiddoo  
Brett P. Ferenchak

Counsel for the Company



**PUBLIC UTILITIES COMMISSION**  
505 Van Ness Avenue  
San Francisco CA 94102-3298



**Crown Castle Ng West Inc.**  
**IEC (Corp ID 6745)**  
**Status of Advice Letter 60**  
**As of November 7, 2012**

Subject: name change for NextG-CA to enable it to align its legal name with how it is identified and recognized by its customers and the general public-name change to "Crown Castle NG West Inc."

Division Assigned: Telecommunications

Date Filed: 10-31-2012

Date to Calendar: 11-02-2012

Authorizing Documents: None

<b>Disposition:</b>	<b>Accepted</b>
<b>Effective Date:</b>	<b>11-04-2012</b>

Resolution Required: No

Resolution Number: None

Commission Meeting Date: None

CPUC Contact Information:

415-703-1565

TD\_PAL\_COORDINATOR@cpuc.ca.gov

AL Certificate Contact Information:

Michelle Salisbury

724-416-2239

michelle.salisbury@crowncastle.com

**PUBLIC UTILITIES COMMISSION**  
505 Van Ness Avenue  
San Francisco CA 94102-3298



To: Telecommunications Carrier Filing Advice Letter

From: Telecommunications Division PAL Coordinator

Subject: Your Advice Letter Filing

The Telecommunications Division of the California Public Utilities Commission has processed your recent Advice Letter (AL) filing and is returning an AL status certificate for your records.

The AL status certificate indicates:

- Advice Letter Number
- Name of Filer
- CPUC Corporate ID number of Filer
- Subject of Filing
- Date Filed
- Disposition of Filing (Accepted, Rejected, Withdrawn, etc.)
- Effective Date of Filing
- Other Miscellaneous Information (e.g., Resolution, if applicable, etc.)

The Telecommunications Division has made no changes to your copy of the Advice Letter Filing; please review your Advice Letter Filing with the information contained in the AL status certificate, and update your Advice Letter and tariff records accordingly.

All inquiries to the California Public Utilities Commission on the status of your Advice Letter Filing will be answered by Telecommunications Division staff based on the information contained in the Telecommunications Division's PAL database from which the AL status certificate is generated. If you have any questions on this matter please contact the:

Telecommunications Division PAL Coordinator at **(415) 703-1565**, or by e-mail to ***td\_pal\_coordinator@cpuc.ca.gov***

**EXISTING**



**PROPOSED**



CLUSTER/AREA T3\_WEIEC13  
 PROPOSED HUB LA02063A  
 T-MOBILE NODE ID IE0162BA\_31LAB  
 CROWN NODE ID T3IE0298  
 SCE POLE ID 2333858E

ANTENNA AZ:  
 270° TN

LATITUDE & LONGITUDE:  
 33.69411°, -117.88448°

ADDRESS:  
 685 SUNFLOWER AVE  
 COSTA MESA, CA 92626

ENGINEER:



OWNER/DEVELOPER:



TITLE:

CROWN CASTLE NG WEST  
 JOB# 365238  
 ORANGE COUNTY

**REVISIONS**

REV	DATE	DESCRIPTION	BY
00	05/30/2018	90 CD	NB
01	06/01/2018	100 CD	NB
02	07/13/2018	REV 100 CDs	NB

DRAWN BY:	CHECKED BY:	APPROVED BY:
NB	NB	NB

PROJECT NUMBER:	T3IE0298
SHEET NAME:	PHOTOSIMULATION
DATE DRAWN:	07/13/2018
SCALE:	AS SHOWN

SHEET:	C-08
--------	------



**CROWN CASTLE NG WEST  
JURISDICTION: COSTA MESA  
PROPOSED SMALL CELL NODES  
SCE POLE #2333858E  
685 SUNFLOWER AVE  
COSTA MESA, CA 92626**

CLUSTER/AREA T3\_WEIEC13  
PROPOSED HUB LA02063A  
T-MOBILE NODE ID IE0162BA\_31LAB  
CROWN NODE ID T3IE0298  
SCE POLE ID 2333858E

- C-01. TITLE SHEET, CLUSTER LOCATION MAP
- C-02. GENERAL NOTES / DRAINAGE DETAIL SHEET
- C-03. RADIO / SHROUD DETAIL SHEET
- C-04. HAND HOLE / WTR BOX DETAIL
- C-05. STREET LIGHT DETAIL
- C-06. ELEVATIONS
- C-07. SITE PLAN
- C-08. PHOTOSIMULATION
- C-09. TRAFFIC CONTROL GENERAL NOTES
- C-10. TRAFFIC CONTROL PLAN

**PROJECT TEAM:**

CROWN CASTLE

PROJECT MANAGER:  
CONTACT: SHERI ROSSILLO  
PHONE: (714) 369-0290

CONSTRUCTION MANAGER:  
CONTACT: MITCH EVERETT  
PHONE: (949) 683-1347

UTILITY CONTACT:  
NETWORK OPERATION:  
CONTACT: CROWN CASTLE  
PHONE: 1-800-788-7011  
POWER: SCE

NRE CONTACT:  
CONTACT: NANCY SHERIDAN  
PHONE: 1-714-362-5152

**APPLICABLE CODES:**

- 2016 CALIFORNIA BUILDING CODE
- GENERAL ORDER 95
- CITY & COUNTY ORDINANCES

**PROJECT DESCRIPTION:**

THIS PROJECT IS FOR THE INSTALLATION AND OPERATION OF A SMALL CELL NETWORK.

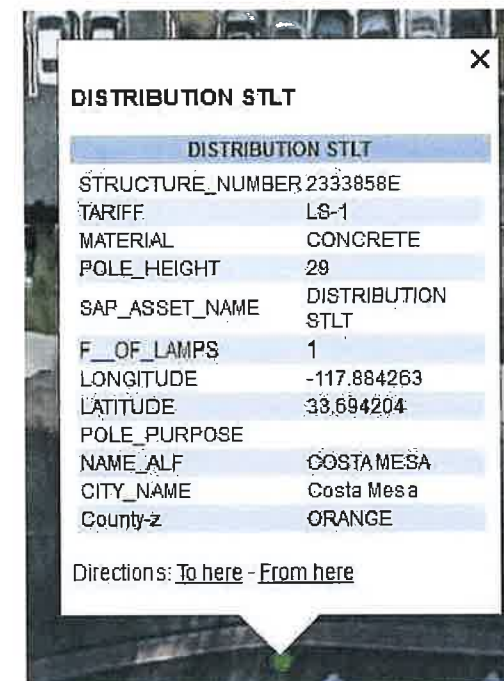
**SCOPE OF WORK:**

- BRING UG FIBER TO LIGHT POLE VIA ENCROACHMENT PERMIT
- INSTALL RRU (REMOTE RADIO UNIT) INSIDE NEW RADOME
- INSTALL FIBER AND POWER INSIDE LIGHT POLE TO RRUs



LOCATION MAP

NOT TO SCALE



SITE: IE0162BA\_31LAB / T3IE0298  
COORDINATES: 33.69411°, -117.88448°  
ADDRESS: 685 SUNFLOWER AVE  
COSTA MESA, CA 92626



FACING SOUTH

FACING EAST

FACING WEST

LATITUDE & LONGITUDE:  
33.69411°, -117.88448°

ADDRESS:  
685 SUNFLOWER AVE  
COSTA MESA, CA 92626



OWNER/DEVELOPER:  
**CROWN CASTLE**  
200 SPECTRUM CENTER DRIVE, SUITE 1800  
IRVINE, CA 92618

TITLE:  
CROWN CASTLE NG WEST  
JOB# 365238  
ORANGE COUNTY

REVISIONS

REV	DATE	DESCRIPTION	BY
00	05/30/2018	90 CD	NB
01	06/01/2018	100 CD	NB
02	07/13/2018	REV 100 CDs	NB

DRAWN BY:	CHECKED BY:	APPROVED BY:
NB	NB	NB

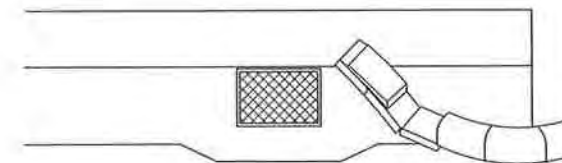
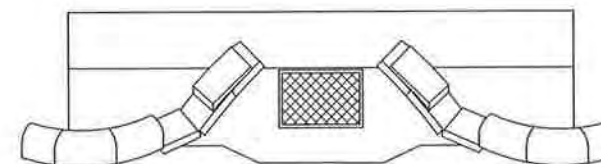
PROJECT NUMBER:	T3IE0298
SHEET NAME:	TITLE SHEET
DATE DRAWN:	07/13/2018
SCALE:	AS SHOWN

SHEET:  
**C-01**

**GENERAL NOTES:**

1. THIS FACILITY IS AN UNMANNED CELLULAR TELEPHONE EQUIPMENT FACILITY. THE OCCUPANCY CLASSIFICATION IS U[2016 CBC, TITLE 24, PART 2, VOLUME 1, SECTION 31.2, AND SECTION 307.1 EXCEPTION #9]
2. THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER 2016 CBC SECTION 1105B.3.4. THIS IS A NON-OCCUPABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS, OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO SUBMITTING BIDS, AND PROCEEDING WITH ANY WORK.
4. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT.
5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES. WETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIG ALERT @ 811 TWO WORKING DAYS BEFORE YOU DIG.
6. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO THE NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
7. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT W/REDLINE DRAWINGS TO THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
9. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.
10. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C. AND ALL OTHER GOVERNING CODES. INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, AND 24. THE MOST RESTRICTIVE CODE SHALL GOVERN.
11. THE CONTRACTOR AND SUBCONTRACTOR SHALL COMPLY WITH ALL LOCAL, AND STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS.
12. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH OF THE CONDITIONS PRESENT.
13. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.
15. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES.
16. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
17. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
18. THE CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 2A:10-B:C RATING WITHIN 75FT OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS.
19. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
20. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
21. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING AND CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY.
22. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THERE EXACT MEANING THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS.

**STORMDRAIN INLET PROTECTION**



**NOTES:**

1. INTENDED FOR SHORT - TERM USE.
2. USE TO INHIBIT NON - STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

CLUSTER/AREA T3 WEIEC13  
 PROPOSED HUB LA02063A  
 T-MOBILE NODE ID IE0162BA\_31LAB  
 CROWN NODE ID T3IE0298  
 SCE POLE ID 2333858E

LATITUDE & LONGITUDE:  
 33.69411°, -117.88448°

ADDRESS:  
 685 SUNFLOWER AVE  
 COSTA MESA, CA 92626

ENGINEER:



OWNER/DEVELOPER:



TITLE:

CROWN CASTLE NG WEST  
 JOB# 365238  
 ORANGE COUNTY

REVISIONS

REV	DATE	DESCRIPTION	BY
00	05/30/2018	90 CD	NB
01	06/01/2018	100 CD	NB
02	07/13/2018	REV 100 CD's	NB

DRAWN BY:	CHECKED BY:	APPROVED BY:
NB	NB	NB

PROJECT NUMBER:	T3IE0298
SHEET NAME:	GENERAL NOTES / DRAINAGE DETAIL
DATE DRAWN:	07/13/2018
SCALE:	AS SHOWN

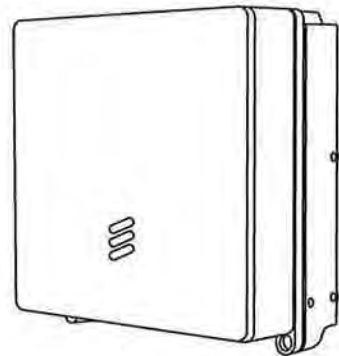
SHEET: **C-02**

SPECIFICATIONS	
DIMENSIONS (HXWXD)	(7.9" X 7.9" X 4.05")
WEIGHT	<12.12 LBS
MANUFACTURER & MODEL	ERICSSON 2205

**FREQUENCY BANDS**  
BANDS: 3GPP BANDS B1 (W/L), B3 (L), B3C (W/L), B8 (W/L), B66A (W/L), B5 (W/L), B2/B25 (W/L), B12 (L), B13 (L) AND B7 (L)

**HW CAPACITY**  
CARRIER CAPACITY WCDMA: UP TO 4 CARRIER  
OUTPUT POWER: UP TO 2 X 5 W

**ELECTRICAL SPECIFICATIONS**  
POWER SUPPLY: -48 VDC OR 100 - 250 VAC

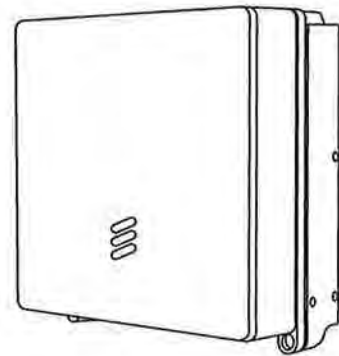


SPECIFICATIONS	
DIMENSIONS (HXWXD)	(7.9" X 7.9" X 3.8")
WEIGHT	<9.9 LBS
MANUFACTURER & MODEL	ERICSSON 2203

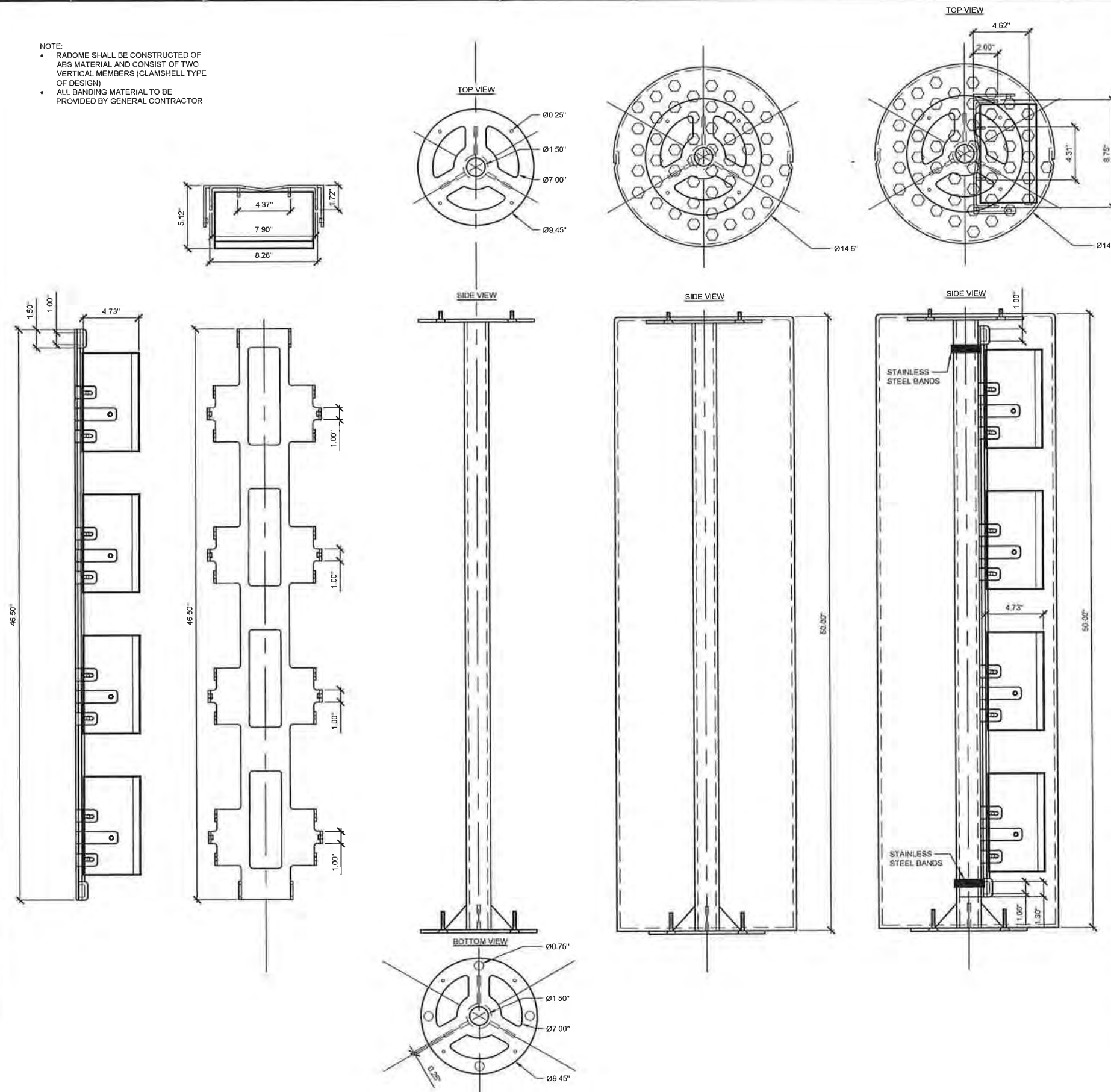
**FREQUENCY BANDS**  
BANDS: B46A: 515.8-5250 MHz FOR UPLINK AND DOWN LINK  
B46D: 5725-5875 MHz FOR UPLINK AND DOWNLINK

