



CITY OF LAGUNA HILLS CITY COUNCIL/PLANNING AGENCY

REGULAR MEETING AGENDA Tuesday, October 9, 2018 – 7:00 PM (Closed Session at 6:00 PM when scheduled)

**Mel Carruth, Mayor
Janine Heft, Council Member**

**Dore J. Gilbert, M.D., Mayor Pro Tempore
Don Sedgwick, Council Member**

Location: City Council Chamber, 24035 El Toro Road, Laguna Hills, CA 92653

Any person wishing to address the City Council/Planning Agency on any matter, whether or not it appears on this Agenda, is asked to complete a pink "Request to Speak" form available on the table at the back of the Chamber. The completed form is to be submitted to the City Clerk prior to an individual being heard by the City Council/Planning Agency. Completion of the form is voluntary. All persons may attend the meeting regardless of whether this form is completed.

Members of the public wishing to address the City Council can do so during the Public Comments portion of the Agenda with a time limitation of three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes for Public Comments. If you are commenting on an Agenda item, your comments will be heard at the time that item is scheduled on the Agenda. If you are addressing the City Council on an item not listed on the Agenda, the City Council is prohibited by law from discussing or taking any action on that item.

CLOSED SESSION - CONVENING AT 6:00 PM

CALL TO ORDER

Resolution No. 96-04-09-1 established rules of decorum for public meetings held by the City of Laguna Hills. Resolution No. 96-04-09-1 is available on the table at the back of the City Council Chamber.

ROLL CALL OF CITY COUNCIL MEMBERS

ANNOUNCEMENT OF CLOSED SESSION ITEMS

The City Council will convene into Closed Session, in the City Council Conference Room, City Hall, Laguna Hills Civic Center, to consider the following matter(s):

A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9
Name of Case: George Dayeh and Maryam Dayeh vs. City of Laguna Hills; Orange
County Superior Court; Case No. 30-2017-00909717-CU-IE-CXC

B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957(b)(1)
Public Employee Title: City Manager - Annual Performance Evaluation

C. CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Government Code Section 54957.6
Agency Negotiator: Mel Carruth, Mayor
Unrepresented Employee: Don White, City Manager

PUBLIC COMMENT ON CLOSED SESSION ITEMS**ADJOURN TO CITY COUNCIL CONFERENCE ROOM****CONVENE INTO CLOSED SESSION**

The City Council will convene into Closed Session to consider the matter(s) listed above.

RECONVENE TO CITY COUNCIL CHAMBER**RECESS**



CITY OF LAGUNA HILLS CITY COUNCIL/PLANNING AGENCY

REGULAR MEETING AGENDA Tuesday, October 9, 2018 – 7:00 PM (Closed Session at 6:00 PM when scheduled)

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Location: City Council Chamber, 24035 El Toro Road, Laguna Hills, CA 92653

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GENERAL BUSINESS - CONVENING AT 7:00 PM

CALL TO ORDER

Resolution No. 96-04-09-1 established rules of decorum for public meetings held by the City of Laguna Hills. Resolution No. 96-04-09-1 is available on the table at the back of the City Council Chamber.

PLEDGE OF ALLEGIANCE: BOY SCOUT TROOP 12

ROLL CALL OF CITY COUNCIL MEMBERS

CLOSED SESSION REPORT

1. PRESENTATIONS AND PROCLAMATIONS**1.1 Laguna Hills High School Student Liaison**

Recommendation: That the City Council receive an oral report from Laguna Hills High School Student Liaison Julia Moon.

1.2 Presentation of Proclamation for Pumpkin City's 40 Year Anniversary

Recommendation: That Mayor Carruth issue a Proclamation to Pumpkin City recognizing their 40 Year Anniversary.

1.3 Presentation from Moulton Niguel Water District - 50 Years of Water Recycling

Recommendation: That the City Council receive and file a presentation from Joone Lopez, General Manager, Moulton Niguel Water District on 50 Years of Water Recycling.

2. PUBLIC COMMENTS

This is the time to address the City Council on any matter not listed on this Agenda that is within the subject matter jurisdiction of the City Council. Public Comments are limited to three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes.

3. CONSENT CALENDAR

All matters listed under "CONSENT CALENDAR" are considered to be routine and will be enacted by one motion approving the recommendation listed on the Agenda. There will be no separate discussion unless Members of the City Council or Staff request specific items be removed from the Consent Calendar.

3.1 Waive Reading in Full of all Ordinances and Resolutions on the Agenda

Recommendation: That the City Council waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

3.2 Approval of Minutes for September 11, 2018, Regular Meeting

Recommendation: That the City Council approve the Minutes for the September 11, 2018, Regular Meeting.

3.3 Approval of Warrant Register for the October 9, 2018, Regular Meeting

Recommendation: That the City Council approve the Warrant Register in the amount of \$1,455,236.52.

3.4 FY 2017/18 Budget Amendment for Interfund Transfers

Recommendation: That the City Council adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, amending the Budget for Fiscal Year 2017/2018 for Interfund Transfers to the General Fund from the SB1 RMRA Gas Tax Fund, Measure M Fund, and the SLESF/COPS Brulte Fund."

3.5 Appointment of Labor Negotiator

Recommendation: That the City Council, pursuant to Government Code Section 54957.6, select and appoint Mayor Carruth to serve as the Council's designated representative for purposes of: (A) Facilitating the Annual Performance Evaluation of the City Manager, and (B) Conducting Labor Negotiations with the City Manager, an unrepresented employee.

3.6 Rejection of Bids and Authorization to Re-Advertise the Tenant and Site Improvements at 24031 El Toro Road, Suite 160, Laguna Hills Civic Center.

Recommendation: That the City Council reject all bids received on October 2, 2018, and authorize the re-advertisement of the Tenant and Site Improvements at 24031 El Toro Road, Suite 160, Laguna Hills Civic Center, for bids.

3.7 Cooperative Agreement No. C-8-1799 with OCTA for the Los Alisos Boulevard, Paseo De Valencia, Laguna Hills Drive, Aliso Viejo Parkway and Melinda Road Route for Regional Traffic Signal Synchronization

Recommendation: That the City Council approve the Cooperative Agreement No. C-8-1799 with the Orange County Transportation Authority for the Los Alisos

Boulevard, Paseo de Valencia, Laguna Hills Drive, Aliso Viejo Parkway, and Melinda Road Route for Regional Traffic Signal Synchronization and authorize the Mayor to sign the Agreement.

3.8 Modification of On-Street Parking on Santa Vittoria Drive Northerly of Caminito Costa

Recommendation: That the City Council: (1) Find and determine that the proposed parking restriction is not subject to the California Environmental Quality Act pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA guidelines, Cal. Code of Regs, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly, and (2) Adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, establishing a no parking anytime zone on the easterly side of Santa Vittoria Drive 60 feet northerly of Caminito Costa (private street)".

3.9 Progress Payment No. 1, Final, for Turf Renovation, CIP No. 238-C, Phase 1

Recommendation: That the City Council approve Progress Payment No. 1, Final, in the net amount of \$55,537.00, to CSA Holdings, Inc., dba Sports Field Services, for Turf Renovation, CIP No. 238-C, Phase 1, and authorize the filing of the Notice of Completion for Phase 1 and subsequent Release of Retention in 35 days, if no liens have been filed.

3.10 Adoption of the 2018 Integrated Regional Water Management (IRWM) Plan

Recommendation: That the City Council adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, adopting the 2018 South Orange County Integrated Regional Water Management Plan".

3.11 22ND Annual Inner-Coastal & Watershed Cleanup Day

Recommendation: That the City Council receive and file the report.

3.12 Notice of Funding Award of Debris Gates Project, Phase VII, CIP No. 412G, Environmental Determination and Notice to Proceed for G2 Construction, Inc.

Recommendation: That the City Council find and determine the Debris Gates Project, Phase VII, CIP No. 412G, is exempt from the California Environmental Quality Act (CEQA) under the Class 1 Exemption for existing facilities pursuant to Section 15301 of the CEQA Guidelines and authorize the project to be implemented.

ITEMS REMOVED FROM THE CONSENT CALENDAR

4. PLANNING AGENCY

4.1. ROLL CALL OF PLANNING AGENCY MEMBERS

4.2. PUBLIC COMMENTS

This is the time to address the Planning Agency on any matter not listed on this Agenda that is within the subject matter jurisdiction of the Planning Agency. Public Comments are limited to three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes.

4.3. APPROVAL OF MINUTES FOR SEPTEMBER 11, 2018, REGULAR MEETING

4.3.1 Approval of Minutes for September 11, 2018, Regular Meeting

Recommendation: That the Planning Agency approve the Minutes for the September 11, 2018, Regular Meeting.

4.4. ADMINISTRATIVE REPORTS

4.5. PLANNING AGENCY PUBLIC HEARINGS

4.5.1 Conditional Use Permit No. 6-18-4235, a Request by Mobilitie, LLC, to Construct and Operate Three New Small Cell Communication Facilities Constructed on Southern California Edison Streetlight Standards in the Public Right-Of-Way Located Near the Intersections of (1) Ridge Route Drive and Moulton Parkway, (2) Verdugo Drive and El Pacifico Drive, and (3) Avenida De La Carlota and Los Alisos Boulevard.

Recommendation: That the Planning Agency: (1) Conduct a Public Hearing for CUP No. 6-18-4235; (2) Find and determine that the proposed project

is exempt from CEQA under the Class 3 “New Construction or Conversion of Small Structures” categorical exemption set forth in CEQA Guidelines Section 15303 as the Class 3 exemption applies to the “construction and location of limited numbers of new, small facilities or structures” and the “installation of small new equipment and facilities in small structures.” The Class 3 exemption applies to the installation of wireless telecommunications equipment at multiple locations; and (3) Adopt a Resolution entitled: “A Resolution of the Planning Agency of the City of Laguna Hills, California, approving Conditional Use Permit No. 6-18-4235, a request by Mobilitie, LLC, to construct and operate three new small cell communication facilities constructed on Southern California Edison streetlight standards in the public right-of-way near the intersections of (1) Ridge Route Drive and Moulton Parkway, (2) Verdugo Drive and El Pacifico Drive, and (3) Avenida De La Carlota and Los Alisos Boulevard.

PLANNING AGENCY ADJOURNMENT

5. CITY COUNCIL PUBLIC HEARINGS

5.1 Zoning Text Amendment No. 1-17-3757, an Amendment to Title 9 (Zoning and Subdivisions) of the Laguna Hills Municipal Code to Update Regulations Related to Accessory Dwelling Units in Accordance with State Law

Recommendation: That the City Council: (1) Conduct a Public Hearing for Zoning Text Amendment No. 1-17-3757; (2) Find and determine that the proposed activity is not subject to the California Environmental Quality Act (CEQA) per Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines and Public Resources Code Section 21080.17; and (3) Introduce for first reading, read by title only, and waive further reading of an Ordinance entitled: "An Ordinance of the City of Laguna Hills, California, adopting Zoning Text Amendment No. 1-17-3757, an amendment to Title 9 (Zoning and Subdivisions) of the Laguna Hills Municipal Code, amending and restating Chapter 9-68 (Accessory Living Quarters/Second Unit Housing) and amending Section 9-04.010 and Tables 9-10.050, 9-12.020, 9-14.020, 9-16.020, 9-18.020, 9-20.020, 9-44.A and 9-92.030 to allow Accessory Dwelling Units in Residential Zoning Districts in accordance with State law, including an exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15060(C)(2) and (C)(3) and Public Resources Code Section 21080.17."

6. ADMINISTRATIVE REPORTS**6.1. City Manager****7. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS****8. CITY COUNCIL MEMBER COMMENTS****9. CLOSED SESSION**

The City Council will be reconvening into Closed Session as part of the General Business Session, if necessary, for purposes of completing its Closed Session discussions in the event the City Council does not complete the Closed Session discussion between 6:00p.m. and 7:00p.m.