**HW CAPACITY**  
CARRIER CAPACITY WCDMA: UP TO 3 CARRIERS  
OUTPUT POWER: UP TO 2 X 0.316 W

**ELECTRICAL SPECIFICATIONS**  
POWER SUPPLY: -48 VDC OR 100 - 250 VAC



NOTE:  
• RADOME SHALL BE CONSTRUCTED OF ABS MATERIAL AND CONSIST OF TWO VERTICAL MEMBERS (CLAMSHELL TYPE OF DESIGN)  
• ALL BANDING MATERIAL TO BE PROVIDED BY GENERAL CONTRACTOR



CLUSTER/AREA: T3 WEIEC13  
PROPOSED HUB: LA02063A  
T-MOBILE NODE ID: IE0162BA\_31LAB  
CROWN NODE ID: T3IE0298  
SCE POLE ID: 2333858E

LATITUDE & LONGITUDE:  
33.69411°, -117.88448°

ADDRESS:  
685 SUNFLOWER AVE  
COSTA MESA, CA 92626

ENGINEER:  
**SAC**  
WIRELESS  
SAC AE DESIGN GROUP, INC  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
www.sacw.com  
619 736 3766

OWNER/DEVELOPER:  
**CROWN CASTLE**  
200 SPECTRUM CENTER DRIVE, SUITE 1800  
IRVINE, CA 92618

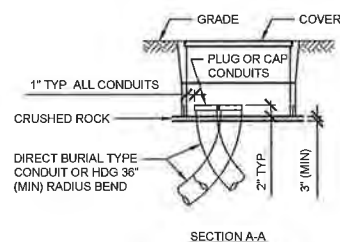
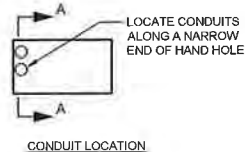
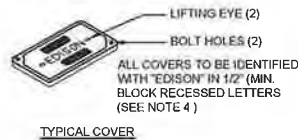
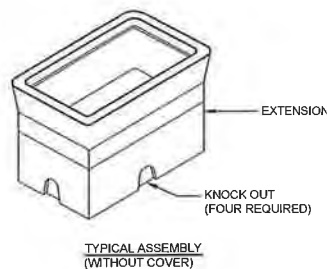
TITLE:  
CROWN CASTLE NG WEST  
JOB# 365238  
ORANGE COUNTY

REVISIONS			
REV	DATE	DESCRIPTION	BY
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01	06/01/2018	100 CD	NB
02	07/13/2018	REV 100 CDs	NB

DRAWN BY:	CHECKED BY:	APPROVED BY:
NB	NB	NB

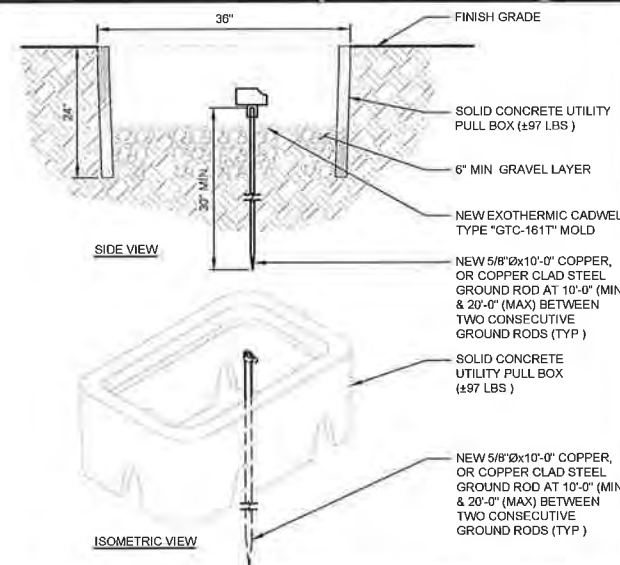
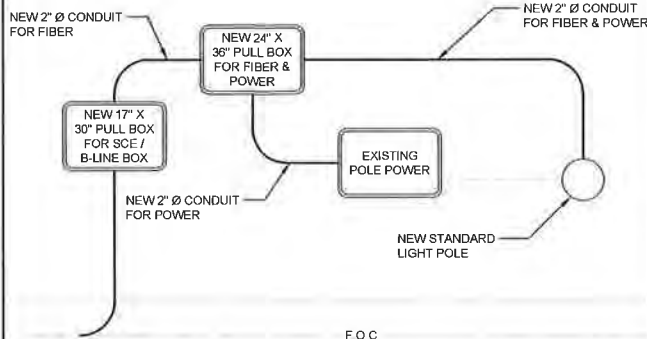
PROJECT NUMBER:	T3IE0298
SHEET NAME:	RADIO / SHROUD DETAIL
DATE DRAWN:	07/13/2018
SCALE:	AS SHOWN

SHEET: C-03



- NOTES:
- GO TO REFER TO SCE DOCUMENT HP 200 FOR HAND HOLE REQUIREMENTS (UNDERGROUND STRUCTURES STANDARDS)
  - RADIUS ANGLES MAY BE REDUCED TO LESS THAN 90° PROVIDING THE PROJECTED CENTER LINE OF THE CONDUIT CLEARS HAND HOLE OPENING
  - TWO HOLD DOWN DEVICES TO BE SUPPLIED WITH EACH HAND HOLE
  - COVER SHALL BE IDENTIFIED WITH "EDISON" IN MINIMUM 2-INCH LETTERS OR LABELS PERMANENTLY SECURED TO THE LID

NOTE:  
PULL BOX & LIGHT POLE LOCATION VARIES PER LOCATION



CONDUIT ROUTE

SCALE  
N T S

4

GROUNDING ROD

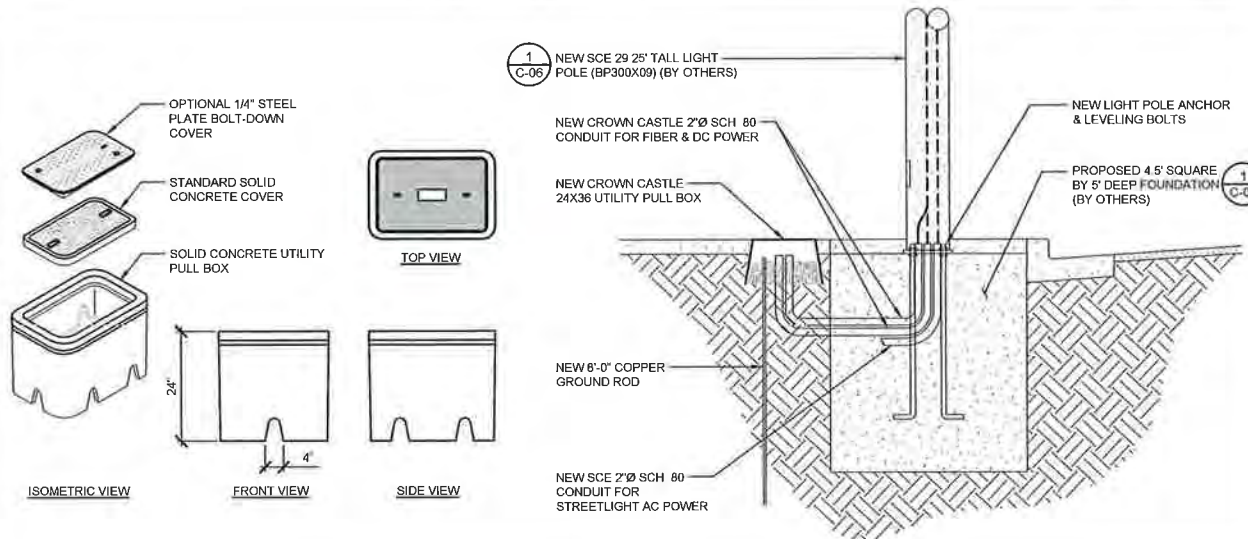
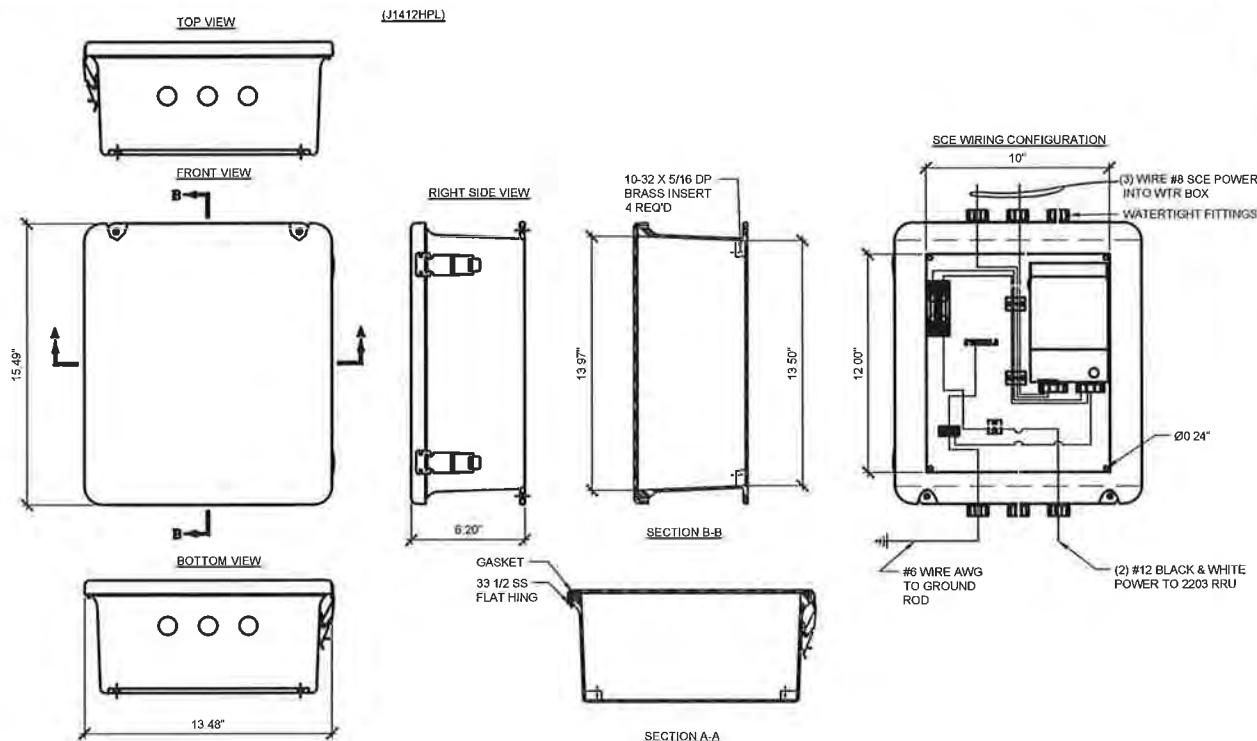
SCALE  
N T S

3

17" X 30" UTILITY PULL BOX DETAIL (HH-6)

SCALE  
N T S

6



SCALE  
N T S

2

WTR FUSE BOX - J1412HPL

SCALE  
N T S

5

NOT USED

SCALE  
N T S

1

CLUSTER/AREA T3 WEIEC13  
PROPOSED HUB LA02063A  
T-MOBILE NODE ID IE0162BA\_31LAB  
CROWN NODE ID T3IE0298  
SCE POLE ID 2333858E

LATITUDE & LONGITUDE:  
33.69411°, -117.88448°

ADDRESS:  
685 SUNFLOWER AVE  
COSTA MESA, CA 92626

ENGINEER:  
**SAC**  
WIRELESS  
SAC AE DESIGN GROUP, INC  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
www.sacw.com  
619 736 3766

OWNER/DEVELOPER:  
**CROWN CASTLE**  
200 SPECTRUM CENTER DRIVE, SUITE 1800  
IRVINE, CA 92618

TITLE:  
CROWN CASTLE NG WEST  
JOB# 365238  
ORANGE COUNTY

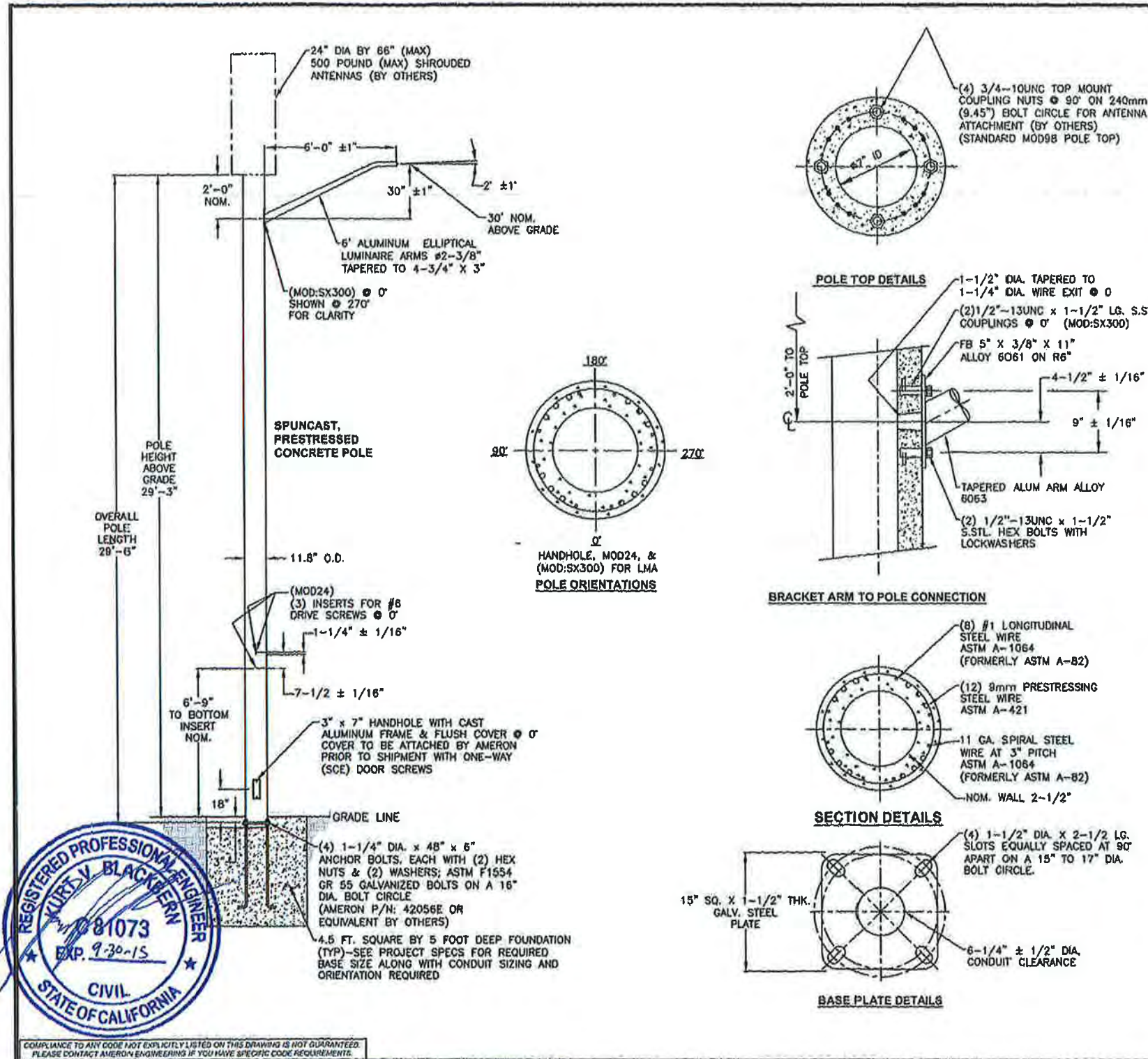
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01	06/01/2018	100 CD	NB
02	07/13/2018	REV 100 CDs	NB

DRAWN BY:	CHECKED BY:	APPROVED BY:
NB	NB	NB

PROJECT NUMBER:	T3IE0298
SHEET NAME:	HAND HOLE / WTR DETAIL
DATE DRAWN:	07/13/2018
SCALE:	AS SHOWN

SHEET:  
C-04

CLUSTER/AREA T3\_WEIEC13  
 PROPOSED HUB LA02063A  
 T-MOBILE NODE ID IE0162BA\_31LAB  
 CROWN NODE ID T3IE0298  
 SCE POLE ID 2333858E



REV.	DATE	DESCRIPTION	DRN.	APPR.
A	09/07	REDRAWN, ADDED POLE P/N	A.C.	
B	05/08	UPDATED FOR ORACLE	T.L.	
C	02/10	A/B WERE A36M55, NOW A307	J.C.	
D	06/15	UPDATED TO NEW DWG. STDS.	L.P.	