PUBLIC COMMENT ON CLOSED SESSION ITEM(S)**ADJOURN TO CITY COUNCIL CONFERENCE ROOM****RECONVENE BACK INTO CLOSED SESSION****RECONVENE TO CITY COUNCIL CHAMBER****CLOSED SESSION REPORT****ADJOURNMENT**

The next Regular Meeting of the City Council/Planning Agency currently scheduled for October 23, 2018, will be cancelled. The next regularly scheduled City Council meeting will be held November 13, 2018, in the City Council Chamber, located at 24035 El Toro Road, Laguna Hills, California.

CERTIFICATION

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, do hereby certify that a copy of the foregoing Agenda was posted at Laguna Hills City Hall, Laguna Hills Community Center, and the Courtyard at La Paz Center by October 5, 2018, at 5:00 pm.



City Clerk

October 5, 2018*Date*

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (949) 707-2635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 24035 El Toro Road, Laguna Hills, California, during normal business hours.

City Council Members receive no additional compensation or stipend as a result of simultaneously convening meetings of the Laguna Hills Planning Agency.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018
TO: Mayor and Council Members
FROM: Melissa Au-Yeung
Deputy City Manager
ISSUE: Presentation of Proclamation for Pumpkin City's 40 Year Anniversary

RECOMMENDATION: That Mayor Carruth issue a Proclamation to Pumpkin City recognizing their 40 Year Anniversary.

SUMMARY:

At this meeting, Mayor Carruth will recognize Pumpkin City for forty years of success. Pumpkin City started in 1978 and has grown into Orange County's largest premier Harvest Festival. This year, Pumpkin City will be celebrating forty years as a business in the Saddleback Valley area with thirty years in the City of Laguna Hills.

ATTACHMENTS:

- Proclamation



CITY OF LAGUNA HILLS PROCLAMATION

HONORING PUMPKIN CITY'S 40th ANNIVERSARY

WHEREAS, *Pumpkin City will be celebrating forty years as a business in the Saddleback Valley, with thirty years in the City of Laguna Hills; and*

WHEREAS, *what started with a pick-up load of pumpkins in 1978 has grown into Orange County's largest premier Harvest Festival dedicated to celebrating the October Halloween season with wholesome family fun and entertainment; and*

WHEREAS, *Pumpkin City has given numerous students in our area their first job, welcomed thousands of elementary school children to visit their farm in the City, and given back to the community in many philanthropic ways; and*

WHEREAS, *in 2018 Pumpkin City celebrates its 40th Anniversary in South Orange County; and*

WHEREAS, *it is the desire of the City Council of the City of Laguna Hills to recognize Pumpkin City's anniversary and honor owners Jeff Keenan, and Debbie and Will Derentz on this special occasion.*

NOW, THEREFORE, *I, Melody Carruth, Mayor, on behalf of the City Council of the City of Laguna Hills, California, do hereby recognize and congratulate Pumpkin City on its 40th Anniversary and wish you many more years of success.*

Dated this 9th day of October 2018.

MELODY CARRUTH, MAYOR



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018
TO: Mayor and Council Members
FROM: Melissa Au-Yeung
Deputy City Manager
ISSUE: Presentation from Moulton Niguel Water District - 50 Years of Water Recycling

RECOMMENDATION: That the City Council receive and file a presentation from Joone Lopez, General Manager, Moulton Niguel Water District on 50 Years of Water Recycling.

SUMMARY:

Moulton Niguel Water District (MNWD) was formed on November 16, 1960 by local ranchers serving only eight customers. Eight years later, in 1968, MNWD began one of the first recycling water programs in Southern California. Their water recycling program has continued to grow and is now able to produce and move 7 million gallons of recycled water every day to irrigate landscapes at parks, recreational facilities, golf courses and street medians. Overall, MNWD meets 25% of its demands with recycled water.

Moulton Niguel would like to formally say “Thank You” to the City of Laguna Hills for the partnership over the past 50 years.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018
TO: Mayor and Council Members
FROM: Jennifer Lee
Assistant City Clerk
ISSUE: Approval of Minutes for September 11, 2018, Regular Meeting

RECOMMENDATION: That the City Council approve the Minutes for the September 11, 2018, Regular Meeting.

ATTACHMENTS:

- 180911 CC Minutes

**CITY OF LAGUNA HILLS
CITY COUNCIL/PLANNING AGENCY**

**REGULAR MEETING
MINUTES
Tuesday, September 11, 2018**

GENERAL BUSINESS - CONVENING AT 7:00 PM

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Mayor Carruth.

PLEDGE OF ALLEGIANCE:

The colors were presented and the Pledge of Allegiance was led by Cub Scout Pack 800.

ROLL CALL OF CITY COUNCIL MEMBERS

Attendee Name	Title	Status	Arrived
Mel Carruth	Mayor	Present	
Dore J. Gilbert, M.D.	Mayor Pro Tempore	Present	
Janine Heft	Council Member	Present	
Don Sedgwick	Council Member	Present	

1. PRESENTATIONS AND PROCLAMATIONS

1.1 Fire Prevention Week, October 7, 2018, through October 13, 2018

Recommendation: The City Council issued a Proclamation declaring October 7, 2018, through October 13, 2018, as "Fire Prevention Week" and Mayor Carruth presented the Proclamation to Michael Contreras, Division Chief, Orange County Fire Authority.

1.2 Appointment of Laguna Hills High School Student Liaison Julia Moon and Alternate Theodore Schweizer for the 2018 Fall Semester

Recommendation: Mayor Carruth presented Certificates of Appointment to Student Liaison Julia Moon and Student Liaison Alternate Theodore Schweizer.

1.3 Laguna Hills High School Student Liaison

Recommendation: The City Council received an oral report from Laguna Hills High School Student Liaison Julia Moon.

2. PUBLIC COMMENTS

Dennis Walsh, Saddleback Valley Unified School District School Board Member, spoke regarding the upcoming School Board Member Election.

Lou Sacharske, a resident of Laguna Hills, provided documents to the City Council regarding Conditional Use Permit No. 2005-050 and voiced his concerns regarding the preschool at Christ Community Church behind his residence.

Tasha Brown, a resident of Laguna Hills, voiced her concerns regarding the use of toxic pesticides in Laguna Hills.

Ron Han, a resident of Laguna Hills, voiced his concerns regarding the use of toxic pesticides in Laguna Hills.

Kristi Hadix, a resident of Laguna Hills, voiced her concerns regarding the use of toxic pesticides in Laguna Hills.

It was the consensus of the City Council to direct staff to bring back a report on possible alternatives to the use of toxic pesticides in Laguna Hills.

3. CONSENT CALENDAR

Motion to approve the Consent Calendar, with Council Member Sedgwick removing Item No. 3.5 and Council Member Heft removing Item No. 3.8.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Sedgwick, Council Member
SECONDER:	Janine Heft, Council Member
AYES:	Mel Carruth, Mayor; Dore J. Gilbert, M.D., Mayor Pro Tempore; Janine Heft, Council Member; Don Sedgwick, Council Member

3.1 Waive Reading in Full of all Ordinances and Resolutions on the Agenda

Recommendation: That the City Council waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

3.2 Approval of Minutes for August 28, 2018, Regular Meeting

Recommendation: That the City Council approve the Minutes for the August 28, 2018, Regular Meeting.

3.3 Approval of Warrant Register for the September 11, 2018, Regular Meeting

Recommendation: That the City Council approve the Warrant Register in the amount of \$233,423.65.

3.4 Second Reading & Adoption of Proposed Ordinance Amending Title 1 (General Provisions) of the Laguna Hills Municipal Code to Adopt New Chapter 1-36 and Amending Chapter 1-32 (General Penalty) to Adopt New Section 1-32.060 to Enact an Administrative Citation Program

Recommendation: That the City Council adopt Ordinance No. 2018-5: "An Ordinance of the City of Laguna Hills, California, amending Title 1 (General Provisions) of the Laguna Hills Municipal Code to adopt new Chapter 1-36 and amending Chapter 1-32 (General Penalty) to adopt new Section 1-32.060 to enact an Administrative Citation Program."

3.6 Approval of the Plans and Specifications and Authorization of Advertisement for Bids for Tenant and Site Improvements at 24031 El Toro Road, Suite 160, Laguna Hills Civic Center

Recommendation: That the City Council approve the plans and specifications and authorize the advertisement for bids for Tenant and Site Improvements at 24031 El Toro Road, Suite 160, Laguna Hills Civic Center.

3.7 Award of Professional Services Agreements for On-Call CEQA Consultants to Placeworks, ICF, and Dudek

Mayor Carruth acknowledged a change that was made to the recommendation on this staff report.

Recommendation: That the City Council approve the Award of Professional Services Agreements for On-Call CEQA Consultants to PlaceWorks, ICF, and Dudek, and authorize the City Manager to execute the Agreements.

ITEMS REMOVED FROM THE CONSENT CALENDAR

3.5 Second Reading & Adoption of Proposed Ordinance Amending Title 9 (Zoning and Subdivisions) of the Laguna Hills Municipal Code, Updating Chapter 9-56 (Animal Regulations) to Ensure Consistency with Title 13 (Animals)

Council Member Sedgwick removed Item No. 3.5 from the Consent Calendar to request additional information.

Recommendation: That the City Council adopt Ordinance No. 2018-6: "An Ordinance of the City of Laguna Hills, California, adopting Zoning Text Amendment No. 2-17-3777, an amendment to Title 9 (Zoning and Subdivisions) of the Laguna Hills Municipal Code, updating Chapter 9-56 (Animal Regulations) to ensure consistency with Title 13 (Animals)."

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Sedgwick, Council Member
SECONDER:	Dorie J. Gilbert, M.D., Mayor Pro Tempore
AYES:	Mel Carruth, Mayor; Dore J. Gilbert, M.D., Mayor Pro Tempore; Janine Heft, Council Member; Don Sedgwick, Council Member

3.8 Five Year Event Management Agreement with Renegade Racing for the 2019-2023 Race Events

Council Member Heft removed Item No. 3.8 from the Consent Calendar to commend City Staff and Renegade Racing on the effort provided for this event.

Recommendation: That the City Council approve the Event Management Professional Services Agreement between Make-U-Fit Productions, LLC, dba Renegade Racing, and the City of Laguna Hills for event management services for the 2019-2023 Memorial Day Race events and authorize the City Manager to execute the Agreement.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janine Heft, Council Member
SECONDER:	Don Sedgwick, Council Member
AYES:	Mel Carruth, Mayor; Dore J. Gilbert, M.D., Mayor Pro Tempore; Janine Heft, Council Member; Don Sedgwick, Council Member

4. PLANNING AGENCY

Mayor Carruth recessed the City Council Meeting and, acting in capacity of Chair, called the Regular Meeting of the Planning Agency of the City of Laguna Hills, California, to order at 7:44 p.m.

4.1. ROLL CALL OF PLANNING AGENCY MEMBERS

Attendee Name	Title	Status	Arrived
Mel Carruth	Chair	Present	
Dore J. Gilbert, M.D.	Vice Chair	Present	
Janine Heft	Agency Member	Present	
Don Sedgwick	Agency Member	Present	

4.2. PUBLIC COMMENTS

There were no Public Comments.

4.3. APPROVAL OF MINUTES FOR AUGUST 28, 2018, REGULAR MEETING**4.3.1 Approval of Minutes for August 28, 2018, Regular Meeting**

Recommendation: That the Planning Agency approve the Minutes for the August 28, 2018, Regular Meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Sedgwick, Agency Member
SECONDER:	Dore J. Gilbert, M.D., Vice Chair
AYES:	Mel Carruth, Chair; Dore J. Gilbert, M.D., Vice Chair; Janine Heft, Agency Member; Don Sedgwick, Agency Member

4.4. ADMINISTRATIVE REPORTS

There were no Administrative Reports.

4.5. PLANNING AGENCY PUBLIC HEARINGS

4.5.1 Conditional Use Permit (CUP) No. 5-18-4210, a Request by Ericsson Inc., on Behalf of AT&T, to Construct and Operate a New Small Cell Communication Facility Constructed on a Southern California Edison Streetlight Standard in the Public Right-Of-Way Located Along the West Side of Del Lago Drive Approximately 243 Feet Southerly of Lake Forest Drive.