"F" LEVEL CONFIG CODES			"P" LEVEL CONFIG CODES		
OPTION CLASS	ENTRY	INFO.	OPTION CLASS	ENTRY	INFO.
COATING	S		MIX	81	
HH COVER	66546E		FINISH	5	
DOOR SCRS	SCE		BASEPLATE	63250E	
DRILL IN MOD	MOD24		COLLAR	NONE	
			POLE TOP CON.	MOD98	
			CAST-IN MOD	MODSX300	

**300MM NON-TAPERED BASE PLATE ROUND POLE**

POLE DESIG-NATION	POLE HEIGHT ABOVE GRADE	OVERALL POLE LENGTH	BOLT CIRCLE	BASE O.D.	ULTIMATE G.L. MOMENT (ft.-lbs.)	POLE WEIGHT (lbs.)
BP300X09	29'-3"	29'-6"	16"	11-13/16"	65,000	2900

( ) POLES REQUIRED (P/N: BP300X09-16137), EACH WITH 6' WALL BRACKET ELLIPTICAL ARM (P/N: LAEB6A)

**NOTES:**

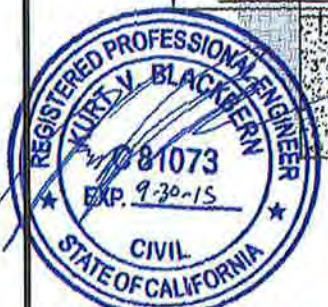
- MIX (8155): SCE BLACK & WHITE, LIGHTLY EXPOSED AGGREGATE FINISH WITH FLAT WATER SEALER COATING.
- ASTM C-150 TYPE III GRAY CEMENT.
- f<sub>c</sub> @ 28 DAYS=7,000 PSI, USING SPUN CYLINDER TEST.
- f<sub>c</sub> @ 28 DAYS=5,000 PSI, USING ASTM C-31 CYLINDER TEST.
- POLES MANUFACTURED TO ASTM C-1089-13 SPECIFICATIONS.
- PROTECTIVE COAT EXPOSED P.C. WIRES AT POLE ENDS.
- THE POLE DEPICTED ON THIS DRAWING IS DESIGNED TO WITHSTAND THE LOADS IMPARTED BY A SINGLE SIDE MOUNTED TAPERED ELLIPTICAL ALUMINUM ARM (NOT TO EXCEED 6' OFFSET, 3.7 SQ. FT. EPA, 25 LBS.) WITH THE ARM HOLDING A DOWNWARD FACING AREA OR PENDENT LUMINAIRE (NOT TO EXCEED 2.0 SQ. FT. EPA, 50 POUNDS); THE POLE ALSO SUPPORTS (1) ANTENNA SHROUD CENTERED 3' ABOVE THE POLE TOP (NOT TO EXCEED 6.3 SQ. FT. EPA, 225 LBS. MAX) AS DESIGNED PER THE 2013 AASHTO LTS-6 (CRITERIA FOR STREET LIGHTING POLES), 2010 CALIFORNIA BUILDING CODE & ASCE7-05 FOR 90 MPH WIND AND SEISMIC ZONE (3-SECOND GUSTS) & SEISMIC CRITERIA S<sub>s</sub>=1.75 & S<sub>1</sub>=0.6. PLEASE CONTACT & ADVISE AMERON ENGINEERING IF THE INTENDED VALUES EXCEED THESE VALUES.
- DUE TO THE NATURE & CHARACTERISTICS OF CONCRETE, SIDE MOUNT SPACING DIMENSIONS CAN ONLY BE TAKEN TO THE NEAREST 1/8 INCH.

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

**SOUTHERN CALIFORNIA EDISON**  
**BP300X09 POLE WITH SINGLE 6" ARM**

THIS DOCUMENT CONTAINS INFORMATION WHICH IS PROPRIETARY TO AMERON. IT SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO ANYONE WITHOUT THE PRIOR WRITTEN PERMISSION OF AMERON.

<b>AMERON</b> POLE PRODUCTS	DRAWN: SJB	DATE: 10/2003
	SCALE: N.T.S.	DWG. NO. 040-01277
		REV D



COMPLIANCE TO ANY CODE NOT EXPLICITLY LISTED ON THIS DRAWING IS NOT GUARANTEED. PLEASE CONTACT AMERON ENGINEERING IF YOU HAVE SPECIFIC CODE REQUIREMENTS.

LATITUDE & LONGITUDE:  
 33.69411°, -117.88448°

ADDRESS:  
 685 SUNFLOWER AVE  
 COSTA MESA, CA 92626

ENGINEER:

WIRELESS  
 SAC AE DESIGN GROUP, INC.  
 5015 SHOREHAM PLACE, SUITE 150  
 SAN DIEGO, CA 92122  
 www.sacw.com  
 619.736.3766

OWNER/DEVELOPER:

**CROWN CASTLE**  
 200 SPECTRUM CENTER DRIVE, SUITE 1800  
 IRVINE, CA 92618

TITLE:  
 CROWN CASTLE NG WEST  
 JOB# 365238  
 ORANGE COUNTY

REVISIONS

REV	DATE	DESCRIPTION	BY
00	05/30/2018	90 CD	NB
01	06/01/2018	100 CD	NB
02	07/13/2018	REV 100 CDs	NB

DRAWN BY: NB	CHECKED BY: NB	APPROVED BY: NB
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PROJECT NUMBER: T3IE0298  
 SHEET NAME: STREET LIGHT DETAIL  
 DATE DRAWN: 07/13/2018  
 SCALE: AS SHOWN

SHEET: C-05



CLUSTER/AREA T3\_WEIEC13  
 PROPOSED HUB LA02063A  
 T-MOBILE NODE ID IE0162BA\_31LAB  
 CROWN NODE ID T3IE0298  
 SCE POLE ID 2333858E

ANTENNA AZ:  
 270° TN  
 LATITUDE & LONGITUDE:  
 33.69411°, -117.88448°  
 ADDRESS:  
 685 SUNFLOWER AVE  
 COSTA MESA, CA 92626

ENGINEER:



OWNER/DEVELOPER:



TITLE:

CROWN CASTLE NG WEST  
 JOB# 365238  
 ORANGE COUNTY

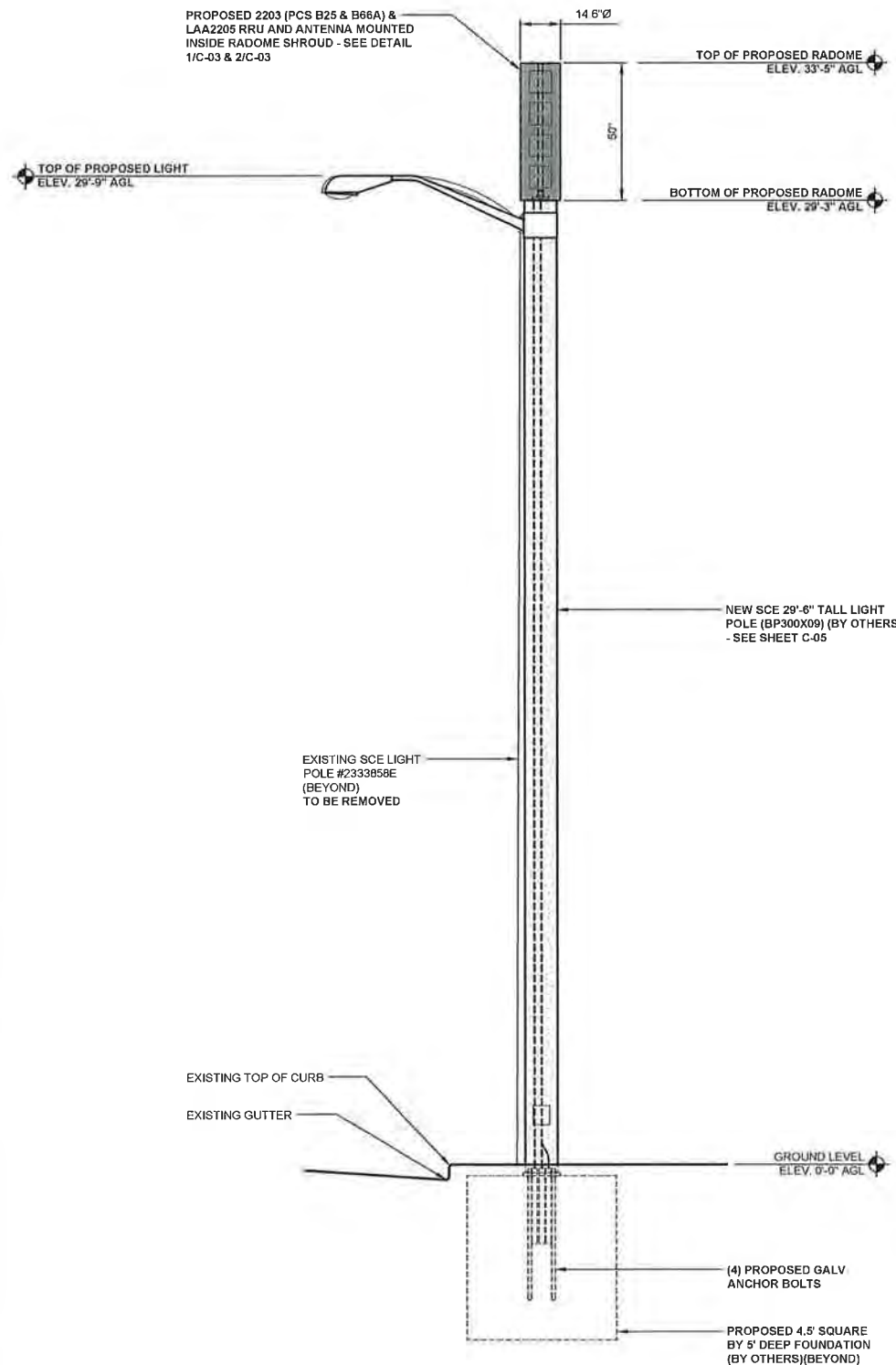
REVISIONS

REV	DATE	DESCRIPTION	BY
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02	07/13/2018	REV 100 CDs	NB

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NB	NB	NB

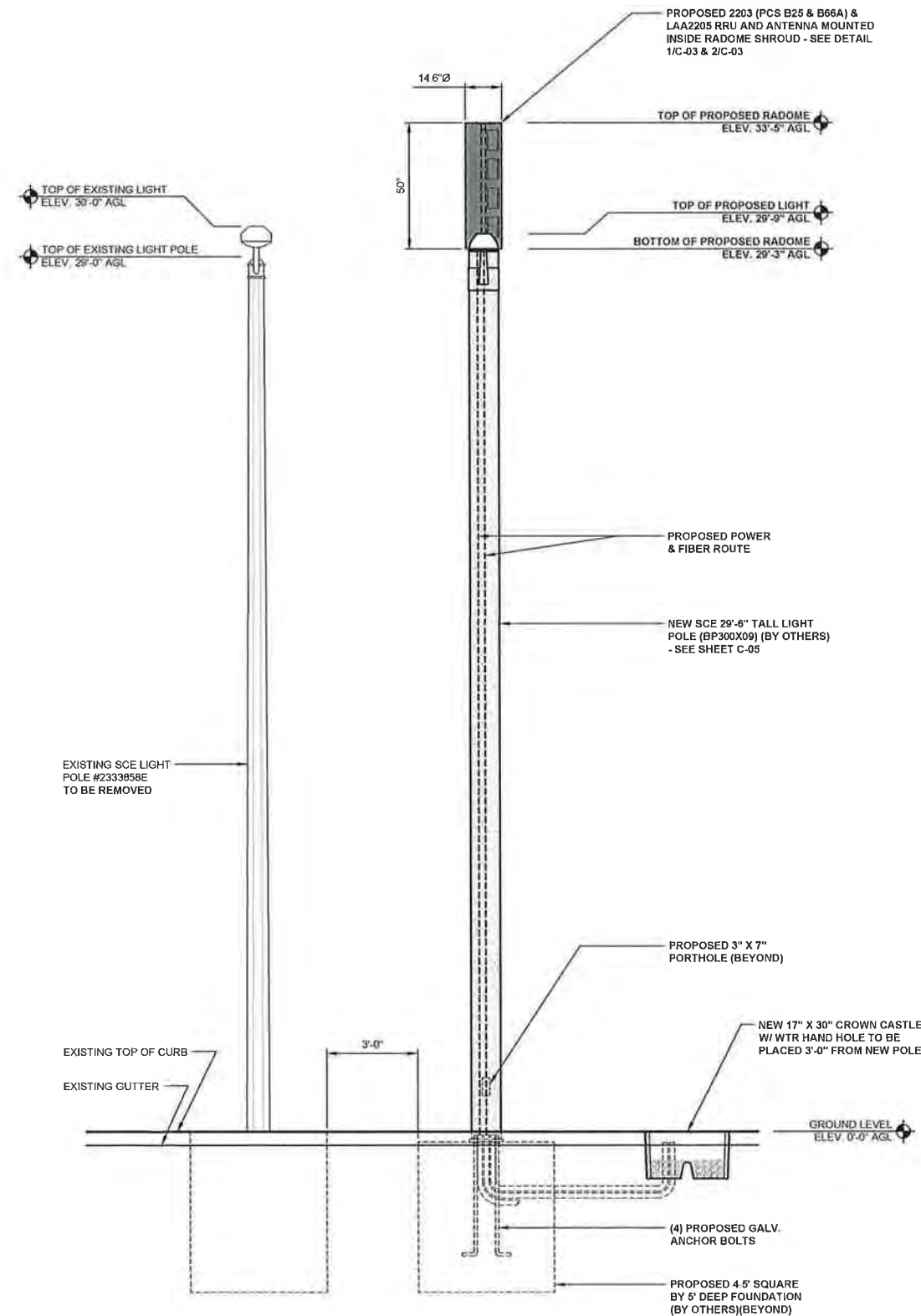
PROJECT NUMBER:	T3IE0298
SHEET NAME:	ELEVATIONS
DATE DRAWN:	07/13/2018
SCALE:	AS SHOWN

SHEET: C-06



SCALE: 3/8" = 1'-0" (24x36)  
 (OR) 3/16" = 1'-0" (11x17)

2

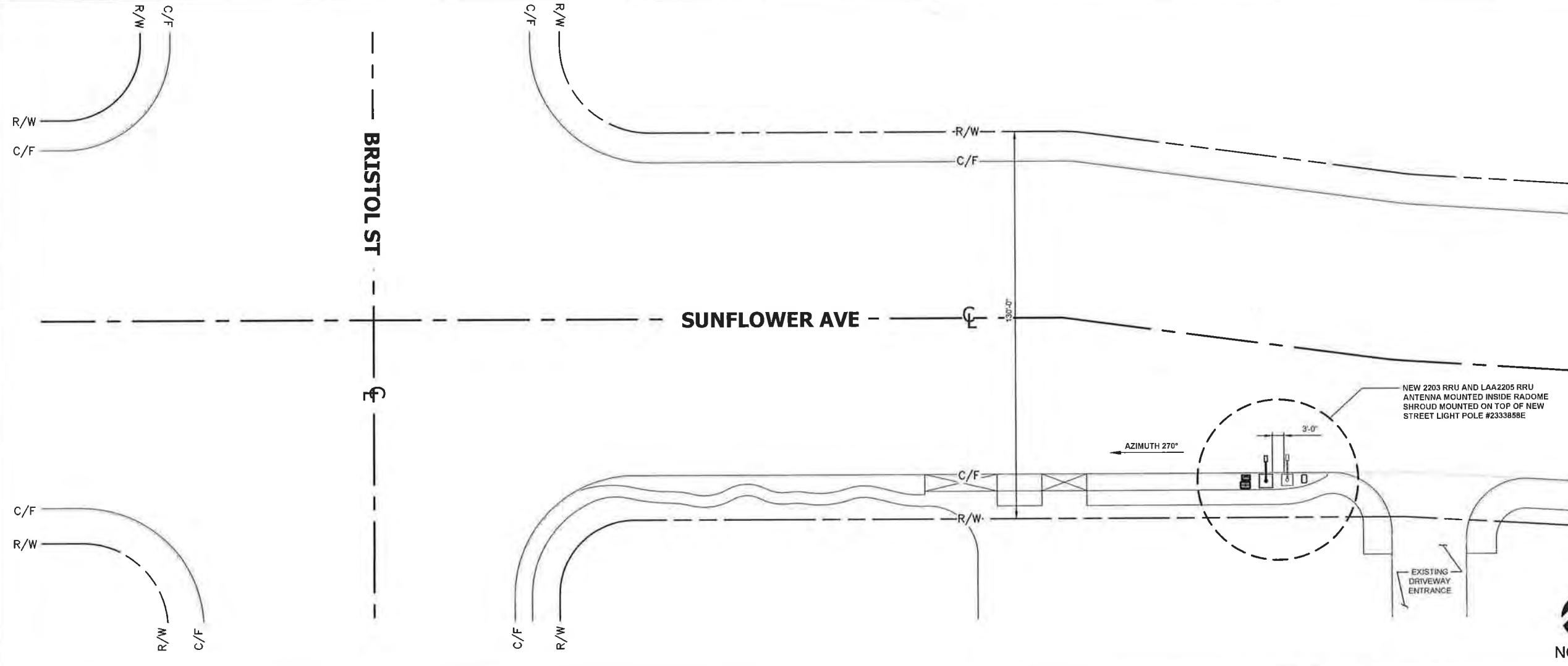


SCALE: 3/8" = 1'-0" (24x36)  
 (OR) 3/16" = 1'-0" (11x17)

1

SIDE VIEW LIGHT POLE ELEVATION

FRONT VIEW LIGHT POLE ELEVATION



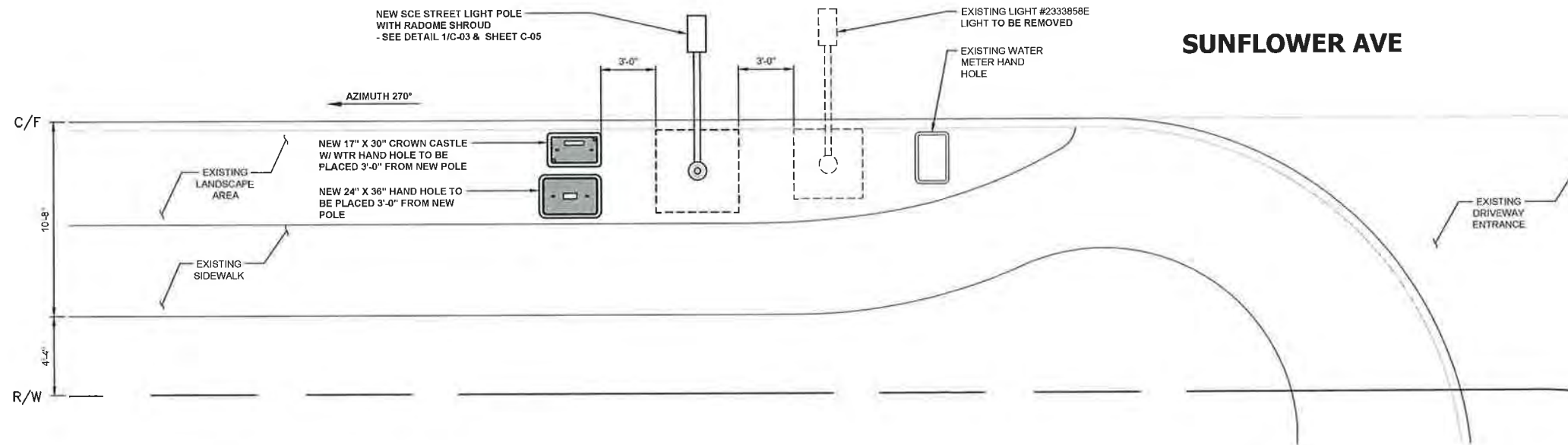
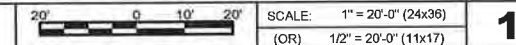
CLUSTER/AREA T3\_WEIEC13  
 PROPOSED HUB LA02063A  
 T-MOBILE NODE ID IE0162BA\_31LAB  
 CROWN NODE ID T3IE0298  
 SCE POLE ID 2333858E

ANTENNA AZ: 270° TN  
 LATITUDE & LONGITUDE: 33.69411°, -117.88448°  
 ADDRESS: 685 SUNFLOWER AVE  
 COSTA MESA, CA 92626

ENGINEER: SAC WIRELESS  
 SAC AE DESIGN GROUP, INC  
 5015 SHOREHAM PLACE, SUITE 150  
 SAN DIEGO, CA 92122  
 www.sacw.com  
 619 736 3766

OWNER/DEVELOPER: CROWN CASTLE  
 200 SPECTRUM CENTER DRIVE, SUITE 1800  
 IRVINE, CA 92618

SITE PLAN



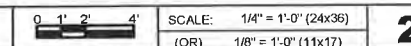
TITLE: CROWN CASTLE NG WEST  
 JOB# 365238  
 ORANGE COUNTY

REVISIONS			
REV	DATE	DESCRIPTION	BY
00	05/30/2018	90 CD	NB
01	06/01/2018	100 CD	NB
02	07/13/2018	REV 100 CDs	NB

DRAWN BY:	CHECKED BY:	APPROVED BY:
NB	NB	NB

PROJECT NUMBER:	T3IE0298
SHEET NAME:	SITE PLAN
DATE DRAWN:	07/13/2018
SCALE:	AS SHOWN

ENLARGED SITE PLAN



SHEET: C-07



# CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

December 20, 2018

George Dominguez  
1835 A South Centre City Parkway  
Escondido, CA 92025

**RE: MINOR CONDITIONAL USE PERMIT ZA-18-56  
TEMPORARY (UP TO 3-YEARS) MODULAR BUILDING FOR VANGUARD  
UNIVERSITY  
55 FAIR DRIVE, COSTA MESA**

Dear Mr. Dominguez:

City staff's review of your zoning application for the above-referenced project is complete. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on January 2, 2019, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Mel Lee, at 714.754.5611, or at [mel.lee@costamesaca.gov](mailto:mel.lee@costamesaca.gov).

Sincerely,

WILLA BOUWENS-KILLEEN, AICP  
Zoning Administrator

Attachments:      Project Description  
                         Findings  
                         Conditions of Approval, Code Requirements, and Special District  
                         Requirements  
                         Approved Conceptual Plans

cc:                      Engineering  
                         Fire Protection Analyst  
                         Building Safety Division

ZA-18-56  
December 20, 2018  
Page 2 of 9

Vanguard University of Southern California  
c/o Dr. Michael J. Beals, President/CEO  
55 Fair Drive  
Costa Mesa, CA 92626

## **PROJECT DESCRIPTION**

### ***Project Site/Environs***

Vanguard University of Southern California (formerly Southern California College) exists on the subject site. The site is bounded by Fair Drive and Costa Mesa City Hall to the north; SR-55 to the east; residential housing units to the south; and Vanguard Way and residential housing units to the west.

Vanguard University is zoned Institutional & Recreational District (I&R) and has a General Plan Land Use Designation of Public/Institutional. The total site area of Vanguard University is approximately 38 acres. According to the Vanguard University website, the current campus moved to the site in 1950. Because the establishment of the university predates City Incorporation, a Master Plan was not required at that time.

Vanguard University is a private, four-year university with a graduate program in religion. The campus includes a library, classrooms, study halls, dormitories, a gymnasium, administrative offices, a book store and cafeteria, and athletic fields. As of fall 2017 the campus had an enrollment of 2,089 students; approximately 1,009 students and 900 beds (some single and some family rooms) are in the five dormitory hall buildings located on campus.

The applicant is requesting approval of a Minor Conditional Use Permit to allow for the installation of a 4,320 square foot temporary modular building at the center of the campus. The building will be the temporary home of the classrooms and laboratories for their STEM (Science, Technology, Engineering, and Math) facilities on campus for up to 3 years.

## **ANALYSIS**

The temporary building will be located in an open area between the Library and the Natural Science buildings and is to provide temporary housing for classes already existing elsewhere on campus that need to be relocated while the new Natural Science building is remodeled. The temporary building will not cover any required parking and will not result in a permanent loss of landscape area. The project will not result in an increase in student enrollment for the campus.

### ***Conformance with the City of Costa Mesa General Plan***

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that both serve local needs and attract regional and international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and

improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

Colleges are a permitted use in the Institutional & Recreational District (I&R) and are therefore consistent with the corresponding Public/Institutional General Plan Land Use Designation.

### ***Conformance with the Zoning Code***

According to the City's zoning map, the zoning district of the project site is Institutional and Recreational (I&R). Zoning and development standards for the I&R district are incorporated into Chapter 13-20 (Zoning Districts) of the City's Zoning Code. The I&R zoning district is intended to allow land uses which provide recreation, open space, health, and public service uses. Development in this designation may occur on either public or private property. Areas included in this designation are parks, health care facilities, educational institutions, religious facilities, fairgrounds, and public facilities. The I&R zoning district permits 0.25 FAR and 44 employees per acre.

The proposed project has been designed consistent with the development standards outlined in Chapter 13-20 of the City's Zoning Code. Specifically, the project complies with Zoning Code provisions for allowable Floor Area Ratio, on-site parking, and building setbacks.

### ***Consistency***

The proposed project would enhance an existing educational institution, including the provision of student housing and additional employment opportunities. The character of the surrounding area is defined by residential and institutional uses. The project would be compatible with the mix of uses and character of its surroundings, and would maintain the quality of the environment.

This building will provide a temporary location for the STEM program while the new building is being constructed; it will not cover required parking; will only temporarily cover landscaped area; is placed in the center of the campus; and will not result in an increase in the overall student enrollment. Therefore, the project would not conflict with any applicable land use plan, policy, or regulation (including but not limited to the General Plan or zoning regulations).

### **ENVIRONMENTAL DETERMINATION**

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.

## **FINDINGS**

- A. The proposed project complies with Title 13, Section 13-29(g)(2), Conditional Use Permit and Minor Conditional Use Permit, of the Municipal Code due to the following:

**Finding:** The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

**Facts in Support of Findings:** The building will be the temporary home of the classrooms and laboratories for their STEM (Science, Technology, Engineering, and Math) facilities on campus for up to 3 years. The building will be located in an open area between the Library and the Natural Science buildings. The project will not result in an increase in student enrollment for the campus. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses.

**Finding:** Granting the minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

**Facts in Support of Findings:** The proposed use is consistent with the I&R zoning of the property and the other uses on the campus in that this is a temporary building that will be used while the STEM facilities on campus are being constructed. Compliance with the recommended conditions of approval and code requirements, will ensure that the project is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

**Finding:** Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

**Facts in Support of Findings:** The project is consistent with the following policies and objectives of the General Plan, Land Use Element. The proposed use is a permitted use in the I&R zone.

**Policy LU-3.1:** *Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.*

**Facts in Support of Findings:** The proposed building is not located near any residentially-zoned properties. Therefore, the use is consistent with the

General Plan Policy.

- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**CONDITIONS OF APPROVAL**

- Plng.
- 1. The use shall be limited to the type of operation as described in the staff report. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment to the minor conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
  - 2. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
  - 3. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the minor conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
  - 4. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not limited to any proceeding under the Americans with Disabilities Act or the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.



## **CODE REQUIREMENTS**

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- PIng. 1. Approval of the zoning application is valid for three (3) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining a business license and legally establishes the business. If the applicant is unable to establish the use within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.
2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
3. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
4. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
5. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure shall conform with City standards. Standard drawings are available from the Planning Division.
- Bldg. 6. Comply with the requirements of the following adopted codes: 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code.
7. The conditions of approval and ordinance or code provisions of ZA-18-56 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
8. Prior to the Building Division issuing a demolition permit, contact South Coast Air Quality Management District (AQMD) located at:  
21865 Copley Dr.

Diamond Bar, CA 91765-4178  
Tel: 909- 396-2000

or  
Visit their web site:  
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>. The Building Div. will not issue a demolition permit until an Identification Number is provided by AQMD.

9. The Building Safety Division will not issue a demolition permit until an identification number is provided by AQMD.
- Fire 10. Comply with the requirements of the 2016 California Fire Code, including the 2016 Intervening Update and referenced standards as amended by the City of Costa Mesa.

### **SPECIAL DISTRICT REQUIREMENTS**

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. The applicant is required to contact the Costa Mesa Sanitary District at (949) 654-8400 to arrange final sign-off prior to certificate of occupancy being released.
2. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- AQMD 3. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
- Water 4. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.
- State 5. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

**PLANNING APPLICATION SUMMARY**

Location: 55 Fair Drive Application: ZA-18-56

Request: Minor Conditional Use Permit for a Temporary (3 Year) 4,320 SF Modular Building

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

Zone: <u>I&amp;R</u>	North: <u>I&amp;R, Costa Mesa Civic Center and OC Fairgrounds</u>
General Plan: <u>General Commercial</u>	South: <u>R3, Residential Uses</u>
Lot Dimensions: <u>Irregular</u>	East: <u>Newport Blvd. and SR-55 Freeway</u>
Lot Area: <u>38 Acres (1,654,998 SF)</u>	West: <u>R3, Residential Uses</u>
Existing Development: <u>Vanguard University Campus</u>	

**DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
<b>Lot Size:</b>		
Lot Width	60 FT	Approximately 1,160 FT
Lot Area	6,000 SF	38 Acres (1,654,998 SF)
<b>FAR (Floor Area Ratio)</b>		
	.25 (413,747 SF) <sup>(1)</sup>	.12 (201,404 SF) <sup>(1)</sup>
Maximum Number of Stories/Building Height	4 Stories (Except Student Housing)	1 Story (Proposed Building)
Open Space	NA	916,534 SF
<b>Parking</b>		
Standard	906	1,041
Handicap	22	22
TOTAL	928 Spaces	1,063 Spaces <sup>(2)</sup>
NA = Not Applicable or No Requirement		
(1) Because Floor Area Ratio only applies to non-residential buildings on campus, student dormitories are not included in the total FAR for the site.		
(2) Number of required spaces is based on a parking study prepared for the campus.		
CEQA Status	Exempt, Class 1 (Existing Facilities)	
Final Action	Zoning Administrator	

September 19, 2018

**George Dominguez**  
**GA DOMINGUEZ GENERAL ENGINEERING & CONSTRUCTION**

Attn.: Mr. George Dominguez

Re: **VU STEM Science Modular Building**

Dear Mr. Dominguez:

Below is the Project Description for the new STEM Science Modular Building for Vanguard University.