Community Development Director Chantarangsu reviewed the information provided in the staff report, provided a PowerPoint presentation and responded to Planning Agency requests for additional information.

Chair Carruth opened the Public Hearing.

Franklin Orozco, project applicant, spoke in favor of the recommendation and responded to Planning Agency requests for additional information.

Chair Carruth closed the Public Hearing.

Recommendation: That the Planning Agency: (1) Conduct a Public Hearing for CUP No. 5-18-4210; and (2) Adopt Resolution No. PA2018-09-11-1: "A Resolution of the Planning Agency of the City of Laguna Hills, California, approving Conditional Use Permit (CUP) No. 5-18-4210, a request by Ericsson Inc., on behalf of AT&T, to construct and operate a new small cell communication facility constructed on a Southern California Edison streetlight standard in the public right-of-way located on the west side of Del Lago Drive approximately 243 feet southerly of Lake Forest Drive.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Sedgwick, Agency Member
SECONDER:	Dore J. Gilbert, M.D., Vice Chair
AYES:	Mel Carruth, Chair; Dore J. Gilbert, M.D., Vice Chair; Janine Heft, Agency Member; Don Sedgwick, Agency Member

PLANNING AGENCY ADJOURNMENT

Mayor Carruth reconvened the City Council Meeting at 8:02 p.m. All Council Members were present.

5. CITY COUNCIL PUBLIC HEARINGS

There were no City Council Public Hearings.

6. ADMINISTRATIVE REPORTS

6.1. City Manager

The City Manager gave no Administrative Reports.

6.2. Community Development Director

6.2.1 Approval of a Resolution Establishing and Adopting Fines and Penalties for Administrative Citations

Community Development Director Chantarangsu reviewed the information provided in the staff report, provided a PowerPoint presentation and acknowledged changes made to the Resolution.

Recommendation: That the City Council adopt Resolution No. 2018-09-11-1: "A Resolution of the City Council of the City of Laguna Hills, California, establishing and adopting administrative citation fines and penalties."

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mel Carruth, Mayor
SECONDER:	Don Sedgwick, Council Member
AYES:	Mel Carruth, Mayor; Dore J. Gilbert, M.D., Mayor Pro Tempore; Janine Heft, Council Member; Don Sedgwick, Council Member

7. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS

There were no matters agendized and presented by City Council Members.

8. CITY COUNCIL MEMBER COMMENTS

Mayor Carruth

Mayor Carruth expressed her appreciation to Lomarena Elementary School for their 9/11 commemoration event that took place earlier that day.

Council Member Sedgwick

Council Member Sedgwick echoed Mayor Carruth's appreciation of the Lomarena Elementary School 9/11 commemoration event.

ADJOURNMENT

There being no further business before the City Council at this session, Mayor Carruth declared the meeting adjourned at 8:10 p.m. The next regularly scheduled City Council Meeting will be held October 9, 2018.

Melissa Au-Yeung, City Clerk

ATTEST:

Melody Carruth, Mayor

Approved at meeting of October 9, 2018



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018
TO: Mayor and Council Members
FROM: Janice Reyes
Finance Director
ISSUE: Approval of Warrant Register for the October 9, 2018, Regular Meeting

RECOMMENDATION: That the City Council approve the Warrant Register in the amount of \$1,455,236.52.

SUMMARY:

The attached Warrant Register reflects the disbursements of the City of Laguna Hills for the period reported thereon. In accordance with Government Code Section 37202, the Director of Finance certifies to the accuracy of the attached register of demands and to the availability of monies for payment thereof. These demands are hereby submitted to the City Council for approval of payment.

ATTACHMENTS:

- Warrant Register - October 9, 2018



City of Laguna Hills, CA

Warrant Register - October 9, 2018

By Check Number

Date Range: 09/06/2018 - 09/27/2018

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
8815057	H-0958	HEFT, JANINE	09/06/2018	375.00
8815058	Z-CD-0120	HOWARD BUILDING CORPORATION	09/06/2018	1,244.25
8815059	C-0331	MELODY CARRUTH	09/06/2018	75.00
8815060	M-1302	MOULTON NIGUEL WATER DISTRICT	09/06/2018	24,784.68
8815061	Z-CD-0118	POPA ROOFING	09/06/2018	15.38
8815062	S-2276	SEDGWICK, DON	09/06/2018	375.00
8815063	S-1904	SOUTHERN CALIFORNIA EDISON	09/06/2018	2,769.30
8815064	Z-CD-0119	STEVENS, BRYAN	09/06/2018	500.00
8815065	W-2300	WHITE, DONALD	09/06/2018	700.00
8815066	C-0412	C&D ELECTRIC, INC.	09/13/2018	469.91
8815067	C-1133	CALIFORNIA YELLOW CAB	09/13/2018	2,558.00
8815068	C-1179	CANON SOLUTIONS AMERICA	09/13/2018	351.80
8815069	C-1184	CEP AMERICA AUC PC	09/13/2018	200.00
8815070	C-1144	CHARLES ABBOTT ASSOCIATES, INC	09/13/2018	245.13
8815071	C-0324	CITY OF MISSION VIEJO	09/13/2018	48,319.75
8815072	C-1139	COMPLETE OFFICE OF CALIFORNIA	09/13/2018	188.06
8815073	C-1176	COMPUTER SERVICE CO.	09/13/2018	4,805.65
8815074	C-0023	COX COMMUNICATION	09/13/2018	170.62
8815075	C-1146	CYBERSOURCE CORPORATION	09/13/2018	29.00
8815076	D-0561	DOCU-TRUST LAGUNA VAULT	09/13/2018	75.00
8815077	E-0554	ECONOMICS, INC.	09/13/2018	4,395.67
8815078	C-1190	FINGERPRINT ID (AFIS) LAW ENF. - COUNTY OF ORANGE	09/13/2018	4,886.50
8815079	G-0861	GOVERNMENT TAX SEMINARS, LLC	09/13/2018	395.00
8815080	G-0844	GREEN MART, INC.	09/13/2018	1,072.11
8815081	H-0804	HINDERLITER, DE LLAMAS & ASSOC., INC.	09/13/2018	2,199.56
8815082	H-0960	HR GREEN PACIFIC, INC.	09/13/2018	580.00
8815083	I-0960	IRV SEAVER MOTORCYCLES	09/13/2018	480.71
8815084	I-0942	IRVINE RANCH WATER DISTRICT	09/13/2018	200.82
8815085	J-1057	JAMEY CLARK, INC.	09/13/2018	2,756.58
8815086	M-1529	MERCURY DISPOSAL SYSTEM, INC.	09/13/2018	355.67
8815087	Z-CS-0129	MOTA, ERIC	09/13/2018	500.00
8815088	M-1302	MOULTON NIGUEL WATER DISTRICT	09/13/2018	1,542.55
8815089	N-1474	NIEVES LANDSCAPE, INC.	09/13/2018	87,268.60
8815090	O-1546	OFFICE SOLUTIONS	09/13/2018	468.40
8815091	O-1606	OROS, ROBERT	09/13/2018	300.00
8815092	R-1934	RENEGADE RACING MAKE-U-FIT PRODUCTIONS	09/13/2018	3,500.00
8815093	R-1855	RICHARD FISHER ASSOCIATES	09/13/2018	706.40
8815094	S-2197	SAFECHECKS	09/13/2018	257.31
8815095	S-1902	SAN DIEGO GAS & ELECTRIC	09/13/2018	10,021.53
8815096	S-2188	SCANNING SERVICE CORPORATION	09/13/2018	512.30
8815097	S-1904	SOUTHERN CALIFORNIA EDISON	09/13/2018	12,435.44
8815098	U-2165	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	09/13/2018	109.00
8815099	V-2249	US BANK VOYAGER FLEET SYSTEM	09/13/2018	2,173.43
8815100	V-2224	VERIZON WIRELESS	09/13/2018	1,571.99
8815101	W-2337	WEST COAST ARBORISTS, INC.	09/13/2018	37,160.45
8815102	W-2441	WEST COAST MOVEMENT PROJECT, LLC	09/13/2018	5,623.80
8815103	W-2426	WHITE NELSON DIEHL EVANS LLP	09/13/2018	6,400.00
8815104	X-2400	XEROX CORPORATION	09/13/2018	722.28
8815105	A-0365	AT&T - CALNET 3	09/20/2018	103.12
8815106	A-0304	AU-YEUNG, MELISSA	09/20/2018	375.00
8815107	C-1177	CANON FINANCIAL SERVICES, INC.	09/20/2018	500.75
8815108	C-1139	COMPLETE OFFICE OF CALIFORNIA	09/20/2018	163.84
8815109	C-0023	COX COMMUNICATION	09/20/2018	980.54
8815110	D-0461	DATA TICKET, INC.	09/20/2018	1,087.43

Attachment: Warrant Register - October 9, 2018 (1706 : Approval of Warrant Register for October 9, 2018)

Warrant Register - October 9, 2018

Date Range: 09/06/2018 - 09/27/2018

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
8815111	D-0552	DUNBAR ARMORED, INC.	09/20/2018	180.38
8815112	E-0504	EL TORO WATER DISTRICT	09/20/2018	14,901.76
8815113	I-0960	IRV SEAVER MOTORCYCLES	09/20/2018	123.62
8815114	K-1193	KOSMONT COMPANIES	09/20/2018	338.00
8815115	M-1513	MEEHAN, DANIEL	09/20/2018	1,250.00
8815116	M-1388	MOBILE MINI, INC.	09/20/2018	82.97
8815117	M-1583	MOORE IACOFANO GOLTSMAN, INC.	09/20/2018	1,320.00
8815118	O-1546	OFFICE SOLUTIONS	09/20/2018	484.80
8815119	O-1500	ORANGE COUNTY REGISTER	09/20/2018	120.75
8815120	O-1575	ORANGE COUNTY REGISTER-FREEDOM CA. NEWSPAPER PARTNERSHIP	09/20/2018	2,366.24
8815121	Z-CS-0131	QUIROZ, DIANA	09/20/2018	500.00
8815122	S-1902	SAN DIEGO GAS & ELECTRIC	09/20/2018	31,406.07
8815123	Z-CS-0130	SHAO, NANCY	09/20/2018	250.00
8815124	S-1980	STATE DEPARTMENT OF JUSTICE ACCOUNTING OFFICE	09/20/2018	32.00
8815125	T-2682	THE LIFE TRENDS GROUP, TLTG, INC.	09/20/2018	69.75
8815126	T-2656	TYLER TECHNOLOGIES, INC.	09/20/2018	22,289.52
8815127	W-2302	WEST PUBLISHING CORPORATION THOMSON REUTERS - WEST	09/20/2018	232.84
8815128	W-2300	WHITE, DONALD	09/20/2018	46.53
8815129	Z-2614	ZOOM MEDIA CORP.	09/20/2018	844.00
8815130	A-0138	ALL CITY MANAGEMENT, INC.	09/27/2018	4,100.08
8815131	A-0359	ANDERSON PENNA PARTNERS, INC.	09/27/2018	8,906.25
8815132	A-0360	ARC DOCUMENT SOLUTIONS, LLC	09/27/2018	1,431.58
8815133	B-0430	BASICS OF SKATEBOARDING	09/27/2018	98.00
8815134	B-0304	BEE MAN, THE	09/27/2018	450.00
8815135	C-1199	CAVENAUGH & ASSOCIATES	09/27/2018	548.00
8815136	C-1144	CHARLES ABBOTT ASSOCIATES, INC	09/27/2018	181,885.21
8815137	C-1176	COMPUTER SERVICE CO.	09/27/2018	11,348.35
8815138	C-1146	CYBERSOURCE CORPORATION	09/27/2018	29.00
8815139	D-0572	DAILY JOURNAL CORPORATION	09/27/2018	480.50
8815140	E-0593	EISENBERG, DALE	09/27/2018	1,113.00
8815141	E-0553	ELKINS, CHRISTINA	09/27/2018	943.60
8815142	G-0791	GORMAN, RON	09/27/2018	311.50
8815143	H-0958	HEFT, JANINE	09/27/2018	150.00
8815144	H-0960	HR GREEN PACIFIC, INC.	09/27/2018	26,124.05
8815145	I-0981	ICF JONES & STOKES, INC.	09/27/2018	322.50
8815146	J-1057	JAMEY CLARK, INC.	09/27/2018	4,164.33
8815147	K-1126	KNIGHT, LORNA ANGELA	09/27/2018	1,438.50
8815148	L-1240	LEAGUE OF CAL CITIES	09/27/2018	300.00
8815149	C-0448	LUCY, STEVEN	09/27/2018	500.00
8815150	M-1552	MARTIN-RUSK, DINA	09/27/2018	105.00
8815151	M-1502	MIGLIACCIO, JENNIFER	09/27/2018	5,250.00
8815152	M-1583	MOORE IACOFANO GOLTSMAN, INC.	09/27/2018	9,900.00
8815153	M-1302	MOULTON NIGUEL WATER DISTRICT	09/27/2018	6,671.29
8815154	N-1474	NIEVES LANDSCAPE, INC.	09/27/2018	85.00
8815155	N-1487	NUVIS LANDSCAPE ARCHITECTURE	09/27/2018	1,932.50
8815156	O-1546	OFFICE SOLUTIONS	09/27/2018	226.26
8815157	R-1893	REYNOLDS, DAVID	09/27/2018	620.00
8815158	R-1972	RIVERSIDE COUNTY SHERIFF'S DEPT	09/27/2018	388.00
8815159	Z-CS-0132	ROSA, ALISA	09/27/2018	260.00
8815160	R-1967	RUSSELL, RICHARD WYATT	09/27/2018	2,165.60
8815161	S-1904	SOUTHERN CALIFORNIA EDISON	09/27/2018	2,369.19
8815162	S-2201	SUNSET PROPERTY SERVICES JONSET CORPORATION	09/27/2018	11,051.83
8815163	T-2706	TREVINO, ROCIO	09/27/2018	247.10
8815164	U-2166	UTILITY COST MANAGEMENT LLC	09/27/2018	64.60
8815165	W-2337	WEST COAST ARBORISTS, INC.	09/27/2018	19,785.10
8815166	W-2379	WEST COAST TURF	09/27/2018	2,688.00
8815167	W-2439	WESTAMERICA COMMUNICATIONS, INC	09/27/2018	11,879.76
8815168	W-2377	WILLDAN ENGINEERING	09/27/2018	1,800.00
8815169	R-1801	WOODRUFF, SPRADLIN & SMART	09/27/2018	93,369.64
DFT0000413	C-1007	OCSO LAW ENFORCEMENT CONTRACT, OC TREASURER-TAX COLLECTOR	09/12/2018	668,660.49
DFT0000427	B-0276	BANK OF AMERICA VISA CARD	09/13/2018	676.13