**PROJECT DESCRIPTION**

- New 72'-0" x 60'-0" (4,320 S.F.) Modular Science Lab Building.
- New below grade concrete stem wall foundation system with below floor access and ventilation.
- Built-up Class A Roofing System with roof mounted HVAC Units.
- Wood stud exterior walls with exterior plaster finish. Walls to extend 4'-0" above roof line.
- Exterior storefront style doors at the lab classrooms and hollow metal doors at the IDF room.
- Interior metal stud walls with gypsum board finish.
- Various interior improvements, including casework, projection screens, fume hoods, emergency eye wash, floor drain, marker boards, etc.
- Accessible parking stalls and signage.
- Minor concrete paving modifications.
- Minor landscape & irrigation modifications.
- Electrical connections.
- Plumbing connections.

If you have any questions or need additional information, please feel free to call.

Respectfully,

**MJK**  
ARCHITECTURE

  
Michael J. Kant AIA  
Principal

License #C17944



VANGUARD UNIVERSITY

# VANGUARD UNIVERSITY STEM SCIENCE INTERIM HOUSING MODULAR BUILDING



SHEET LIST	
Sheet Number	Sheet Name
CUP-01	TITLE SHEET
CUP-02	CAMPUS SITE PLAN
CUP-03	ENLARGED SITE PLAN
CUP-04	FLOOR PLAN
CUP-05	EXTERIOR ELEVATIONS
Grand total: 5	

**MINOR CONDITIONAL USE PERMIT/  
ADMINISTRATIVE ADJUSTMENT NO. 2A-18-56**

**Approval in Concept**

**SUBJECT TO CONDITIONS  
CITY OF COSTA MESA  
PLANNING DEPT.**

BY: WFE / WBC DATE: 12/29/18

- SCOPE OF WORK**
- NEW SCIENCE MODULAR BUILDING NEW BELOW GRADE CONCRETE FOUNDATION SYSTEM.
  - NEW ACCESSIBLE PARKING SPACES AND SIGNAGE
  - RE-STRIPING OF EXISTING PARKING LOT.
  - MINOR CONCRETE PAVING MODIFICATIONS.
  - MINOR LANDSCAPE & IRRIGATION MODIFICATIONS
  - ELECTRICAL CONNECTIONS.
  - PLUMBING CONNECTIONS.

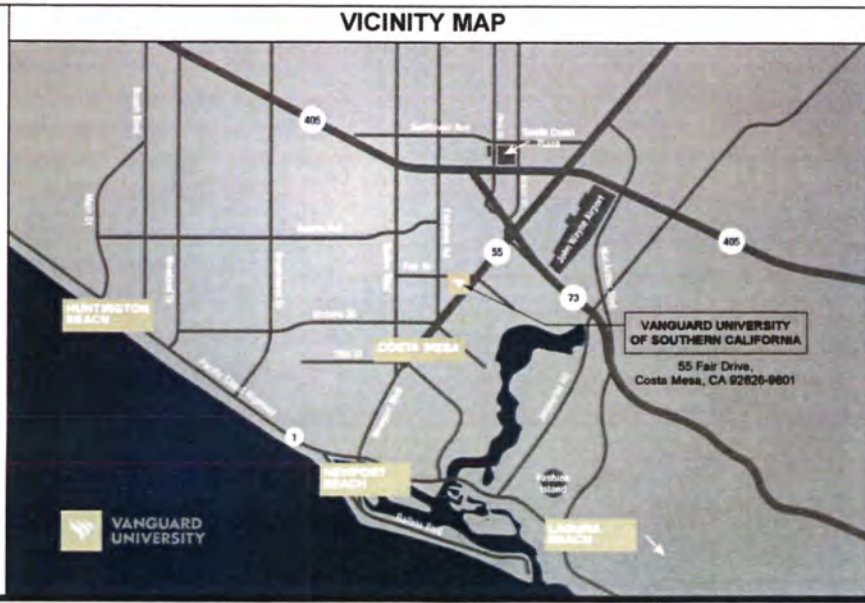
**PROJECT DIRECTORY**

**OWNER**  
VANGUARD UNIVERSITY OF SOUTHERN CALIFORNIA  
55 FAIR DRIVE  
COSTA MESA, CA 92626-9601  
PHONE: (714) 966-3651

**SITE CONTRACTOR**  
G. A. DOMINGUEZ GENERAL ENGINEERING & CONTRACTING  
PHONE: (760) 294-4116  
CELL: (919) 977-5611

**ARCHITECTURAL**  
MJK ARCHITECTURE  
P.O. BOX 1120  
VISTA, CA 92085-1120  
PHONE: (760) 941-4647

**ELECTRICAL**  
JOHNSON CONSULTING ENGINEERS  
12175 BROOKPARKER PLACE  
SUITE 200  
POWAY, CA 92064  
PHONE: (858) 676-4030  
FAX: (858) 513-0059



**MJK ARCHITECTURE**  
MICHAEL J. KANTARCHITECT  
A PROFESSIONAL CORPORATION  
P.O. BOX 1120  
VISTA, CA 92085-1120  
(760) 941-4647  
www.mjkarchitecture.com

CONSULTANT:

PROJECT NAME:  
**STEM Science Modular Bldg.**



PROJECT ADDRESS:  
**55 Fair Drive  
Costa Mesa, CA  
92626-9601**

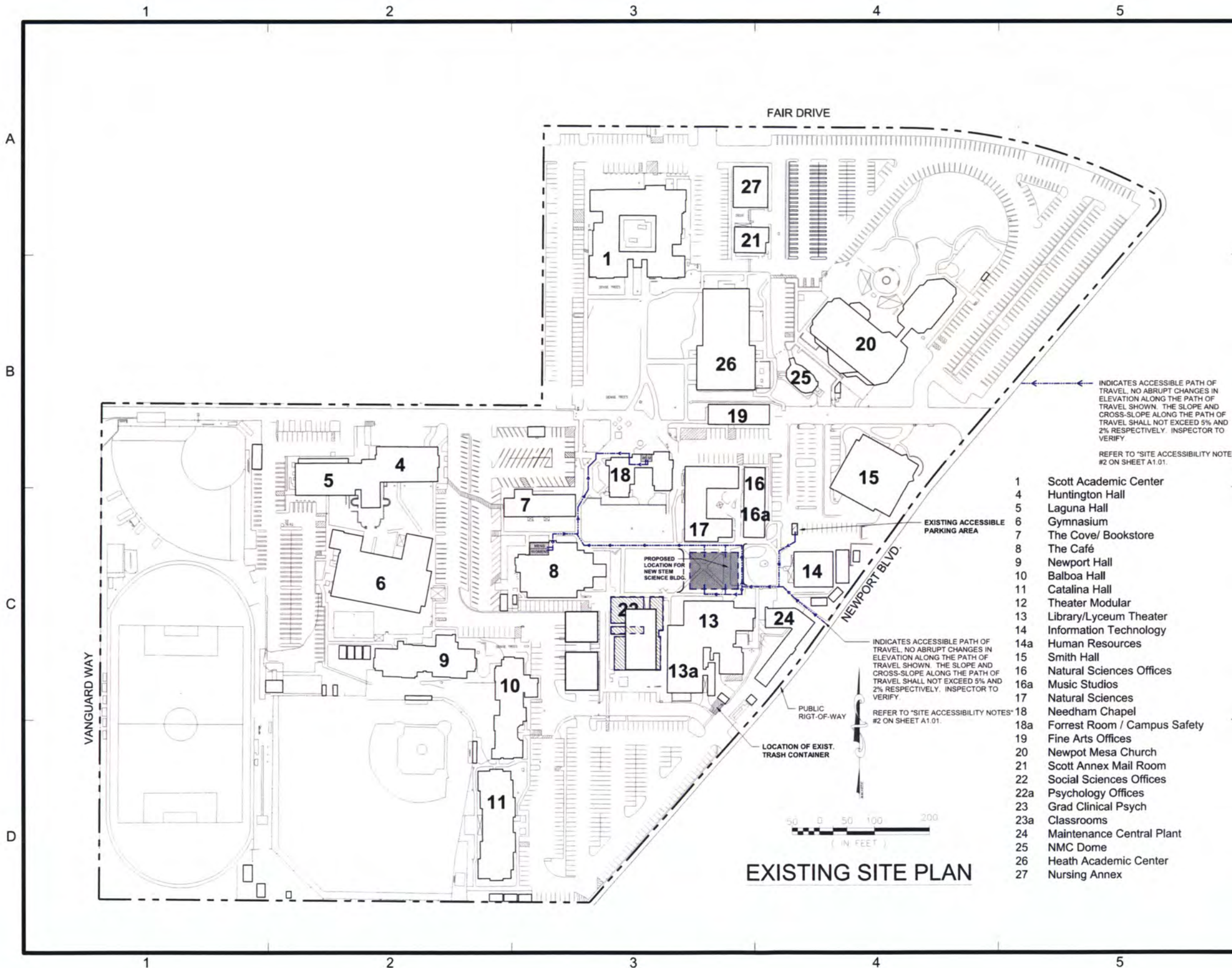


MARK	DATE	DESCRIPTION
△	09/14/18	PLAN CHECK CORRECTIONS
△		
△		
△		
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DATE: SEPT 14, 2018 REV NO: CUP  
PROJECT NO: 2018-06  
CAD DWG FILE: [unclear]  
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SHEET TITLE:  
**TITLE SHEET**

SHEET NO:  
**CUP-01**



EXISTING SITE PLAN

- 1 Scott Academic Center
- 4 Huntington Hall
- 5 Laguna Hall
- 6 Gymnasium
- 7 The Cove/ Bookstore
- 8 The Café
- 9 Newport Hall
- 10 Balboa Hall
- 11 Catalina Hall
- 12 Theater Modular
- 13 Library/Lyceum Theater
- 14 Information Technology
- 14a Human Resources
- 15 Smith Hall
- 16 Natural Sciences Offices
- 16a Music Studios
- 17 Natural Sciences
- 18 Needham Chapel
- 18a Forrest Room / Campus Safety
- 19 Fine Arts Offices
- 20 Newport Mesa Church
- 21 Scott Annex Mail Room
- 22 Social Sciences Offices
- 22a Psychology Offices
- 23 Grad Clinical Psych
- 23a Classrooms
- 24 Maintenance Central Plant
- 25 NMC Dome
- 26 Heath Academic Center
- 27 Nursing Annex

INDICATES ACCESSIBLE PATH OF TRAVEL. NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY.  
REFER TO "SITE ACCESSIBILITY NOTES" #2 ON SHEET A1.01.

INDICATES ACCESSIBLE PATH OF TRAVEL. NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY.  
REFER TO "SITE ACCESSIBILITY NOTES" #2 ON SHEET A1.01.

**MJK**  
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 VISTA, CA  
 92085-1120  
 (760) 941-4647  
 www.mjkarchitecture.com

CONSULTANT:

PROJECT NAME:  
**STEM Science  
 Modular Bldg.**



PROJECT ADDRESS:  
**55 Fair Drive  
 Costa Mesa, CA  
 92626-9601**

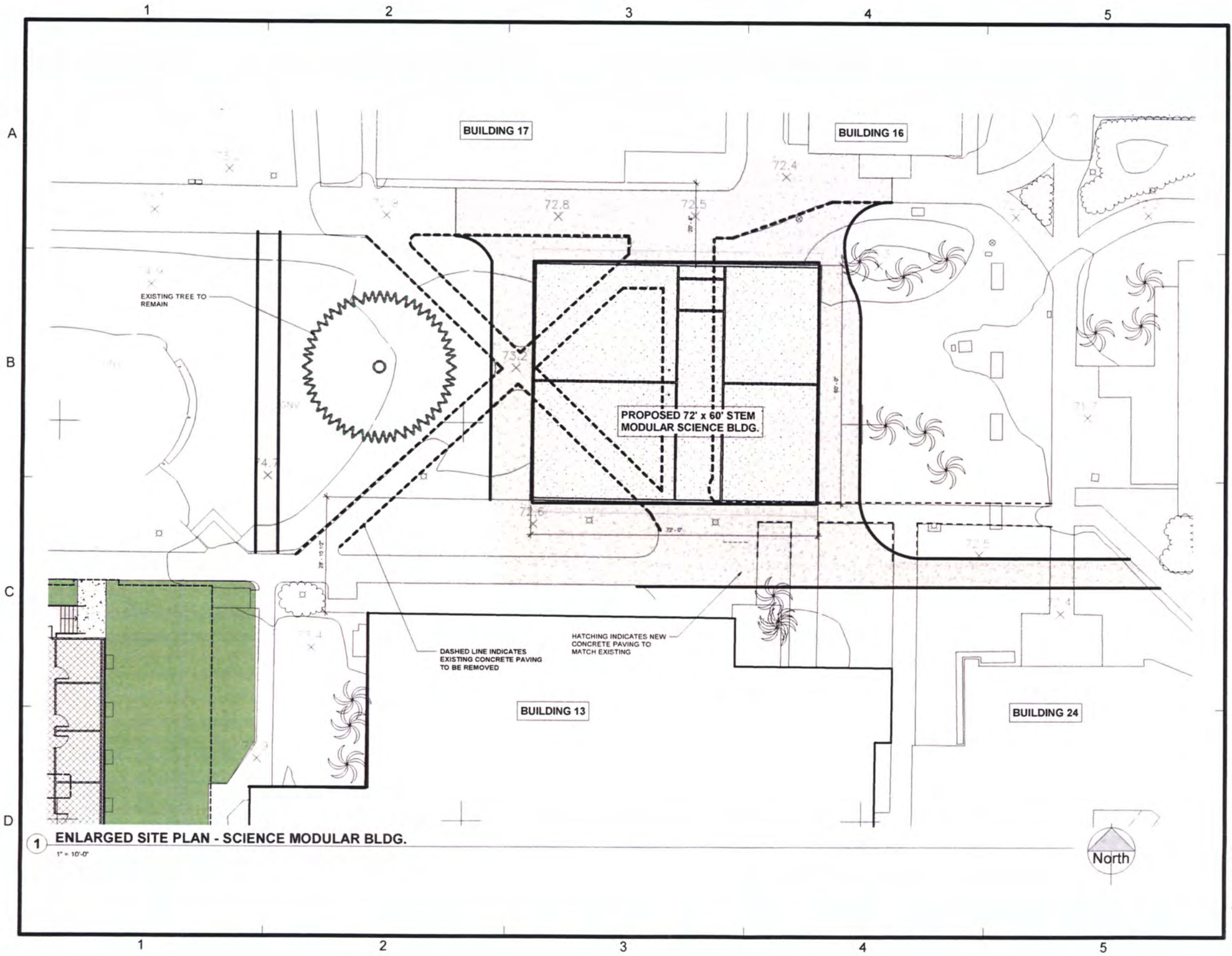


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08/11/18	PLAN CHECK CORRECTIONS

DATE: SEPT. 14, 2018 REV. NO. CUP  
 PROJECT NO: 2018-06  
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SHEET TITLE:  
**CAMPUS SITE PLAN**

SHEET NO.: **CUP-02**



1 ENLARGED SITE PLAN - SCIENCE MODULAR BLDG.  
1" = 10'-0"

**MJK**  
**ARCHITECTURE**  
 MICHAEL J. KANTARCHITECT  
 A PROFESSIONAL CORPORATION  
 LICENSED ARCHITECT  
 MICHAEL J. KANT  
 No. C17944  
 EXP. 06/19  
 STATE OF CALIFORNIA  
 P.O. BOX 1120  
 VISTA, CA  
 92085-1120  
 (760) 941-4647  
 www.mjkarchitecture.com

CONSULTANT:

PROJECT NAME:  
**STEM Science  
 Modular Bldg.**



PROJECT ADDRESS:  
**55 Fair Drive  
 Costa Mesa, CA  
 92626-9601**



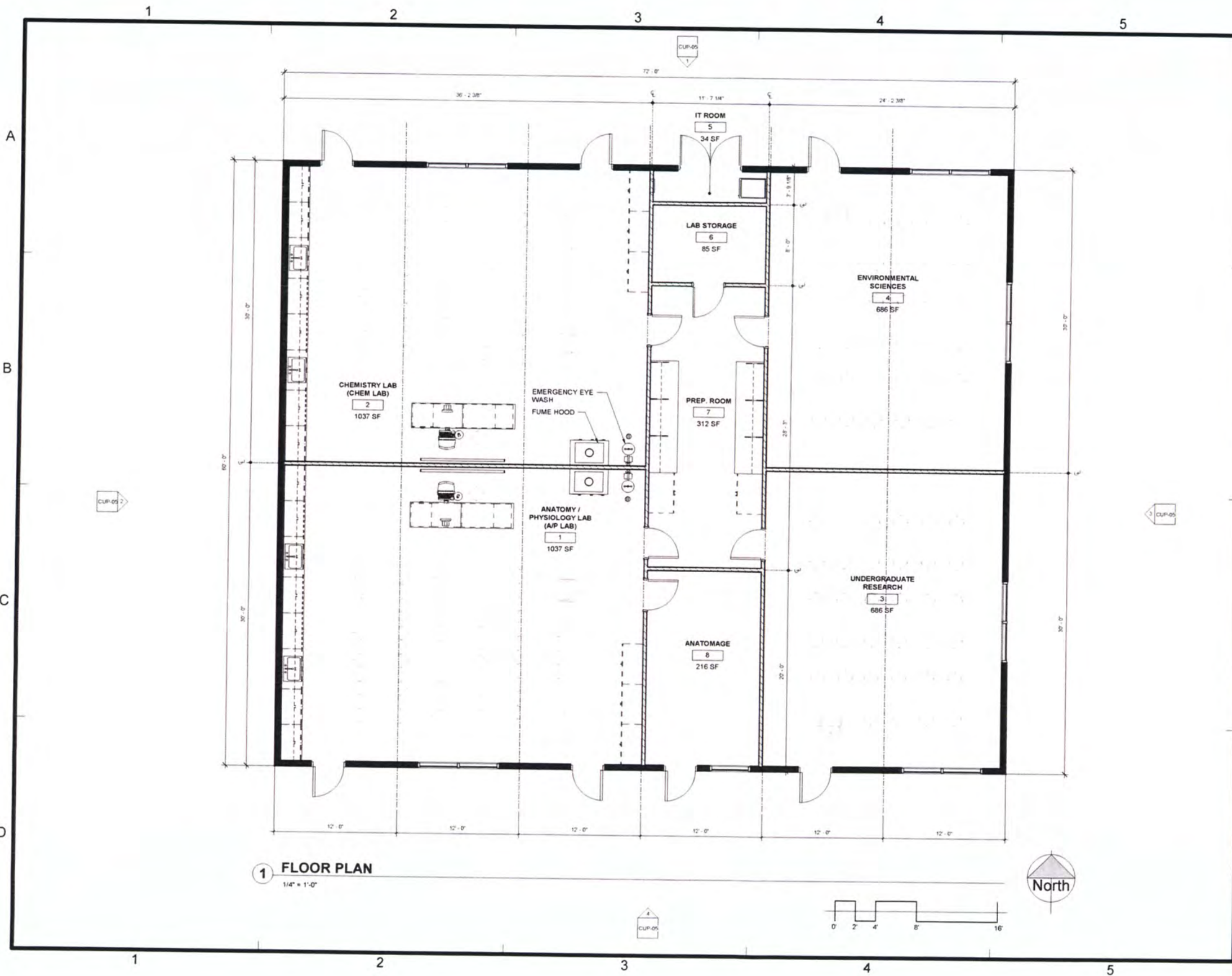
REVISIONS:

NO.	DATE	DESCRIPTION
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 PROJECT NO: 2018-06  
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SHEET TITLE:  
**ENLARGED SITE  
 PLAN**

SHEET NO:  
**CUP-03**



**1 FLOOR PLAN**  
1/4" = 1'-0"

**MJK**  
ARCHITECTURE  
MICHAEL J. KANTARCHITECT  
A PROFESSIONAL CORPORATION

P.O. BOX 1120  
VISTA, CA  
92085-1120  
(760) 941-4647  
www.mjkarchitecture.com

LICENSED ARCHITECT  
MICHAEL J. KANT  
No. C17944  
EXP. 06/19  
STATE OF CALIFORNIA

CONSULTANT:

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PROJECT NAME:

**STEM Science  
Modular Bldg.**



PROJECT ADDRESS:  
**55 Fair Drive  
Costa Mesa, CA  
92626-9601**



REVISIONS:

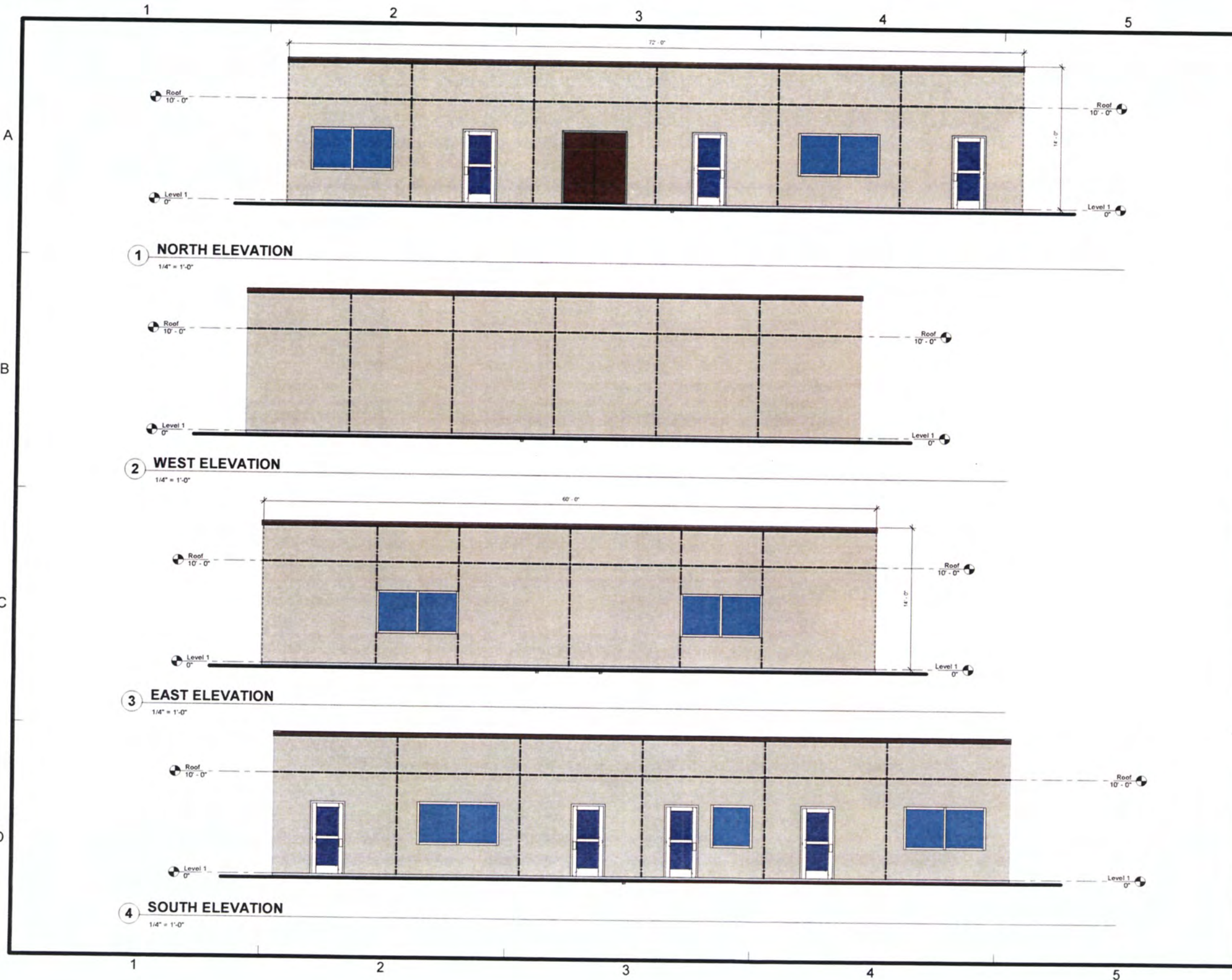
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SEPT 14 2018	REV 00	PLAN CHECK CORRECTIONS

DATE: SEPT 14 2018 REV NO: CUP-04  
PROJECT NO: 2018-06  
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CHECKED BY: MJK  
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SHEET TITLE:  
**FLOOR PLAN**

SHEET NO.: **CUP-04**





1 NORTH ELEVATION  
1/4" = 1'-0"

2 WEST ELEVATION  
1/4" = 1'-0"

3 EAST ELEVATION  
1/4" = 1'-0"

4 SOUTH ELEVATION  
1/4" = 1'-0"

**MJK**  
**ARCHITECTURE**  
 MICHAEL J. KANTARCHITECT  
 A PROFESSIONAL CORPORATION


 P.O. BOX 1120  
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 92085-1120  
 (760) 941-4647  
[www.mjkarchitecture.com](http://www.mjkarchitecture.com)

CONSULTANT:

PROJECT NAME:  
**STEM Science  
 Modular Bldg.**



PROJECT ADDRESS:  
**55 Fair Drive  
 Costa Mesa, CA  
 92626-9601**



REVISIONS:

MARK	DATE	DESCRIPTION
△	REV10	PLAN CHECK CORRECTIONS
△		
△		
△		
△		

DATE: SEPT. 14, 2018    REV NO:    CUP  
 PROJECT NO:    2018-06  
 CAD DWG FILE:    MJK  
 DRAWN BY:    MJK  
 CHECKED BY:    MJK  
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SHEET TITLE:  
**EXTERIOR  
 ELEVATIONS**

SHEET NO:  
**CUP-05**



# CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

December 20, 2018

Arden Montgomery  
Argaux & Amliere Imports  
3190 A Airport Loop Drive  
Costa Mesa, CA 92626

**RE: ZONING APPLICATION 18-57  
MINOR CONDITIONAL USE PERMIT TO ALLOW THE RENTAL OF WINE  
STORAGE UNITS  
3190 A AIRPORT LOOP DRIVE**

Dear Ms. Montgomery:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on January 2, 2019, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Nancy Huynh, at 714.754.5609, or at [nancy.huynh@costamesaca.gov](mailto:nancy.huynh@costamesaca.gov).

Sincerely,

WILLA BOUWENS-KILLEEN, AICP  
Zoning Administrator

Attachments:      Project Description  
                         Findings  
                         Conditions of Approval, Code Requirements, and Special District  
                         Approved Conceptual Floor Plan

cc:                    Engineering  
                         Fire Protection Analyst  
                         Building Safety Division

## **PROJECT DESCRIPTION**

### *Location*

The subject property is located at 3190 Airport Loop Drive (Building A) in an Industrial Park zone (MP) and has a General Plan Land Use Designation of Light Industrial. The property is within an existing industrial complex, Airway Commerce Center, which has multiple industrial buildings. Uses surrounding the subject property are also zoned Industrial Park. John Wayne Airport is located adjacent to the east side of the property and the I-405 Freeway is located to the north of the property. The proposed project will operate entirely within an existing 6,000 square foot, single story industrial building. The previous tenant was Anodyne International, a medical non-profit office.

### *Proposed Project*

The applicant requests approval of a minor conditional use permit (MCUP) to allow the rental of wine storage units. The wine storage units will be a service offered as part of the applicant's wine business – Argaux & Amliere Imports. The proposed wine storage is considered to be most similar to a mini-warehouse land use and is, therefore, subject to the mini-warehouse development standards. However, the applicant is requesting to waive the on-site resident manager requirement [Section 13-171(e)(3)] as explained in further detail below. The industrial building will also be used for online wine sales including packaging/shipment of products and storage of product inventory, which are all permitted uses in the MP zone.

## **ANALYSIS**

The property currently contains an existing 6,000 square foot single story industrial building and is one of many industrial buildings within the Airway Commerce Center. Per ZA-10-60, there are currently a total of 567 parking spaces provided in the surface parking lot which is shared among the buildings located in the northeastern corner of the complex and also includes 3190, 3194, and 3198 Airport Loop Drive.

Argaux & Amliere Imports will use the existing building for online wine sales in addition to the proposed wine storage units. The proposed floor plan is divided in half with one side of the tenant suite dedicated to the rental wine storage units and the other half for online wine sales. The total square footage of the rental wine storage units will be 1,388 square feet. The remainder of the suite will be used for inventory storage and ancillary uses in support of the wine business such as office, conference and break rooms. There is one main public entrance to the building, which is located at the front. Existing entrances at the rear of the building will be limited to employees only. The wine business will have a maximum of five employees at any given time during normal business hours. The hours of operation will be from 9:00 AM to 5:00 PM on Monday through Sunday. No events such as wine tastings are proposed.

### *Proposed Use*

Each of the rental wine storage units will be temperature controlled and will range in size between 12 and 100 square feet. Proposed is a maximum of 116 individual wine storage units. Access to the storage units will be available only during normal business hours; keys to the storage units will be held only by employees. To access the storage units, clients will need to make an appointment. Clients will enter the building through the main entrance where they will check in and be escorted to their individual wine storage unit.

All the wine storage units are proposed to be within the existing industrial building. No changes to the exterior of the existing building is proposed. All landscaping and parking is also existing and will remain unchanged. Unlike typical mini-warehouse uses, the wine storage units will not accessible at all hours and days; clients can only access their storage units during normal business hours and by appointment only; clients also do not get to keep their keys for any reason; and they enter and exit through the same secured door at the front of the building; consequently, a resident manager is not required. The storage units will be for wine storage only; storage of anything else – including flammable liquids, highly combustible materials or hazardous chemicals – will be prohibited as stated in the rental agreement (provided by the applicant). The rental agreement will also prohibit the use of the units for anything other than wine storage purposes.

The applicant is not proposing any events such as wine tastings at this time that would impact parking. However, a condition of approval has been included to require Planning Division's review and approval for any future special events (condition of approval number 2).

### *Parking*

Since the proposed project is located in an industrial zone and proposed uses (inventory warehouse, office, and rental storage units) are incidental to each other, the industrial parking rate of 3 spaces per 1,000 square feet of gross building area is applied to determine the total required parking for the proposed project; consequently, a total of 18 spaces is required for the project based on an existing 6,000 square foot size of the building. Since this is an industrial building located in an industrial zone, the building is credited with satisfying the 3 space per 1,000 square foot requirement. There are approximately 24 parking spaces located towards the front of the building where the clients would access the building.

The office association, The Koll Irvine Community Association, has provided a letter stating that parking spaces are shared among all tenants and there should be sufficient parking available to serve the proposed rental wine storage units. Additionally, since customers are required to make an appointment to access their units, it allows the

operators greater control and, if necessary, control and limit the amount of outside traffic to their building.

### *General Plan Consistency*

With the recommended conditions of approval and code requirements, the use will be consistent and compatible with surrounding uses, as specified in Policy LU-1.1 and LU-6.7 of the General Plan Land Use Element:

- *LU-6.7 – Encourage new and retain existing businesses that provide local shopping and services.*
- *LU-6.15 – Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.*

The proposed project will be a new wine business that provides unique wine related services to wine connoisseurs via monthly wine club memberships and curated gift boxes that are purchased online. Argaux and Amliere Imports will also work with other businesses to distribute and import national and international wines. In addition, Argaux and Amliere Imports will also be providing rentable cellar quality wine storage units as an added service to their customers. Rentable wine storage units is currently not a service provided in the City so the proposed use would provide a new and unique service that would benefit the community as well as potentially attract people from neighboring cities. The use would also promote the industrial park, Airway Commerce Center, as an area ideal for new incubator businesses and could attract other new businesses that would strengthen the industrial park.

Furthermore, the wine storage units are proposed to be within an existing industrial building and no changes are proposed to the exterior or site. Sufficient parking is available for the proposed use without negatively impacting existing businesses. An on-site manager is not needed because access to storage unit is on an appointment only basis during regular business hours. Therefore, the project complies with all applicable development standards including the standards for mini-warehouse uses.

### **FINDINGS**

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use is compatible with developments in the same general area. The proposed use is in the industrial park zone (MP) that is surrounded by other MP zoned uses. Uses in the MP zone are intended for a variety of light and general industrial uses. The proposed use will be compatible because the industrial building will be used mainly for storage of wine and ancillary office and other area

for the online sales and distribution of wine. Furthermore, this use is consistent with the existing land use pattern in the Airway Commerce Center that currently includes a wide range of compatible uses including vehicle repair services, architects, and design firms.