Attachment: Warrant Register - October 9, 2018 (1706 : Approval of Warrant Register for October 9, 2018)

Warrant Register - October 9, 2018

Date Range: 09/06/2018 - 09/27/2018

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
DFT0000428	B-0276	BANK OF AMERICA VISA CARD	09/13/2018	9,441.37
DFT0000429	B-0276	BANK OF AMERICA VISA CARD	09/13/2018	1,561.30
DFT0000430	B-0276	BANK OF AMERICA VISA CARD	09/13/2018	296.00
DFT0000431	B-0276	BANK OF AMERICA VISA CARD	09/13/2018	2,200.37

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	162	113	0.00	772,400.86
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	6	0.00	682,835.66
EFT's	0	0	0.00	0.00
	168	119	0.00	1,455,236.52

Attachment: Warrant Register - October 9, 2018 (1706 : Approval of Warrant Register for October 9, 2018)



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018
TO: Mayor and Council Members
FROM: Janice Reyes
Finance Director
ISSUE: FY 2017/18 Budget Amendment for Interfund Transfers

RECOMMENDATION: That the City Council adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, amending the Budget for Fiscal Year 2017/2018 for Interfund Transfers to the General Fund from the SB1 RMRA Gas Tax Fund, Measure M Fund, and the SLESF/COPS Brulte Fund."

SUMMARY:

The City's interfund transfers represent transfers of resources between funds for the repayment of costs incurred by one fund on behalf of another fund. For the purpose of providing budgetary authority to allocate available resources between funds for the fiscal year ended June 30, 2018, staff recommends the City Council adopt a Resolution amending the transfers between several funds for the Fiscal Year 2017/2018 budget. A schedule of the proposed budgets amendments is provided in this report, which comprise of amendments for transfers to the General Fund from the SB1 RMRA Gas Tax Fund, Measure M Fund, and the SLESF/COPS Brulte Fund.

BACKGROUND:

To achieve important financial management objectives, the City has established various funds to account for resources. Each fund is a separate financing entity with its own funding sources, uses, and net financial position. The City's interfund transfers act mainly as repayments from various funds responsible for a particular expenditure to the specific fund(s) that initially paid for them. Among other purposes, the City's interfund

FY 2017/18 Budget Amendment for Interfund Transfers

October 9, 2018

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transfers are typically done to supply funding for projects approved by City Council in the Capital Improvement Projects (CIP) Fund Budget.

For the fiscal year ended June 30, 2018, staff is proposing the following amendments to the transfers in and out between the following funds:

<u>Fund</u>	<u>Description</u>	<u>Current Budget</u>	<u>Proposed Amendment (Net Change)</u>	<u>Proposed Amended Budget</u>
General Fund	Transfer In from SB1 RMRA Fund	173,351	12,004	185,355
	Transfer In from Measure M Fund	570,658	127,358	698,016
	Transfers In from SLESF/COPS	100,000	40,683	140,683
	Total Transfer In to the General Fund	844,009	180,045	1,024,054
SB1 RMRA Gas Tax Fund	Transfer Out to General Fund	173,351	12,004	185,355
Measure M Fund	Transfer Out to General Fund	570,658	127,358	698,016
SLESF/COPS Brulte Fund	Transfer Out to General Fund	100,000	40,683	140,683
	Total Transfer Out to the General Fund	844,009	180,045	1,024,054

The proposed amendments are necessary due to higher than anticipated revenues, which staff is proposing to fund expenditures as listed below:

- To increase the funding from SB1 RMRA Gas Tax revenues for CIP #101 Annual Street Maintenance expenditures incurred during the fiscal year.
- To increase the funding from Renewed Measure M2 environmental grant funds for expenditures incurred for CIP #412 Flood Control & Water Quality and CIP #410 NPDES/Water Quality.
- To increase the funding from Renewed Measure M2 Local Fair Share funds for street expenditures in the General Fund.
- To increase the funding from Supplemental Law Enforcement Services Fund (SLESF)/Citizens Option for Public Safety (COPS) for law enforcement expenditures in the General Fund.

ATTACHMENTS:

- Proposed Resolution- Budget Amendments to FY 2017/18 InterfundTransfers

RESOLUTION NO. 2018-10-09-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AMENDING THE BUDGET FOR FISCAL YEAR 2017/2018 FOR INTERFUND TRANSFERS TO THE GENERAL FUND FROM THE SB1 RMRA GAS TAX FUND, MEASURE M FUND, AND SLESF/COPS BRULTE FUND

WHEREAS, the City Council of the City of Laguna Hills approved Resolution No. 2017-06-13-5 on June 13, 2017, adopting the Operating Budget, Capital Improvement Program, and Other Appropriations for the City of Laguna for the Fiscal Years 2017/2018 – 2018/2019 Biennial Budget; and

WHEREAS, the City Council previously approved Resolution No. 2017-10-10-2 amending the Capital Improvement Program Budget for Fiscal Year 2017/2018 to incorporate the Citywide Street Maintenance Project CIP No. 101-J to be partially funded with Road Maintenance and Rehabilitation Account (SB1 RMRA) revenues; and

WHEREAS, the City received higher than projected restricted revenues from SB1 RMRA Gas Tax, Renewed Measure M environmental grant funds, Renewed Measure M Local Fair Share, and Supplemental Law Enforcement Services Funds (SLESF)/ Citizens Option for Public Safety (COPS) Brulte; and

WHEREAS, the City has established various funds, including various special revenue, capital project and agency funds, to account for revenues and deposits that are restricted to certain activities; and

WHEREAS, interfund transfers represent transfers of resources between funds for the repayment of costs incurred by one fund on behalf of another fund.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. Adoption of Recitals. The foregoing recitals set forth above are true and correct and are incorporated by reference herein.

SECTION 2. Approval of Budget Amendments. The City Council hereby approves and adopts the proposed amendments to the Fiscal Year 2017/18 Budget for Interfund Transfers to the General Fund from the SB1 RMRA Gas Tax Fund, Measure M Fund, and SLESF/COPS Brulte Fund, as set forth in the attached Exhibit "A".

PASSED, APPROVED, AND ADOPTED this 9th day of October 2018.

MELODY CARRUTH, MAYOR

ATTEST:

MELISSA AU-YEUNG, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution
No. 2018-10-09-X adopted by the City Council of the City of Laguna Hills, California, at a
Regular Meeting thereof held on the 9th day of October 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

MELISSA AU-YEUNG, CITY CLERK

EXHIBIT A

Proposed Amendments
to the
Fiscal Year 2017/2018 Budget
for Interfund Transfers
to the General Fund
from the SB1 RMRA Gas Tax Fund,
Measure M Fund,
and SLESF/COPS Brulte Fund

**CITY OF LAGUNA HILLS
PROPOSED BUDGET AMENDMENTS TO INTERFUND TRANSFERS
For Fiscal Year 2017/2018**

<u>Fund</u>	<u>Description</u>	<u>Current Budget</u>	<u>Proposed Amendment</u>	<u>Amended Budget</u>
TRANSFERS IN				
General Fund	Transfer In from SB1 RMRA Fund	173,351	12,004	185,355
	Transfer In from Measure M Fund	570,658	127,358	698,016
	Transfers In from Law Enforcement Fund	100,000	40,683	140,683
	Total	844,009	180,045	1,024,054
TRANSFERS OUT				
SB1 RMRA Gas Tax Fund	Transfer Out to General Fund	173,351	12,004 ^a	185,355
Measure M Fund	Transfer Out to General Fund	570,658	127,358 ^{b, c}	698,016
SLESF/COPS Brulte Fund	Transfer Out to General Fund	100,000	40,683 ^d	140,683
	Total	844,009	180,045	1,024,054

Note:

- (a) Increase SB1 RMRA Gas Tax revenues for CIP #101 Annual Street Maintenance expenditures.
- (b) Increase Renewed Measure M2 environmental grant funds for CIP #412 Flood Control & Water Quality and CIP #410 NPDES/Water Quality.
- (c) Increase Renewed Measure M2 Local Fair Share revenue for General Fund street expenditures.
- (d) Increase Supplemental Law Enforcement Services Fund (SLESF)/Citizens Option for Public Safety (COPS) Brulte revenue for General Fund law enforcement expenditures.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018
TO: Mayor and Council Members
FROM: Gregory E. Simonian
City Attorney
ISSUE: Appointment of Labor Negotiator

RECOMMENDATION: That the City Council, pursuant to Government Code Section 54957.6, select and appoint Mayor Carruth to serve as the Council's designated representative for purposes of: (A) Facilitating the Annual Performance Evaluation of the City Manager, and (B) Conducting Labor Negotiations with the City Manager, an unrepresented employee.

SUMMARY:

State law authorizes the City Council to hold closed sessions with the City's designated labor representative regarding the compensation of unrepresented employees, such as the City Manager; however, prior to the closed session the City Council is required to hold an open session in which the Council's labor representative is identified and designated. Historically, the City Council has assigned the responsibility for facilitating the annual performance evaluation of the City Manager and for conducting labor negotiations with the City Manager to a qualified labor consultant or to another member of the City Council, such as the Mayor.

Pursuant to Government Code Section 54957.6, it is recommended that the City Council select and appoint Mayor Carruth to serve as the City Council's designated representative for purposes of (a) facilitating the annual performance evaluation of the City Manager and (b) conducting labor negotiations with the City Manager, an unrepresented employee.