2. Granting the Minor Conditional Use Permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity because the development is existing and no improvements to the exterior of the building or the site are proposed besides interior tenant improvements.

3. Granting the Minor Conditional Use Permit will not allow a use, density or intensity that is not in accordance with the General Plan designation for the property since the proposed use is conditionally permitted per the City's Land Use Matrix. Furthermore, the proposed use will not increase the existing building size. As a storage and online retailer business, the use is compatible with the Industrial Park land use designation and complies with the applicable development standards per the Zoning Code.

B. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:

1. There will be a compatible and harmonious relationship between the proposed building and the site development, and uses, and the building and site developments, and uses that exist or have been approved for the general neighborhood. The subject property is an existing development and no exterior changes to the existing building or site is proposed. Uses in the MP zone are intended for a variety of light and general industrial uses. The proposed use will be compatible because the industrial building will be used mainly for storage of wine and ancillary office and other space to support online retailing. Furthermore, this use is consistent with the existing land use pattern in the Airway Commerce Center that currently includes a wide range of compatible uses including vehicle repair services, architects, and design firms.

2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries, and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered and will not be affected by the proposed use since no improvements to the exterior of the existing building or site are proposed.

3. The proposed use complies with performance standards described elsewhere in the Zoning Code. All development standards, including parking and the specific standards for mini-warehouse uses, comply with the Zoning Code. The applicant has demonstrated alternative security measures that does not require the need of a resident manager present at all times. Access to wine storage units is by

appointment and keys are held by employees only. The rental agreements have included language to prohibit storage of flammable and hazardous materials and restrict use of the units for wine storage purposes only.

4. The structure is consistent with the General Plan, specifically Land Use Element Policy LU-6.7 & LU-6.15.

5. This zoning application is for a project-specific case and is not to be construed to set a precedent for future development.

C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Class 1, Existing Facilities, of the CEQA Guidelines.

D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

### **CONDITIONS OF APPROVAL**

- Plng. 1. The project shall be limited to the type of building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the Minor Conditional Use Permit.
2. No events such as but not limited to wine tastings shall not be allowed without prior review and approval by the Planning Division. A special event permit may be required if special events are proposed.
3. The conditions of approval, code requirements, and special district requirements of ZA-18-57 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
4. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to final inspections by the Building Division. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
- Bldg. 5. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans.

### **CODE REQUIREMENTS**

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the planning application is valid for two years from the effective date of this approval and will expire at the end of that period unless

applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.

2. All construction-related activity shall be limited to between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 9 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
3. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box shall be installed under the direction of the Planning Division.
4. Any new on-site utility services shall be installed underground or with the ability to be underground in the future.
5. Any new mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division. All roof-mounted equipment is prohibited.
6. All rental contractors shall include clauses prohibiting the storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals; and the use of the individual rental units for uses other than storage of wine.
- Bldg. 7. Comply with the requirements of the following adopted codes Code, 2016 California Building Code, 2016 California Electrical code, 2016 California Mechanical code , 2016 California Plumbing code , 2016 California Green Building Standards Code and 2016 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance ) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code.
8. Prior to the Building Div. issuing a demolition permit contact South Coast Air Quality Management District (AQMD) located at:

21865 Copley Dr.  
Diamond Bar, CA 91765-4178  
Tel: 909- 396-2000

Or



Visit their web site

<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>

The Building Div. will not issue a demolition permit until an identification number is provided by AQMD.

9. Provide a plan to the County of Orange Health Dept. for review and approval.
10. Comply with the requirements of the 2016 California Fire Code, including the 2016 Intervening Update and referenced standards as amended by the City of Costa Mesa.
11. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.

### **SPECIAL DISTRICT REQUIREMENTS**

The requirements of the following special districts are hereby forwarded to the applicant:

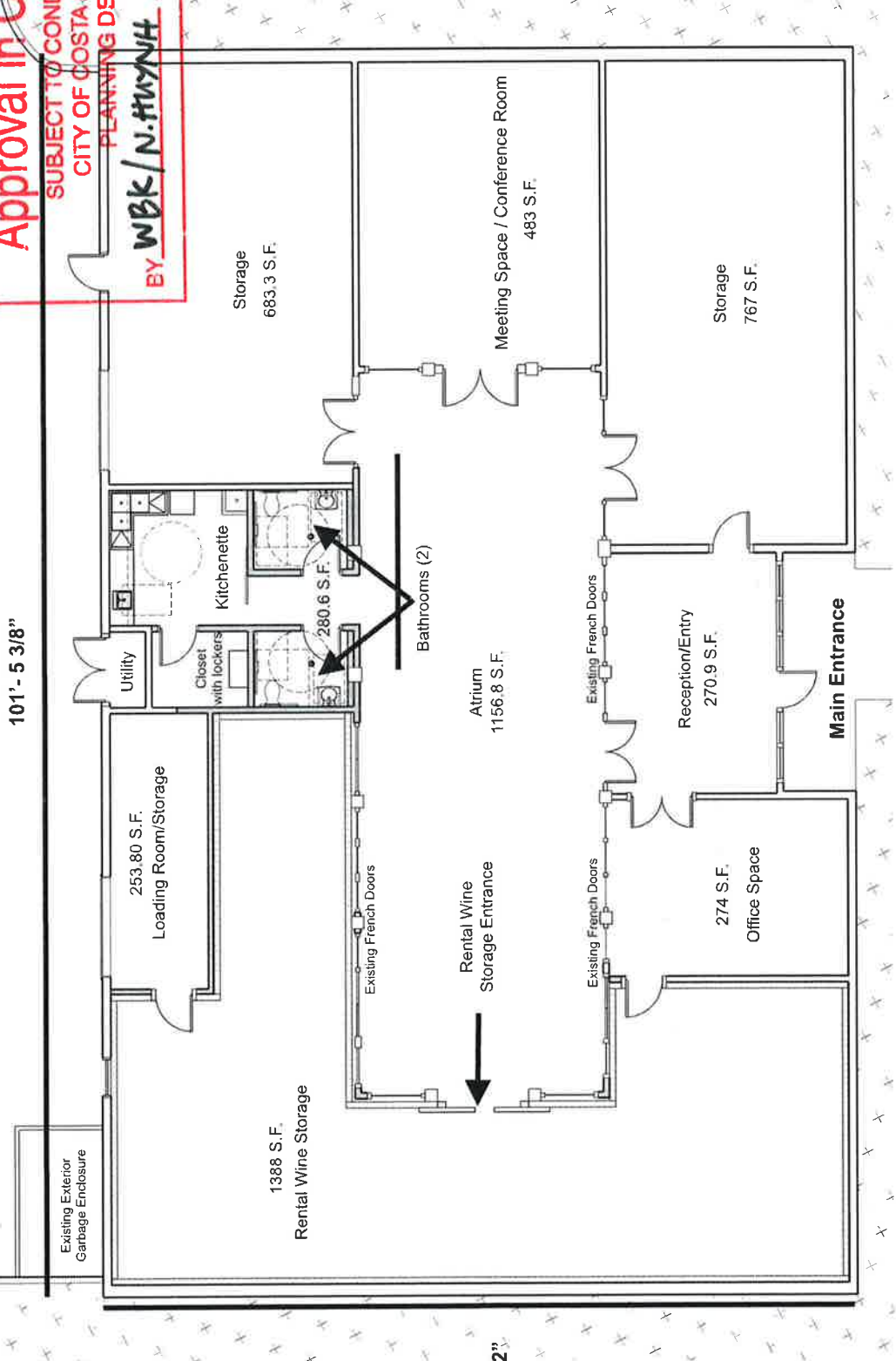
1. It is recommended that the applicant contact the Costa Mesa Sanitary District at 949.645.8400 for current district requirements.
2. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
3. Prior to the Building Division issuing a demolition permit contact South Coast Air Quality Management District (AQMD) located at: 21865 Copley Dr. Diamond Bar, CA 91765-4178, Tel: 909- 396-2000 or visit their web site: <http://yourstory.aqmd.gov/home>. The Building Division will not issue a demolition permit until an Identification no. is provided by AQMD.

MINOR CONDITIONAL USE PERMIT  
ADMINISTRATIVE ADJUSTMENT NO. **2A-18-57**

**Approval in Concept**

SUBJECT TO CONDITIONS  
CITY OF COSTA MESA  
PLANNING DEPT.

BY **WBK / N. HWYNH** DATE **12/20/18**



FLOOR PLAN LAYOUT

20180097.00  
11/02/18  
COSTA MESA, CA





**PHOTO OF ATRIUM SHOWING EXISTING FRENCH DOORS**



**KOLL IRVINE CENTER - SITE PLAN**

HILL AVENUE  
 RED HILL AVENUE

SCALE: 1" = 100'-0"

PROJECT LOCATION (3190-A AIRPORT LOOP DRIVE)

# KOLL IRVINE CENTER

405 FREEWAY

N

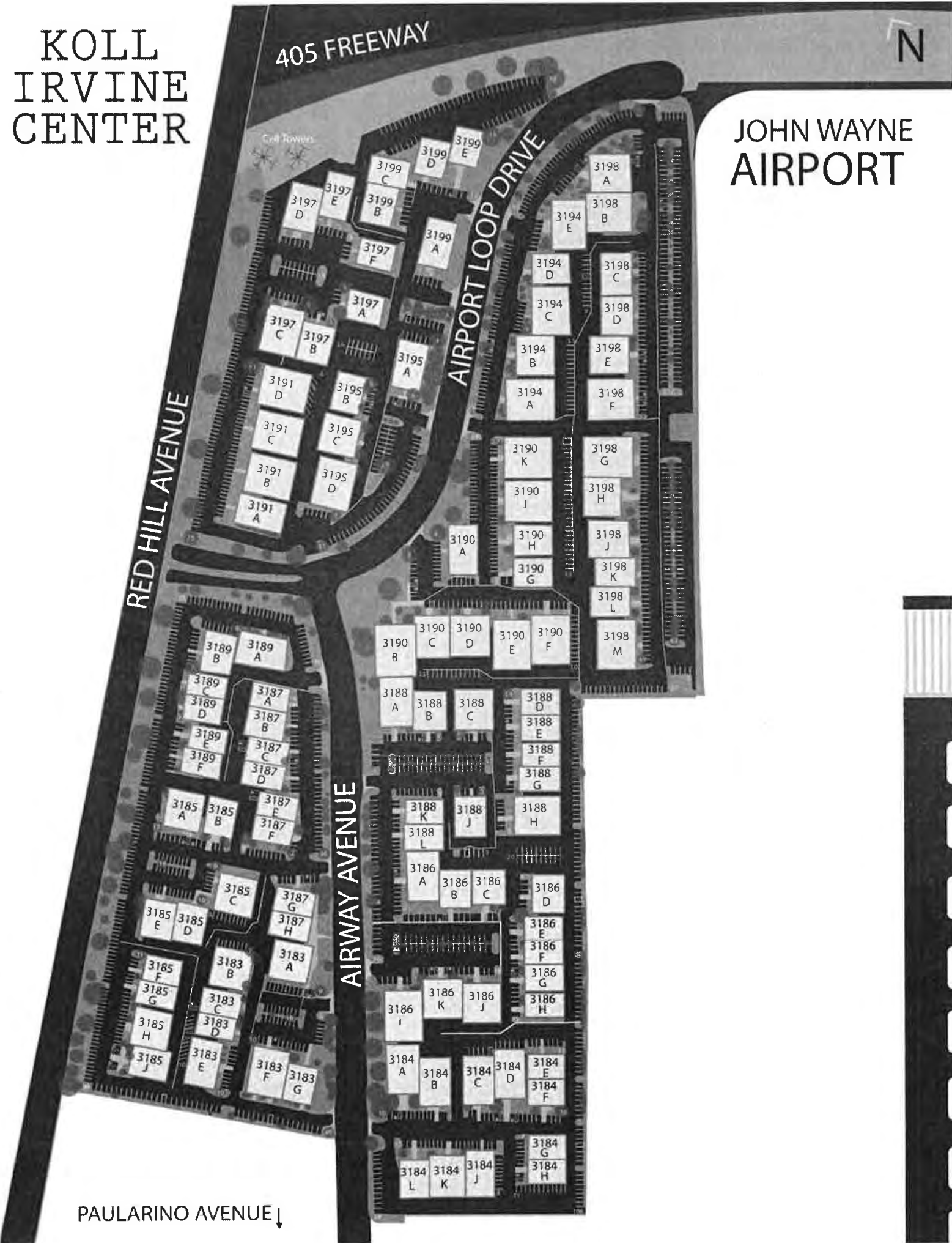
## JOHN WAYNE AIRPORT

RED HILL AVENUE

AIRPORT LOOP DRIVE

AIRWAY AVENUE

PAULARINO AVENUE ↓





November 20, 2018

Ms. Nancy Huynh, Associate Planner  
City of Costa Mesa, California  
77 Fair Drive  
Costa Mesa, CA 92626

**RE: Applicant Justification Letter  
Argaux and Amlière Imports MCUP Application  
3190-A Airport Loop Drive  
Costa Mesa, CA 92626  
APN 427-192-27**

Dear Ms. Huyhn:

Let this serve as the Applicant Justification letter for Argaux and Amlière Imports, tenants of the existing building located at 3190-A Airport Loop Drive, Costa Mesa CA 92626 (APN 427-192-27). As noted in Part One of this application I am the authorized agent as my firm Government Solutions, Inc. is representing the applicants through this permitting process.

Argaux and Amlière Imports both deal in online sales, importing, distribution and warehousing of wines. The newly leased location at 3190-A Airport Loop Drive serves to house business offices, a reception area, a meeting space/conference room, restroom facilities as well as warehouse storage space for business and proposed rental wine storage. At this time we are not proposing events, if and when we do wish to host events we will file Special Event Permits.

Previous to this application we submitted a "Letter of Intended Use" to the City of Costa Mesa Planning Division to which you directly responded. Through your response we have confirmed current operations to be considered the following Land Uses; Retail Non-Store, General Office, and Warehousing of Goods. We also confirmed 3190-A Airport Loop Drive to be zoned as MP/Industrial Park and that all current operations are permitted within this zoning. Additionally, we confirmed the proposed rental wine storage units to be considered "Mini-Warehouse" Land Use which is allowed within the MP/Industrial Park Zone with a Minor Conditional Use Permit approved by the Zoning Administrator.

*Warehouse, mini. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where at least one of the stalls or lockers has less than five hundred (500) square feet of floor area.*

The proposed Wine Storage Rental Units meet the Costa Mesa Municipal Code definition of Mini-Warehouse as unit sizes will be a maximum of 100 SQ FT which is under the requirement of "at least one of the stalls or lockers has less than five hundred (500) square feet of floor area." The total square footage of the warehouse where the proposed units will be sited is 1388 SQ FT with each unit to be between 12 SQ FT to 100 SQ FT. With this configuration the proposed Mini-Warehouse will have a maximum of 116 storage units.

The proposed Mini-Warehouse is intended for the sole storage of wine. Rental contracts (see page 3 of attached contract) prohibit the storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals and the use of the property for uses other than storage.

Individual rentable units will be created by the division of an existing warehouse through the use of storage cages, each with a unique key. Storage units will be located within the warehouse (1388 SQ FT) on the left side of the building as visible in the attached proposed floor plan. There are two rear entry points to the wine storage rental warehouse, a doorway and roll top door. ALL rear access points to the building will be locked by key and are only accessible to staff members for the purpose of receiving wine deliveries. The interior wine storage entry through the left side of the atrium will be locked by FOB. To access individual storage units, clientele will need to schedule a time with staff during business hours (9AM-5PM Mon-Sun). Clients will enter the building through the main entrance to check in with a Sommelier at reception, who will escort the client to their rental unit. Storage unit keys, and warehouse entry FOBs will be held by our staff.

The security measures of the proposed mini-warehouse facility are considered in the physical configuration of the proposed mini-warehouse which places storage units behind an interior fob locked door and exterior key locked doorways. Keys and fobs will only be held by our staff members. Storage units are only accessible during business hours with an appointment. Such appointments will be managed by our on-staff Sommeliers. The proposed wine storage units will not be open 24/7, will not be directly accessible to clients from the exterior of the building nor will they be accessible without a staff member present as clients will not be given fobs/keys. With these measures in place, we ask that the requirement for a Resident Manager be waived by the final review authority of this application.