Appointment of Labor Negotiator

October 9, 2018

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BACKGROUND:

A closed session meeting of the City Council has been scheduled for October 9, 2018, for the purpose of (a) commencing the process for conducting the annual performance evaluation of the City Manager and (b) allowing the City Council to determine the criteria for such evaluation, the process and procedures for conducting the evaluation, and for discussing other preliminary matters concerning how the annual performance evaluation should be conducted. The annual city manager performance evaluation will commence during closed session on October 9, 2018, and is expected to be completed on November 13, 2018; however, it may be continued thereafter as scheduled until completed.

DISCUSSION:

Government Code Section 54957 authorizes closed session meetings for the purpose of conducting a public employee performance evaluation. According to case law, evaluation of performance is not limited to a comprehensive review of the employee's performance, but may include examination of particular instances of job performance. It may also include consideration of the criteria for such evaluation, the process for conducting the evaluation, and other preliminary matters to the extent those matters constitute an exercise of the City Council's discretion in evaluating a particular employee and actions relating to a finding that the evaluation is satisfactory. (*See, Joe Duvall v. Board of Trustees of the Coalinga-Huron Joint Unified School District* (2001) 93 Cal.App.4th 901.)

Government Code Section 54957.6 authorizes the City Council to convene in closed session with its designated representative regarding the salary and compensation of unrepresented employees. The City Council has the option of convening in closed session with its designated labor representative for the purpose of reviewing its position and instructing the Council's designated representative with respect to conducting labor negotiations with the City Manager, an unrepresented employee. Closed sessions authorized by Government Code Section 54957.6 are for the limited purpose of allowing the City Council to review its position and to give instruction to the Council's designated labor negotiator. To do so, however, the City Council must place the appointment of a labor negotiator on the open and public session of the agenda and select a labor negotiator prior to convening in closed session to review its position and prior to giving instruction to its designated representative. The City Council is required by law to take "final action" on proposed changes to salary or compensation of the City Manager, if

Appointment of Labor Negotiator

October 9, 2018

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any, in open session.

ALTERNATIVES:

The City Council is authorized by State law and has the option of designating and appointing a representative for purposes of conducting labor negotiations with the City Manager, an unrepresented employee, as part of the annual review process; however, the City Council is not legally required to do so.

FISCAL IMPACT:

There is no fiscal impact if the City Council appoints one member of the Council to facilitate the annual performance review and to serve as the Council's designated labor representative.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018

TO: Mayor and Council Members

FROM: Melissa Au-Yeung
Deputy City Manager

ISSUE: Rejection of Bids and Authorization to Re-Advertise the Tenant and Site Improvements at 24031 El Toro Road, Suite 160, Laguna Hills Civic Center.

RECOMMENDATION: That the City Council reject all bids received on October 2, 2018, and authorize the re-advertisement of the Tenant and Site Improvements at 24031 El Toro Road, Suite 160, Laguna Hills Civic Center, for bids.

SUMMARY:

In accordance with City Council authorization, bids for the project were opened on October 2, 2018. A total of six bids were received. The bids received were as follows:

<u>Contractor</u>	<u>Bid Amount</u>
• Corner Keystone Construction Corp.	\$ 227,788.00
• A2Z Construct, Inc.	\$ 230,000.00
• Coastline Development, Inc.	\$ 386,600.74
• iBuild Spectrum Design & Build	\$ 410,000.00
• Marjani Builders, Inc.	\$ 441,000.00
• States Link Construction, Inc.	\$ 457,039.00

Rejection of Bids for Improvements at 24031 El Toro Rd, Suite 160

October 9, 2018

Page 2

The City's pre-bid construction cost estimate was \$200,000. All the bids for the project were over the pre-bid construction estimate and there was a large disparity between the lowest and highest bidder. Based on feedback received regarding the construction documents, staff is revising the plans to make minor clarifying modifications and is seeking authority to re-advertise for bids.

CEQA FINDINGS:

The proposed project is exempt from CEQA pursuant to Title 14, Chapter 3, Section 15301 of the California Code of Regulations (CEQA Guidelines) as a Class 1 Categorical Exemption – Existing Facilities. The proposed project will result in interior and exterior alterations to an existing office building constructed in 1981, involving primarily the construction of interior office partitions and minor exterior elements including a new exterior door and accessible ramp.

FISCAL IMPACT:

The cost estimate for the tenant and site improvements at 24031 El Toro Road, Suite 160, Laguna Hills Civic Center, is \$200,000. Funding is provided for within the Fiscal Year 2018/2019 Civic Center Budget.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018

TO: Mayor and Council Members

FROM: Kenneth H. Rosenfield P.E.
Assistant City Manager/Director of Public Services

ISSUE: Cooperative Agreement No. C-8-1799 with OCTA for the Los Alisos Boulevard, Paseo De Valencia, Laguna Hills Drive, Aliso Viejo Parkway and Melinda Road Route for Regional Traffic Signal Synchronization

RECOMMENDATION: That the City Council approve the Cooperative Agreement No. C-8-1799 with the Orange County Transportation Authority for the Los Alisos Boulevard, Paseo de Valencia, Laguna Hills Drive, Aliso Viejo Parkway, and Melinda Road Route for Regional Traffic Signal Synchronization and authorize the Mayor to sign the Agreement.

SUMMARY:

As a part of the Measure M-2 Program, the Orange County Transportation Authority (OCTA) recently issued a call for projects for signal synchronization and the cities of Laguna Hills, Mission Viejo, Aliso Viejo, Lake Forest and Rancho Santa Margarita collectively submitted a grant application for the “Los Alisos Boulevard Route Signal Synchronization Project” covering the traffic signals and route of Los Alisos Boulevard, Paseo de Valencia, Laguna Hills Drive, Aliso Viejo Parkway and Melinda Road. OCTA has awarded this project a grant for the very first route signal synchronization project in the County. OCTA has also agreed to be the lead agency for implementation of this project and has developed the attached Cooperative Agreement to allow the project to proceed. Approval of this Agreement is recommended.

BACKGROUND:

As the result of a multi-agency cooperative effort, OCTA has granted, per the 2018

Cooperative Agreement C-8-1799 with Octa for Signal Sync
October 9, 2018
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Measure M-2 Regional Traffic Signal Synchronization Program Call for Projects, funding for the Los Alisos Boulevard Route Signal Synchronization Project. The cities of Laguna Hills, Mission Viejo, Aliso Viejo, Lake Forest and Rancho Santa Margarita collectively submitted a grant application for this route covering 40 traffic signals along Los Alisos Boulevard, Paseo de Valencia, Laguna Hills Drive, Aliso Viejo Parkway and Melinda Road.

The project will upgrade equipment and traffic signal coordination and timing to ease traffic flow during peak hours. Some of the elements of the project include Intelligent Transportation System (ITS) elements, certain hardware and software upgrades to intersection and central control systems, Advanced Transportation Controller units (ATC), telematics and interconnect systems, Advanced Transportation Management Systems (ATMS), Roadside Units (RSU), and other associated systems.

OCTA has agreed to be the lead agency for this project and has developed the attached Cooperative Agreement No. C-8-1799 for the City's consideration.

CEQA FINDINGS:

OCTA, under the Cooperative Agreement, will act as the Lead Agency under CEQA.

FISCAL IMPACT:

The City of Laguna Hills cash contribution to this project is \$51,247.00. This contribution represents a 20% match for the work being performed on Laguna Hills Traffic Signals. The overall Los Alisos Boulevard Route Signal Synchronization Project has an estimated implementation cost of \$2.2 million. Funds are available for the Laguna Hills match in the Traffic Signal Synchronization Capital Improvement Project, CIP No. 168.

ATTACHMENTS:

- OCTA Coop Agr C-8-1799 Los Alisos Signal Sync

COOPERATIVE AGREEMENT NO. C-8-1799

BETWEEN

ORANGE COUNTY TRANSPORTATION AUTHORITY

AND

CITIES OF ALISO VIEJO, LAGUNA HILLS, LAKE FOREST, MISSION VIEJO, AND

RANCHO SANTA MARGARITA

FOR

LOS ALISOS BOULEVARD, PASEO DE VALENCIA, LAGUNA HILLS DRIVE, AND ALISO VIEJO

PARKWAY AND MELINDA ROAD ROUTE

REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM PROJECT

THIS COOPERATIVE AGREEMENT (Agreement), is effective this _____ day of _____, 201__, by and between the Orange County Transportation Authority, 550 South Main Street, P.O. Box 14184, Orange California 92863-1584, a public corporation of the State of California (herein referred to as "AUTHORITY") and the cities of Aliso Viejo, Laguna Hills, Lake Forest, Mission Viejo, and Rancho Santa Margarita (hereinafter referred to as "PARTICIPATING AGENCIES") each individually known as "Party" and collectively known as the "Parties".

RECITALS:

WHEREAS, the AUTHORITY in cooperation with the PARTICIPATING AGENCIES is working together in coordinating traffic signals across multiple jurisdictional boundaries as a part of the Renewed Measure M (M2) Regional Traffic Signal Synchronization Program (RTSSP or Project P) to enhance countywide traffic flow and reduce congestion; and

WHEREAS, the AUTHORITY has completed the competitive 2018 Call for Projects (hereinafter, "2018 CALL") in support of Project P and awarded Project P funds based on the application (hereinafter, "APPLICATION") prepared by the City of Mission Viejo (hereinafter referred to as the "APPLICANT AGENCY") for implementation of signal synchronization of traffic signals along the Los Alisos Boulevard,

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1 Paseo de Valencia, Laguna Hills Drive, and Aliso Viejo Parkway and Melinda Road Route (hereinafter,
2 "PROJECT"); and

3 WHEREAS, the PARTICIPATING AGENCIES in their approved APPLICATION have elected to
4 designate the AUTHORITY and the AUTHORITY agrees to act as the implementing agency to carry out
5 PROJECT; and

6 WHEREAS, the PROJECT will include approximately forty (40) traffic signalized intersections
7 as identified in the APPLICATION; and

8 WHEREAS, the PROJECT will include Intelligent Transportation System (ITS) elements
9 identified in the APPLICATION including certain hardware and software upgrades to intersection and
10 central control systems including Advanced Transportation Controller units (ATC), telematics and
11 interconnect systems, Advanced Transportation Management Systems (ATMS), Roadside Units
12 (RSU), and other associated systems (hereinafter collectively referred to as "ITS ELEMENTS"), will
13 be constructed and/or installed and implemented as part of the PROJECT as identified in the
14 APPLICATION; and

15 WHEREAS, the AUTHORITY agrees to work with PARTICIPATING AGENCIES to coordinate
16 the inclusion of other ITS elements (hereinafter OTHER ELEMENTS) that should be installed at the
17 same time as the construction of the PROJECT and are not part of this Agreement; and

18 WHEREAS, all costs associated with the inclusion of these OTHER ELEMENTS, if any, are
19 the sole responsibility of the AGENCY owning each and any of those OTHER ELEMENTS during the
20 project; and

21 WHEREAS, AUTHORITY and each respective Party acknowledge and understand that in-
22 house resources (staff) from Party will provide various services for PROJECT, and

23 WHEREAS, AUTHORITY and each respective Party acknowledge and understand that
24 PROJECT costs for various types of additional work required by each respective Party, by its staff, or
25 by policy, may not have been included in the original application and therefore costs to contractors or
26 consultants to comply with staff requirements are not included in the PROJECT allocation; and

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WHEREAS, AUTHORITY and Parties agree that these costs will be paid by PROJECT; and

WHEREAS, Parties and each respective Party acknowledge and understand that the costs for the additional work may be reversed by AUTHORITY's Audit; and

WHEREAS, based on AUTHORITY's Board of Directors approved PROJECT ALLOCATION and APPLICATION, the AUTHORITY agrees to implement the PROJECT; and

WHEREAS, the PARTICIPATING AGENCIES per the M2 Ordinance, agree to provide PROJECT funding in a combined cash and in-kind services match of Four Hundred Forty Four Thousand Four Hundred Forty Six Dollars (\$444,446), as shown in Attachment A, or equivalent to at least twenty percent (20%) of PROJECT cost; and

WHEREAS, the AUTHORITY and the PARTICIPATING AGENCIES desire to enter into this Agreement to implement the PROJECT in support of Project P; and

WHEREAS, this Agreement defines the specific terms, conditions, and funding responsibilities between the AUTHORITY and the PARTICIPATING AGENCIES for the implementation of the PROJECT; and

WHEREAS, the AUTHORITY's Board of Directors authorized funding for the on June 11, 2018; and

WHEREAS, the AUTHORITY's Board of Directors authorized this cooperative agreement on September 10, 2018.

WHEREAS, the City of Aliso Viejo's City Council approved this Agreement on the ____ day of _____, 20____.

WHEREAS, the City of Laguna Hills' City Council approved this Agreement on the ____ day of _____, 20____.

WHEREAS, the City of Lake Forest's City Council approved this Agreement on the ____ day of _____, 20____.

WHEREAS, the City of Mission Viejo's City Council approved this Agreement on the ____ day of _____, 20____.

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1 **WHEREAS**, the City of Rancho Santa Margarita's City Council approved this Agreement on the
2 _____ day of _____, 20_____.

3 **NOW, THEREFORE**, it is mutually understood and agreed by **AUTHORITY** and the
4 **PARTICIPATING AGENCIES** as follows:

5 **ARTICLE 1. COMPLETE AGREEMENT**

6 A. This Agreement, including any attachments incorporated herein and made applicable by
7 reference, constitutes the complete and exclusive statement of the term(s) and conditions(s) of this
8 Agreement between **AUTHORITY** and **PARTICIPATING AGENCIES** and it supersedes all prior
9 representations, understandings, and communications. The invalidity in whole or in part of any term or
10 condition of this Agreement shall not affect the validity of other term(s) or conditions(s) of this Agreement.
11 The above referenced Recitals are true and correct and are incorporated by reference herein.

12 B. **AUTHORITY's** failure to insist on any instance(s) of **PARTICIPATING AGENCIES'**
13 performance of any term(s) or condition(s) of this Agreement shall not be construed as a waiver or
14 relinquishment of **AUTHORITY's** right to such performance or to future performance of such term(s) or
15 condition(s), and **PARTICIPATING AGENCIES'** obligation in respect thereto shall continue in full force
16 and effect. Changes to any portion of this Agreement shall not be binding upon **AUTHORITY** except when
17 specifically confirmed in writing by an authorized representative of **AUTHORITY** by way of a written
18 amendment to this Agreement and issued in accordance with the provisions of this Agreement.

19 C. **PARTICIPATING AGENCIES'** failure to insist on any instance(s) of **AUTHORITY's**
20 performance of any term(s) or condition(s) of this Agreement shall not be construed as a waiver or
21 relinquishment of **PARTICIPATING AGENCIES'** right to such performance or to future performance of
22 such term(s) or condition(s), and **AUTHORITY's** obligation in respect thereto shall continue in full force
23 and effect. Changes to any portion of this Agreement shall not be binding upon **PARTICIPATING**
24 **AGENCIES** except when specifically confirmed in writing by an authorized representative of
25 **PARTICIPATING AGENCIES** by way of a written amendment to this Agreement and issued in
26 accordance with the provisions of this Agreement.

ARTICLE 2. SCOPE OF AGREEMENT

This Agreement specifies the roles and responsibilities of the Parties as they pertain to the subjects and projects addressed herein. Both AUTHORITY and PARTICIPATING AGENCIES agree that each will cooperate and coordinate with the other in all activities covered by this Agreement and any other supplemental agreements that may be required to facilitate purposes thereof.

ARTICLE 3. RESPONSIBILITIES OF AUTHORITY

AUTHORITY agrees to the following responsibilities for funding of the PROJECT:

A. AUTHORITY shall implement the PROJECT based on the intent of the usage in the APPLICATION prepared by the APPLICANT AGENCY in accordance with the policies and procedures contained in the Comprehensive Transportation Funding Program (CTFP) guidelines.

B. AUTHORITY shall provide oversight to maintain inter-jurisdictional traffic signal operational integrity between PROJECT and other similar type projects not older than three (3) years.

C. AUTHORITY will act as the LEAD AGENCY and provide and file all documentation necessary to comply with California Environmental Quality Act (CEQA) regulations for PROJECT.

D. AUTHORITY shall perform web-based public outreach activities for the project to communicate major project milestones and results.

E. AUTHORITY shall provide formats, templates, and guidance in reporting requirements as described in CTFP.

F. AUTHORITY, or agents of AUTHORITY, under this Agreement and upon closeout of PROJECT, may perform a technical and/or field review to ensure that the CTFP guidelines, policies, and procedures were followed. Such a review may be performed one hundred and eighty (180) days after the PROJECT three-year grant period is complete. If the technical and or field review determines that any of the activities performed are ineligible for CTFP funding, PARTICIPATING AGENCIES must reimburse and return the amount of funding used to perform the ineligible activity to AUTHORITY.

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G. AUTHORITY shall invoice the PARTICIPATING AGENCIES as identified in APPLICATION and Attachment A for the dollar cash match at the end of the Primary Implementation phase or at a mutually agreed upon time to facilitate any respective AGENCY funding timeframes.

H. AUTHORITY shall request updates for the PROJECT as part of semi-annual review process, including documentation of in-kind match conforming to Attachment A and will include the PROJECT in the list of active projects in OC Fund Tracker until completion of the three-year grant period. Documents to be provided include, but are not limited to, payroll records, contracts, and purchase orders.

ARTICLE 4. RESPONSIBILITIES OF THE AUTHORITY AS PROJECT LEAD AGENCY

The AUTHORITY as the LEAD AGENCY agrees to the following responsibilities for the implementation of the PROJECT:

A. AUTHORITY shall act as the LEAD AGENCY for the work necessary to manage, procure, and complete the PROJECT as identified in APPLICATION.

B. To coordinate outreach with PARTICIPATING AGENCIES for PROJECT.

C. To collect all data necessary to provide new optimized timing plans including, but not limited to, manual or video all movement counts at each PROJECT signalized intersection, and a mutually agreed upon number and location of Twenty-four (24) hour / Seven (7) day automated machine traffic counts with vehicle classification.

D. To develop and implement new timing plans optimized for signal synchronization.

E. To provide updated timing plans for all control systems and all relevant data used to develop said plans to PARTICIPATING AGENCIES.

F. To prepare a "Before and After Study" for PROJECT as described in the Measure M2 Eligibility Guidelines adopted by the AUTHORITY. The "Before and After Study" for the project is considered the equivalent of the required Project Final Report (Measure M2 Ordinance No. 3, Section B.III.9) for PROJECT. The AUTHORITY shall provide the "Before and After Study" to the PARTICIPATING AGENCIES in draft and final formats for review and comment. AGENCY comments /

1 shall be noted in the final study. If specified in APPLICATION, AUTHORITY shall provide a "Before and
2 After Study" video of a representative portion of PROJECT at up to two (2) public meetings.

3 **ARTICLE 5. RESPONSIBILITIES OF THE PARTICIPATING AGENCIES**

4 PARTICIPATING AGENCIES agree to the following responsibilities for implementation and
5 funding of PROJECT:

6 A. Provide a technical representative to meet and participate as a member of the
7 PROJECT's Traffic Forum.

8 B. To authorize the AUTHORITY to manage, procure, and implement all aspects of
9 PROJECT.

10 C. To participate and support PROJECT implementation within the timeframe outlined in
11 APPLICATION and consistent with the CTFP Guidelines adopted by AUTHORITY.

12 D. To provide AUTHORITY all current intersection as-built drawings, all current
13 intersections controller assembly plans as provided by the manufacturer and modified by Party since
14 original installation, local field master, local controller, and ATMS timing plans and other ITS related
15 data upon request.

16 E. To provide the local cash match and/or documentation for the in-kind services match
17 for PROJECT in accordance with Attachment A. Failure to provide included local cash match and or
18 evidence of in-kind services match may result in the loss of future participation for competitive funding
19 opportunities.

20 F. PARTICIPATING AGENCIES that have included a dollar match as identified in
21 Attachment A shall provide payment for the dollar match to AUTHORITY within thirty (30) calendar
22 days of receipt of an invoice.

23 G. PARTICIPATING AGENCIES that have included an in-kind services match as
24 identified in Attachment A shall provide documentation of conformance as part of the semi-annual
25 review process.

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LOS ALISOS BOULEVARD ROUTE – RTSSP

1 H. To waive all fees associated with any local agency permits that may be required of the
2 consultant, sub consultants, and/or service or equipment providers in the performance of the PROJECT.

3 I. PARTICIPATING AGENCIES shall provide updates on PROJECT to AUTHORITY as
4 part of semi-annual review process until completion of the three-year PROJECT grant period. Documents
5 to be provided include, but are not limited to, payroll records, contracts, and purchase orders.

6 J. PARTICIPATING AGENCIES shall, if specified in APPLICATION, continue Ongoing
7 Operations and Maintenance after the three-year grant period is complete and continue until the end of
8 the PROJECT per additional maintenance of effort in APPLICATION.

9 K. The project is partially funded by Senate Bill 1 (SB-1) and PARTICIPATING AGENCIES
10 agree to comply with all applicable SB-1 Accountability Guidelines, Local Partnership Program and State
11 requirements.

12 **ARTICLE 6. DELEGATED AUTHORITY**

13 The actions required to be taken by PARTICIPATING AGENCIES in the implementation of this
14 Agreement are delegated to their respective City Manager, or designee, and the actions required to be
15 taken by AUTHORITY in the implementation of this Agreement are delegated to AUTHORITY's Chief
16 Executive Officer or designee.

17 **ARTICLE 7. AUDIT AND INSPECTION**

18 AUTHORITY and PARTICIPATING AGENCIES shall maintain a complete set of records in
19 accordance with generally accepted accounting principles. Upon reasonable notice, PARTICIPATING
20 AGENCIES shall permit the authorized representatives of AUTHORITY to inspect and audit all work,
21 materials, payroll, books, accounts, and other data and records of PARTICIPATING AGENCIES for a
22 period of five (5) years after final payment, final closeout, or until any on-going audit is completed,
23 whichever is later. For purposes of audit, the date of completion of this Agreement shall be the date of
24 AUTHORITY's payment of consultant's final billing (so noted on the paid invoice) under this Agreement.
25 AUTHORITY shall have the right to reproduce any such books, records, and accounts.

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COOPERATIVE AGREEMENT NO. C-8-1799
LOS ALISOS BOULEVARD ROUTE – RTSSP

1 The above provision with respect to audits shall extend to and/or be included in contracts with
2 PARTICIPATING AGENCIES' contractor.

3 **ARTICLE 8. INDEMNIFICATION**

4 A. To the fullest extent permitted by law, PARTICIPATING AGENCIES shall defend (at
5 PARTICIPATING AGENCIES' sole cost and expense with legal counsel reasonably acceptable to
6 AUTHORITY), indemnify, protect, and hold harmless AUTHORITY, and its officers, directors, employees,
7 and agents (collectively the "Indemnified Parties"), from and against any and all liabilities, actions, suits,
8 claims, demands, losses, costs, judgments, arbitration awards, settlements, damages, demands, orders,
9 penalties, and expenses including legal costs and attorney fees (collectively "Claims"), including but not
10 limited to Claims arising from injuries to or death of persons (PARTICIPATING AGENCIES' employees
11 included), for damage to property, including property owned by AUTHORITY, or from any violation of any
12 federal, state, or local law or ordinance, alleged to be caused by the negligent acts, omissions or willful
13 misconduct of PARTICIPATING AGENCIES, its officers, directors, employees or agents in connection
14 with or arising out of the performance of this Agreement.