The project site is leased by the applicants, located within an existing building of the Koll Irvine Center business park. The proposed building alterations as shown in the attached proposed floor plan only affect the interior of the building. All exterior elements, including exterior finish, landscaping, and screening will NOT be altered.

Argaux and Amlière Imports currently have two staff members, with a maximum of five employees to be working on site. Two to three times per week delivery and shipment trucks will access roll-up doors at the rear of the building. Additionally, two to three times per week clients schedule pickup of pre-ordered wine using surface parking. With current uses and a maximum staff total considered, the applicants anticipate using an average of six surface parking spaces each day.

As per the Parking Requirements described in the Costa Mesa Municipal Code Title 13, Article 7. Mini-Warehouses, 13-170 Development Standards:

**(f) Parking requirements**

- (1) Two (2) covered parking spaces adjacent to the managers' quarters, if applicable
- (2) One (1) Parking Space for every two hundred (200) storage cubicles or fraction thereof shall be located adjacent to the project office. A minimum of two (2) such shall be provided.
- (3) Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least twenty-six (26) feet wide when cubicles open onto one side of the lane only and at least thirty (30) feet wide when cubicles open onto both sides of the lane.
- (4) Required parking spaces may not be rented as, or used for, vehicular storage. However, additional parking area may be provided for recreation vehicle storage, provided that it is adequately screened under the direction of the planning division.

Due to the hybrid nature of business operations, and through our correspondence with Costa Mesa Development Services all uses (including proposed Mini-Warehouse) are found to be in support and incidental to each other. As such the total square footage (6,000 SQ FT) is to be considered collectively as Industrial and held to parking requirements outlined in Costa Mesa Municipal Code 13-89 *Non-Residential Parking Standards* (3 Parking Spaces per 1,000 SQ FT of Building \*for first 25,000 SQ FT). The Koll Irvine Center is comprised of surface parking lots with all parking spaces shared among buildings. The parking spaces accessible to the 3190-A building are located within the northeastern section of the center. As per the 2010 Shared Parking Analysis (attached) Koll Irvine Center was found to have sufficient parking with 3.2 parking spaces per 1,000 SQ FT of building. The total building square footage for the northeastern section of Koll Irvine Center (APN 427-192-58) is 176,840 SQ FT with 567 available parking spaces. The total available for 3190-A Airport Loop Dr. (6,000 SQ FT) is 19 Parking Spaces. As per Costa Mesa Municipal Code 13-89 *Non-Residential Parking Standards* requires "3 parking spaces shall be provided per

1,000 square feet of gross floor area for the first 25,000 square feet of building..." the total parking spaces required for the 3190-A Airport Loop Drive building (6,000 SQ FT) is 18 Parking Spaces. Thus, required parking for 3190-A Airport Loop Dr. is less than the total available parking spaces and thereby compliant with parking requirements.

PARKING TABLE FOR 3190-A AIRPORT LOOP DRIVE	
TOTAL PARKING SPACES REQUIRED  6,000 SQ FT <i>3 Parking Spaces per 1,000 SQ FT of Building *for first 25,000 SQ FT</i> Municipal Code 13-89 Non-Residential Parking Standards for Industrial	18 Parking Spaces
TOTAL PARKING SPACES AVAILABLE  6,000 SQ FT <i>3.2 Parking Spaces per 1,000 SQ FT of Building</i> 2010 Shared Parking Analysis for Koll Irvine Center	19 Parking Spaces

In conclusion, this proposed use meets all the standards of the City of Costa Mesa's requirements for a Mini-Warehouse as it will not require any exterior alterations, WILL be located within an existing building and existing business park, has a thorough rental contract, security measures, and a compliant number of parking spaces available. Argaux and Amlière Imports are replacing a previous tenant (Anodyne International) who operated a larger business of 20 employees. As such, Argaux and Amlière Imports with the additional proposed Mini-Warehouse will be equally if not less impactful to Koll Irvine Center. We believe that this proposed Mini-Warehouse Wine Storage will be a positive addition to the industrial park as it is both compliant, and compatible.

Sincerely,



Katie Newman  
 Senior Associate, Government Solutions, Inc.  
 949-717-7942  
 katie@govsol.com



**Argaux & Amlière Imports**  
**MCUP Application**  
**APN 427-192-27**  
**3190-A Airport Loop Drive**  
**Costa Mesa, CA 92626**  
**November 20, 2018**

Please let this serve as a detailed project description of Argaux & Amlière Imports, tenants of 3190-A Airport Loop Drive, Costa Mesa CA 92626. Our businesses currently deal with wine sales in different capacities as noted below.

3190-A Airport Loop Drive is approximately 6,000 SF of office and warehouse space located within the Koll Irvine Center business park, with John Wayne Airport to the East, the 405 Freeway to the North, Red Hill Avenue to the West and Paularino Avenue to the South.

3190-A Airport Loop Drive is zoned MP/ Industrial Park. Approximately 2,000 SQ FT of space is intended for business related wine storage, shipment, receiving and distribution with 1,000 SQ FT intended for office space and restroom facilities.

Argaux provides online wine sales via monthly wine club memberships, and curated gift boxes. Amlière Imports will work with business to business wine sales, as well as national distribution and international wine importing. Through this application we propose the creation of rentable cellar quality wine-storage units ranging in size from 12 SQ FT – 100 SQ FT. The section of our site designated for this use is 1,388 SQ FT in total. This type of storage as determined by the City of Costa Mesa Planning Division is considered “Mini-Warehouse” Land Use. At this time we are not proposing events, if and when we do wish to host events we will file Special Event Permits.

What makes wine storage unique is that it is temperature controlled. Our units will not be comprised of storage rooms accessible by a hallway, or directly from the exterior. Instead each unit will be a storage cage sectioned from a larger warehouse, each cage with a specific key. To access rentable wine storage units, our clients are required to make an appointment with a Sommelier. All clients will enter through the main entrance, check-in at the reception desk with a Sommelier who will escort them through our atrium to enter the warehouse on the left through a FOB locked doorway, to access their respective storage unit. When accessing storage units, a member of our staff will always be present with a client. Only our staff will have access to the storage unit keys, and warehouse entrance FOB. Appointments for wine storage unit access can be scheduled during business hours (9AM-5PM Mon-Sun).

*Please see attached Proposed Floor Plan*

**DAILY OPERATIONS**

<p><b>CURRENT USES</b></p> <p><b>Online Wine Sales</b></p> <ul style="list-style-type: none"> <li>• Packaging</li> <li>• Shipment / Delivery Coordination</li> <li>• Clientele Pickup of pre-purchased wine</li> </ul> <p><b>Wine Storage for Online Sales</b></p> <ul style="list-style-type: none"> <li>• Inventory</li> <li>• Receiving Wine Shipments</li> </ul>	<p><b>PROPOSED USES with MCUP</b></p> <p><b>Wine Storage for Clientele</b></p> <ul style="list-style-type: none"> <li>• Coordination of storage locker rentals</li> <li>• Scheduling of Wine Storage Appointments</li> <li>• Reception for Storage Rentals (Check-in and Check-out)</li> </ul>
<p><b>HOURS of OPERATION</b></p> <p>9AM -5PM  Monday through Sunday</p>	<p><b>NUMBER OF EMPLOYEES WORKING ON SITE</b></p> <p>Currently 2, with a maximum of 5 employees.</p>

**Argaux & Amlière Imports**  
**MCUP Application**  
**APN 427-192-27**  
**3190-A Airport Loop Drive**  
**Costa Mesa, CA 92626**  
**November 20, 2018**

**TYPICAL TRAFFIC**

All deliveries & shipments will be handled through the back of warehouse space which has roll-up door access. All employees and clients will utilize surface parking spaces and enter the building through the front entrance.

- Delivery/Shipment Truck Pickup – For Clientele
  - 2-3 Times per Week
- International & National Wine Palate Delivery – For Business
  - 1-3 Times per Week
- Employees (currently 2 with a maximum of 5)
  - Arriving at 9AM and exiting at 5PM Monday – Sunday. Along with possible entry/exit during lunch hours
- Clientele
  - Wine Storage Renters - Allowed to access wine storage during business hours (with appointment)
  - Pre-order Pickup – 3 times per week during business hours (with appointment)

**PARKING**

Koll Irvine Community Association provides the management of the Koll Irvine Center business park in which 3190-A Airport Loop Drive is located in the eastern section (APN 427-192-58 & 427-193-34). All parking within the business park is shared and configured within surface parking lots.

The total available parking spaces within this eastern section of the Koll Irvine Center business park:  
**1,829 Parking Spaces**

Nearest neighboring buildings and closest accessible parking spaces are located within the northeastern section (APN 427-192-58) of the business park which includes the following properties:

- 3190 Airport Loop Dr. Buildings A through K
- 3194 Airport Loop Drive Buildings A through E
- 3198 Airport Loop Dr. Buildings A through M

The total available parking spaces within this northeastern section of the Koll Irvine Center (APN 427-192-58) business park:  
**567 Parking Spaces**

*Please see attached Koll Irvine Center site map with parking space totals*

**PARKING TABLE FOR 3190-A AIRPORT LOOP DRIVE**

<p>TOTAL PARKING SPACES REQUIRED</p> <p>6,000 SQ FT</p> <p><i>3 Parking Spaces per 1,000 SQ FT of Building *for first 25,000 SQ FT</i></p> <p>Municipal Code 13-89 Non-Residential Parking Standards for Industrial</p>	<p>18 Parking Spaces</p>
<p>TOTAL PARKING SPACES AVAILABLE</p> <p>6,000 SQ FT</p> <p><i>3.2 Parking Spaces per 1,000 SQ FT of Building</i></p> <p>2010 Shared Parking Analysis for Koll Irvine Center</p>	<p>19 Parking Spaces</p>



**Argaux, LLC**  
3190-A Airport Loop Drive  
Costa Mesa, CA  
92626

## **Wine Storage Agreement**

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### **Member Information**

<b>Name</b>	
<b>Address</b>	
<b>Telephone</b>	
<b>Email</b>	
<b>Alternate Contact Telephone</b>	
<b>Alternate Contact Email</b>	
<b>Birthday</b>	
<b>Let's Talk Wine: What Do You Like?</b>	
<b>Unit Number</b>	
<b>Unit Size</b>	



### Lease Term & Payment Options

- Month-to-month (payment due on the start date; renews monthly until terminated)
- Annual (includes one free month; renews monthly until terminated)

<b>Commencement Date:</b>	
<b>Monthly or Annual Payment:</b>	
<b>Sales Tax:</b>	

**Total Monthly or Annual Payment:** \_\_\_\_\_



Argaux agrees to:

- A. Rent you the unit identified above for the sole purpose of storing wine.
- B. Not allow access to your unit to anyone other than you, us and the additional people listed below.
- C. Do everything we can to maintain a temperature controlled environment for your wine.
- D. Not guarantee the taste or quality of any wine you store in your storage unit. Unless, of course you've purchased it from us ;)

I, \_\_\_\_\_ agree to:

- A. Refrain from storing anything other than wine. This includes the storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals.
- B. Not utilize my storage unit for uses other than storage
- C. Allow Argaux to charge my credit card on the 20th of each month if month-to-month.
- D. Provide written notice to us at least 30 days prior to the end of my lease term if I wish to terminate my Argaux Wine Storage Agreement.
- E. Obtain 3rd party insurance to protect against fire, theft, or damage if I wish. We do not insure the contents of your unit. You store wine in your unit at your own risk.

\_\_\_\_\_ represents and warrants that the following people have access to the property that is or will be stored in your unit. Up to 3 are allowed. If none, indicate "none":




## Terms and Conditions

### Fees

Any fees paid by you to us are non-refundable. You agree to pay a service fee of \$25.00 plus any fees we actually incur for any dishonored check. You agree to reimburse us for all fees and costs (including attorneys' fees) that we incur in connection with collecting any rent or amounts due hereunder.

### Insurance

We do not provide insurance to protect the contents in your unit. You may, at your sole expense, secure and maintain insurance against theft, damage, fire, or other spoilage. You hereby waive on behalf of yourself and any insurance carrier any right of subrogation you or any insurance company may have against us and shall give notice to your insurance carriers of this waiver.

### Climate Control

The storage units are temperature and humidity controlled. We will use commercially reasonable efforts to maintain the cooling equipment in good working condition. However, we do not guarantee or warrant that fluctuations in the conditions will not affect the taste or quality of wine stored in your unit.

### Use of Unit

You agree to use your unit only to store wine. You may not store any dangerous, hazardous, or explosive materials or illegal substances in your unit. You may not alter your unit. You are responsible for all costs to repair damages to your unit caused by you. You agree to abide by all rules and regulations governing the unit, as amended from time to time. If you abandon the unit (and any property in the unit), or in the event we have reasonable suspicion that your unit contains any prohibited property, we may, without notice to you, remove and dispose of such prohibited property in accordance with applicable laws and regulations.

### Locks

We will not assign you a lock. Access to your unit is by appointment only. You can only access your unit with the assistance of an Argaux sommelier.

### Relocation

You authorize us, at our expense, to relocate the contents of your unit to a different unit on the premises, upon reasonable notice to you.

### No Warranties

The unit is provided "as is." We make no representations and warranties, express or implied, as to the suitability or fitness for a particular use with respect to the unit.



#### Waiver; Indemnification

You hereby waive, release, and discharge us for, from, and against all claims, liabilities, costs, and expenses for any damages or loss to the contents of your unit, even if resulting from our negligence, and you agree to indemnify, defend, and hold us harmless for, from, and against all claims, demands, damages, and liability costs and expenses (including reasonable attorneys' fees) in connection with loss of life, personal injury, bodily injury, and damage to property arising from or out of any occurrence in, upon, or at the storage facility, or the occupancy or use by you of the Locker, occasioned wholly or in part by any act of omission by you or your agents or invitees. You store your property in your unit at your own risk. You agree that we are not responsible for any spoilage, change of taste, cork seepage, breakage, damage to, or loss of the contents of your unit for any reason, including, but not limited to, theft, acts of god, or our acts or omissions.

#### Termination

You may terminate this Wine Storage Agreement by providing us written notice at least 30 days' prior to the end of your term. Your failure to provide timely notice of termination will result in a month-to-month lease at the then current monthly rate. You will not receive a refund or prorated fee for early termination. We may terminate this Wine Storage Agreement immediately upon written notice of a breach of this Wine Storage Agreement or for any reason upon at least 30 days' prior written notice.

#### Notices

We will communicate with you using the contact information you provided above. You agree to notify us immediately of any changes to your contact information.

#### Jurisdiction and Venue

This Wine Storage Agreement shall be governed by and construed in accordance with the laws of the state of California, without reference to its conflict of law's provisions. With respect to any litigation based on, arising out of, or in connection with this Wine Storage Agreement, you expressly submit to the personal jurisdiction of the Superior Court in and for the County of Orange, California, or the United States District Court for the District of California, and you expressly waive, to the fullest extent permitted by law, any objection that you may now or later have to the laying of venue of any such litigation brought in any such court referred to above, including without limitation, any claim that any such litigation has been brought in an inconvenient forum.

#### Entire Agreement

This Wine Storage Agreement is the entire agreement between you and us regarding the subject matter contained in this Agreement. Any modification to this Wine Storage Agreement must be in writing and signed by both parties. If any provision of this Agreement is deemed unenforceable or invalid, the remainder of this Agreement shall remain effective. This Wine



Storage Agreement may be executed simultaneously in one or more counterparts which, taken together, constitute one and the same Wine Storage Agreement.

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Argaux LLC and you have agreed to this Wine Storage Agreement effective as of the date set forth below.

**Argaux, LLC**

<b>By:</b>	
<b>Name:</b>	
<b>Title:</b>	
<b>Date:</b>	

**Customer**

<b>Sign Name:</b>	
<b>Print Name:</b>	
<b>Date:</b>	

- By checking this box, I authorize Argaux LLC to access my unit to store deliveries shipped to me c/o Argaux LLC

By signing above, I acknowledge that Argaux LLC does not maintain insurance on the contents of my unit to protect against fire, theft, or damage, and that I may obtain third-party insurance at my own expense.