15 B. To the fullest extent permitted by law, AUTHORITY shall defend (at AUTHORITY's sole
16 cost and expense with legal counsel reasonably acceptable to PARTICIPATING AGENCIES), indemnify,
17 protect, and hold harmless PARTICIPATING AGENCIES, and their officers, directors, employees, and
18 agents (collectively the "Indemnified Parties"), from and against any and all liabilities, actions, suits,
19 claims, demands, losses, costs, judgments, arbitration awards, settlements, damages, demands, orders,
20 penalties, and expenses including legal costs and attorney fees (collectively "Claims"), including but not
21 limited to Claims arising from injuries to or death of persons (AUTHORITY's employees included), for
22 damage to property, including property owned by PARTICIPATING AGENCIES, or from any violation of
23 any federal, state, or local law or ordinance, alleged to be caused by the negligent acts, omissions or
24 willful misconduct of AUTHORITY, its officers, directors, employees or agents in connection with or arising
25 out of the performance of this Agreement.

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COOPERATIVE AGREEMENT NO. C-8-1799
LOS ALISOS BOULEVARD ROUTE – RTSSP

1 C. The indemnification and defense obligations of this Agreement shall survive its expiration
2 or termination.

3 **ARTICLE 9. ADDITIONAL PROVISIONS**

4 A. Term of Agreement: This Agreement shall be in full force and effect through December
5 31, 2023.

6 B. Amendment: This Agreement may be extended or amended in writing at any time by the
7 mutual consent of all Parties and AUTHORITY. No amendment shall have any force or effect unless
8 executed in writing by all Parties and AUTHORITY.

9 C. Termination: In the event any Party defaults in the performance of their respective
10 obligations under this Agreement or breaches any of the provisions of this Agreement, a non-defaulting
11 Party(s) shall have the option to terminate this Agreement upon thirty (30) calendar days prior written
12 notice to the Party in default.

13 D. Termination for Convenience: Either Party may terminate this Agreement for its
14 convenience by providing thirty (30) calendar days prior written notice of its intent to terminate for
15 convenience to the other Party.

16 E. AUTHORITY and PARTICIPATING AGENCIES shall comply with all applicable federal,
17 state, and local laws, statutes, ordinances and regulations of any governmental authority having
18 jurisdiction over the PROJECT.

19 F. Legal Authority: AUTHORITY and PARTICIPATING AGENCIES hereto consent that they
20 are authorized to execute this Agreement on behalf of said Parties and that, by so executing this
21 Agreement, the Parties hereto are formally bound to the provisions of this Agreement.

22 G. Severability: If any term, provision, covenant or condition of this Agreement is held to be
23 invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the
24 remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or
25 condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

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**COOPERATIVE AGREEMENT NO. C-8-1799
LOS ALISOS BOULEVARD ROUTE – RTSSP**

H. Counterparts of Agreement: This Agreement may be executed and delivered in any number of counterparts, each of which, when executed and delivered shall be deemed an original and all of which together shall constitute the same agreement. Facsimile signatures shall be permitted.

I. Assignment: Neither this Agreement, nor any of the Parties' rights, obligations, duties, or authority hereunder may be assigned in whole or in part by either Party without the prior written consent of the other Party in its sole and absolute discretion. Any such attempt of assignment shall be deemed void and of no force and effect. Consent to one assignment shall be deemed consent to any subsequent assignment, nor the waiver of any right to consent to such subsequent assignment.

J. Governing Law: The laws of the State of California and applicable local and federal laws, regulations and guidelines shall govern this Agreement.

K. Litigation fees: Should litigation arise out of this Agreement for the performance thereof, the court shall award costs and expenses, including attorney's fees, to the prevailing Party.

L. Notices: Any notices, requests, or demands made between the Parties pursuant to this Agreement are to be directed as follows:

To MISSION VIEJO:	To AUTHORITY:
City of Mission Viejo	Orange County Transportation Authority
200 Civic Center	550 South Main Street
Mission Viejo, CA 92691	P. O. Box 14184
	Orange, CA 92863-1584
Attention: Philip Nitollama	Attention: Michael Le
Traffic Engineer	Contract Administrator
Tel: (949) 470-3068	Tel: (714) 560-5314
Email: pnitollama@cityofmissionviejo.org	E-mail: mle1@octa.net

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**COOPERATIVE AGREEMENT NO. C-8-1799
LOS ALISOS BOULEVARD ROUTE – RTSSP**

To ALISO VIEJO:	To LAGUNA HILLS:
City of Aliso Viejo	City of Laguna Hills
12 Journey Suite 100 Aliso Viejo, CA 92656	24035 El Toro Road Laguna Hills, CA 92653
Attention: Shaun Pelletier City Engineer/Public Works Director Tel: (949) 425-2533 Email: spelletier@cityofaliso Viejo.com	Attention: Kenneth Rosenfield, P.E. Assistant City Manager/Public Services Director Tel: (949) 707 – 2655 Email: krosenfield@lagunahillscagov
To LAKE FOREST:	To RANCHO SANTA MARGARITA:
City of Lake Forest	City of Rancho Santa Margarita
25550 Commerce Center Drive Suite 100 Lake Forest, CA 92630	22112 El Paseo Rancho Santa Margarita, CA 92688
Attention: Dave Rogers Traffic Engineering Manager Tel: (949) 461 – 3485 Email: drogers@lakeforestca.gov	Attention: Steve Kooyman, P.E. Public Works Director/City Engineer Tel: (949) 635-1805 E-mail: skooyman@cityofrsm.org

M. **Force Majeure:** Either Party shall be excused from performing its obligations under this Agreement during the time and to the extent that it is prevented from performing by an unforeseeable cause beyond its control, including but not limited to: any incidence of fire, flood; acts of God; commandeering of material, products, plants or facilities by the federal, state or local government; national fuel shortage; or a material act or omission by the other Party, when satisfactory evidence of such cause is presented to the other Party, and provided further that such nonperformance is unforeseeable, beyond the control and is not due to the fault or negligence of the Party not performing.

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**COOPERATIVE AGREEMENT NO. C-8-1799
LOS ALISOS BOULEVARD ROUTE – RTSSP**

This Agreement shall be made effective upon execution by all Parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement No. C-8-1799 to be executed on the date first written above.

CITY OF ALISO VIEJO

ORANGE COUNTY TRANSPORTATION AUTHORITY

By: _____
David C. Harrington
Mayor

By: _____
Darrell E. Johnson
Chief Executive Officer

ATTEST:

APPROVAL RECOMMENDED:

By: _____
Mitzi Ortiz
City Clerk

By: _____
Kia Mortazavi
Executive Director, Planning

Dated: _____

APPROVED AS TO FORM

By: _____
Scott Smith
City Attorney

Dated: _____

Attachment: OCTA Coop Agr C-8-1799 Los Alisos Signal Sync (1698 : Cooperative Agreement C-8-1799 with Octa for Signal Sync)

COOPERATIVE AGREEMENT NO. C-8-1799
LOS ALISOS BOULEVARD ROUTE – RTSSP

This Agreement shall be made effective upon execution by all Parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement No. C-8-1799 to be
executed on the date first written above.

CITY OF LAGUNA HILLS

By: _____
Melody Carruth
Mayor

ATTEST:

By: _____
Melissa Au-Yeung
City Clerk

APPROVED AS TO FORM

By: _____
Gregory E. Simonian
City Attorney

Dated: _____

Attachment: OCTA Coop Agr C-8-1799 Los Alisos Signal Sync (1698 : Cooperative Agreement C-8-1799 with Octa for Signal Sync)

COOPERATIVE AGREEMENT NO. C-8-1799
LOS ALISOS BOULEVARD ROUTE – RTSSP

This Agreement shall be made effective upon execution by all Parties.

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executed on the date first written above.

CITY OF LAKE FOREST

By: _____
Jim Gardner
Mayor

ATTEST:

By: _____
Jennifer Connally
City Clerk

APPROVED AS TO FORM

By: _____
Matthew (Mal) Richardson
City Attorney

Dated: _____

Attachment: OCTA Coop Agr C-8-1799 Los Alisos Signal Sync (1698 : Cooperative Agreement C-8-1799 with Octa for Signal Sync)

COOPERATIVE AGREEMENT NO. C-8-1799
LOS ALISOS BOULEVARD ROUTE – RTSSP

This Agreement shall be made effective upon execution by all Parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement No. C-8-1799 to be
executed on the date first written above.

CITY OF MISSION VIEJO

By: _____
Ed Sachs
Mayor

ATTEST:

By: _____
Karen Hamman
City Clerk

APPROVED AS TO FORM

By: _____
Bill Curley
City Attorney

Dated: _____

Attachment: OCTA Coop Agr C-8-1799 Los Alisos Signal Sync (1698 : Cooperative Agreement C-8-1799 with Octa for Signal Sync)

COOPERATIVE AGREEMENT NO. C-8-1799
LOS ALISOS BOULEVARD ROUTE – RTSSP

This Agreement shall be made effective upon execution by all Parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement No. C-8-1799 to be
executed on the date first written above.

CITY OF RANCHO SANTA MARGARITA

By: _____
Michael Vaughn
Mayor

ATTEST:

By: _____
Amy Diaz
City Clerk

APPROVED AS TO FORM

By: _____
Gregory E. Simonian
City Attorney

Dated: _____

Attachment: OCTA Coop Agr C-8-1799 Los Alisos Signal Sync (1698 : Cooperative Agreement C-8-1799 with Octa for Signal Sync)

**COOPERATIVE AGREEMENT NO. C-8-1799
MELINDA ROAD, LOS ALISOS BOULEVARD, PASEO DE VALENCIA,
LAGUNA HILLS DRIVE, AND ALISO VIEJO PARKWAY – RTSSP
ATTACHMENT A**

DETAILED LOCAL MATCH COMMITMENT

SECTION 1: AGENCY TOTAL MATCH SUMMARY

AGENCY	CASH MATCH		IN-KIND MATCH*		TOTAL MATCH	
	Primary Implementation	Ongoing Monitoring & Maintenance	Primary Implementation	Ongoing Monitoring & Maintenance	Primary Implementation	Ongoing Monitoring & Maintenance
City of Aliso Viejo	\$ 12,315	\$ 1,517	\$ 0		\$ 12,315	\$ 1,517
	\$ 13,832				\$ 13,832	
City of Laguna Hills	\$ 48,166	\$ 3,081	\$ 4,136	\$ 960	\$ 52,302	\$ 4,041
	\$ 51,247		\$ 5,096		\$ 56,343	
City of Lake Forest	\$ 18,301	\$ 510	\$ 0		\$ 18,301	\$ 510
	\$ 18,811				\$ 18,811	
City of Mission Viejo	\$ 266,432	\$ 8,088	\$ 20,146	\$ 2,520	\$ 286,578	\$ 10,608
	\$ 274,520		\$ 22,666		\$ 297,186	
City of Rancho Santa Margarita	\$ 47,114	\$ 1,324	\$ 8,636	\$ 1,200	\$ 55,750	\$ 2,524
	\$ 48,438		\$ 9,836		\$ 58,274	
TOTAL	\$ 392,328	\$ 14,520	\$ 32,918	\$ 4,680	\$ 425,246	\$ 19,200
	\$ 406,848		\$ 37,598		\$ 444,446	

*In-kind match may be converted to cash match if agency does not satisfy in-kind match commitment by the end of the respective phase. However, Cash Match is NOT allowed to be converted to in-kind match.

SECTION 2: MATCH BREAKDOWN (CASH VS IN-KIND SERVICES)

A. Cash Match

AGENCY	FUNDING SOURCE	AMOUNT OF CASH CONTRIBUTION
City of Aliso Viejo		\$ 13,832
City of Laguna Hills		\$ 51,247
City of Lake Forest		\$ 18,811
City of Mission Viejo		\$ 274,520
City of Rancho Santa Margarita		\$ 48,438
TOTAL		\$ 406,848

**COOPERATIVE AGREEMENT NO. C-8-1799
MELINDA ROAD, LOS ALISOS BOULEVARD, PASEO DE VALENCIA,
LAGUNA HILLS DRIVE, AND ALISO VIEJO PARKWAY – RTSSP
ATTACHMENT A**

B. In-Kind Services

i. Specific Improvements (List items and Cost):

Agency	Improvement	Date of Construction	Expenditure
TOTAL			\$ 0

ii. Staffing Commitment:

AGENCY	STAFF POSITION	TYPE OF SERVICE TO PROJECT	NO. OF HOURS	FULLY BURDENED HOURLY RATE	TOTAL**
City of Mission Viejo	Traffic Engineer	Project Administration, Signal Timing & Design Review	52.39	\$ 100	\$ 5,239
City of Mission Viejo	Transportation Analyst	Project Administration, Signal Timing, Design Review, Implementation, & Operations	40	\$ 65	\$ 2,600
City of Mission Viejo	PW Inspector	Project Inspection	10	\$ 85	\$ 850
City of Mission Viejo	Traffic Systems Specialist (H&C)	Signal Timing, Design Review, Implementation, & Operations	15	\$ 115	\$ 1,725
City of Mission Viejo	Information Technology Manager	Review of Fiber Design plans, meeting participation, & system integration	10	\$ 100	\$ 1,000
City of Mission Viejo	Information Technology Specialist	Review of Fiber Design plans, meeting participation, & system integration	10	\$ 65	\$ 650
Utility Company (SCE) Fees to review and field verify design for Type 3 Service at 2 locations (\$1,400 in-kind match per location)					\$ 2,800
CALTRANS Oversight Fees & Traffic Signal Infrastructure Improvements					\$ 7,802
Total for the City of Mission Viejo:					\$ 22,666
TOTAL IN-KIND MATCH**:					\$ 22,666

****Total amount is the required participation by the identified agency. The number of hours and hourly rate will be based on each agency's actual fully burdened billing rates, which must collectively equal the same value of the assigned "Total" dollars. Each agency will be responsible for keeping detailed records of hours worked and description of work. An accounting record of personnel, hours at fully burdened rate is expected to be included with the final submittal. Records will be subject to auditing.**



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018

TO: Mayor and Council Members

FROM: Kenneth H. Rosenfield P.E.
Assistant City Manager/Director of Public Services

ISSUE: Modification of On-Street Parking on Santa Vittoria Drive Northerly of Caminito Costa

RECOMMENDATION: That the City Council: (1) Find and determine that the proposed parking restriction is not subject to the California Environmental Quality Act pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA guidelines, Cal. Code of Regs, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly, and (2) Adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, establishing a no parking anytime zone on the easterly side of Santa Vittoria Drive 60 feet northerly of Caminito Costa (private street)".

SUMMARY:

Residents of the Laguna Village Community recently contacted Staff regarding concerns of sight distance constraints at Caminito Costa, a private street northerly of Ridge Route Drive. Staff initiated a review of this matter and determined the current site conditions necessitate restricting vehicle parking to improve driver sight distance along the easterly side of Santa Vittoria Drive for 60 feet northerly of Caminito Costa, as shown on the attached vicinity map. The Traffic Commission, at its September 19, 2018 meeting, recommended the approval of the proposed No Parking Anytime zone at this location.

Modification of On-Street Parking on Santa Vittoria Drive Northerly of Caminito Costa

October 9, 2018

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BACKGROUND:

Santa Vittoria Drive, between Ridge Route Drive and Lake Forest Drive, is a two-lane collector roadway. On street parking is prohibited along limited portions of Santa Vittoria Drive, and the posted speed limit is 30 mph.

Recently, staff was contacted by residents of the Laguna Village Community regarding sight distance limitations on the easterly side of Santa Vittoria Drive immediately adjacent to Caminito Costa, a private street northerly of Ridge Route Drive. Staff reviewed the resident's concern, and upon performing a site evaluation, determined that restricting parking in this location will improve sight distance for exiting vehicles. It is recommended that no parking regulations be established at 60 feet northerly of Caminito Costa, as identified on the attached vicinity map. This no parking zone will provide appropriate sight distance for vehicles given the physical conditions of Santa Vittoria Drive.

The Traffic Commission, at the meeting of September 19, 2018, recommended to the City Council approval of the proposed No Parking Anytime zone for the enhancement of vehicular sight distance. The Laguna Village HOA and residents who contacted staff were notified of this matter being on the City Council agenda.

The residents also met with Assistant City Manager/Public Services Director, Kenneth Rosenfield, regarding concerns of speeding, traffic collisions and oversized vehicle parking along other portions of Santa Vittoria Drive. The residents submitted photographs along with multiple statements expressing similar concerns from other residents unable to attend the meeting. Staff presented the results of the traffic engineering evaluation that was initiated to review these concerns at the September 19, 2018 meeting of the Traffic Commission. No additional changes to traffic controls are currently proposed based upon the results of the evaluation but speed enforcement is recommended to address the higher than expected 85th percentile speed at the northerly end of this street segment. Given the current speed survey results, staff will return to this location in approximately six months and perform follow-up speed surveys to confirm the effectiveness of speed mitigations being implemented.

CEQA FINDINGS:

The establishment of "No Parking Anytime" zones is not subject to the California Environmental Quality Act pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA

Modification of On-Street Parking on Santa Vittoria Drive Northerly of Caminito Costa
October 9, 2018
Page 3

Guidelines, Cal. Code of Regs, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

FISCAL IMPACT:

The installation of one “No Parking, Here to Corner” signs has an anticipated cost of \$100. Funds are available for this work in the 2018-19 Fiscal Year Public Works Maintenance Budget.

ATTACHMENTS:

- Resolution
- Vicinity Map

RESOLUTION NO. 2018-10-09-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ESTABLISHING A NO PARKING ANYTIME ZONE ON THE EASTERLY SIDE OF SANTA VITTORIA DRIVE 60 FEET NORTHERLY OF CAMINITO COSTA (PRIVATE STREET)

The City Council of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, Santa Vittoria Drive is a two-lane collector roadway between Ridge Route Drive and Lake Forest; and

WHEREAS, residents of the community requested modification of a current parking zone on Santa Vittoria Drive for the enhancement of vehicular sight distance; and

WHEREAS, it has been determined by City staff that restricting parking on the easterly side of Santa Vittoria Drive for 60 feet northerly of Caminito Costa (Private Street) will improve sight distance for exiting vehicles; and

WHEREAS, the Traffic Commission, at its regularly scheduled meeting of September 19, 2018, recommended to the City Council the establishment of the aforementioned "No Parking Anytime" zone on Santa Vittoria Drive to address sight distance for vehicles; and

WHEREAS, pursuant to Vehicle Code Section 22507, the parking of any type of vehicle on certain streets or highways may be prohibited or restricted by a general law city, during all or certain hours of a day, where signs or markings giving adequate notice of such regulations have been placed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. There is hereby established "No Parking Anytime Zone" on the easterly side of Santa Vittoria Drive 60 feet north of Caminito Costa (Private Street).

SECTION 3. The Director of Public Services/City Engineer is hereby directed to and shall cause signs and markings to be placed giving notice of such parking restrictions as necessary to implement the parking restrictions established herein.

SECTION 4. The parking restrictions established in this resolution shall become effective upon posting of the required signage in accordance with Vehicle Code section 22507.

SECTION 5. The City Council finds and determines that the "No Parking Anytime" zone hereby established is not subject to the California Environmental Quality Act pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, Cal. Code of Regs, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

PASSED, APPROVED, AND ADOPTED this 9th day of October 2018.

MELODY CARRUTH, MAYOR

ATTEST:

MELISSA AU-YEUNG, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. x adopted by the City Council of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 9TH day of October 2018, by the following vote:

AYES:

NOES:

ABSENT:

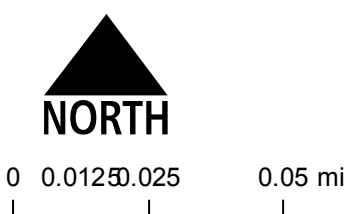
ABSTAIN:

(SEAL)

MELISSA AU-YEUNG, CITY CLERK



Attachment: Vicinity Map (1693 : Modification of On-Street Parking on Santa Vittoria Drive Northerly of Caminito Costa)



VICINITY MAP - SANTA VITTORIA DRIVE





City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018

TO: Mayor and Council Members

FROM: Kenneth H. Rosenfield P.E.
Assistant City Manager/Director of Public Services

ISSUE: Progress Payment No. 1, Final, for Turf Renovation, CIP No. 238-C, Phase 1

RECOMMENDATION: That the City Council approve Progress Payment No. 1, Final, in the net amount of \$55,537.00, to CSA Holdings, Inc., dba Sports Field Services, for Turf Renovation, CIP No. 238-C, Phase 1, and authorize the filing of the Notice of Completion for Phase 1 and subsequent Release of Retention in 35 days, if no liens have been filed.

SUMMARY:

Work on the Turf Renovation, CIP No. 238-C, Phase 1, began on July 9, 2018, and has been completed by CSA Holdings, Inc., dba Sports Field Services. Work performed included turf replacement on one soccer field and turf/infield repairs on one baseball field. The project has been completed. It is proposed to approve the first and final progress payment and record a Notice of Completion to allow for the release of the retention in 35 days, if no liens are filed.

BACKGROUND:

A routine monthly action for capital improvement projects is the submission, review, and approval of the contractor's invoice. Procedurally, field staff verifies the contractor's quantities and matches them with the submitted invoice. The unit prices and total costs of the project are confirmed by the office staff and a progress payment is then processed. A five-percent (5%) retention is withheld from each payment to assure final performance of the work. The contractor for this project, CSA Holdings, Inc., dba Sports

Progress Payment No. 1, Final, for Turf Renovation, CIP No. 238-C, Phase 1
 October 9, 2018
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Field Services, has submitted the first and final progress payment for the subject project as follows:

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	\$ AMOUNT
1	Clearing and Grubbing	1	LS	\$15,900.00	\$15,900.00
2	Rough Grading	1	LS	\$9,200.00	\$9,200.00
3	Place Sand Mix and Finish Grade	1	LS	\$12,100.00	\$12,100.00
4	Fertilization	1	LS	\$1,000.00	\$1,000.00
5	Place and Roll Sod	1	LS	\$8,800.00	\$8,800.00
6	Little League Infield Renovation	1	LS	\$10,460.00	\$10,460.00
7	Soccer Field Turf Maintenance	1	LS	\$1,000.00	\$1,000.00

TOTAL TO DATE	\$58,460.00	
LESS PRIOR BILLING	\$0.00	
TOTAL THIS PERIOD	\$58,460.00	\$58,460.00
LESS 5% RETENTION		\$(2,923.00)
DUE		\$55,537.00

FISCAL IMPACT:

The progress payment is within the Capital Improvement Program Budget for the Turf Renovation, CIP No. 238-C, Phase 1.

ATTACHMENTS:

- Notice of Completion CSA Holdings, Inc., dba Sports Field Services, CIP 238-C, Phase 1

Recording Requested by and
When Recorded Mail to:

Melissa Au-Yeung, City Clerk
City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

No Fee Exempt per GC§27383

By: _____

NOTICE OF COMPLETION

Notice is hereby given that the following public improvements have been completed and accepted by the City Council of the City of Laguna Hills on October 9, 2018.

Description of Improvements

Turf Renovation, CIP No. 238-C Phase I, including turf replacement on one soccer field and turf/infield repairs at one baseball field and related work.

General Location

Laguna Hills Community Center and Sports Complex 25555 Alicia Parkway, Laguna Hills, CA 92653.

Owner of Property Address

City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

Contractor

CSA Holdings, Inc., dba Sports Field Services
27762 Antonio Parkway, Ste. L I-609
Ladera Ranch, CA 92694

This Notice of Completion is executed under authority of a directive from the City Council of the City of Laguna Hills.

I, Kenneth H. Rosenfield, P.E., declare under penalty of perjury that I am the City Engineer of the City of Laguna Hills, that I am familiar with the facts stated in the foregoing Notice of Completion executed for and on its behalf, and that I have read the foregoing Notice of Completion and know the contents thereof to be true.

Dated: October 9, 2018

Kenneth H. Rosenfield, P.E., Assistant City Manager/
Director of Public Works/City Engineer
City of Laguna Hills



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018

TO: Mayor and Council Members

FROM: Kenneth H. Rosenfield P.E.
Assistant City Manager/Director of Public Services

ISSUE: Adoption of the 2018 Integrated Regional Water Management (IRWM) Plan

RECOMMENDATION: That the City Council adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, adopting the 2018 South Orange County Integrated Regional Water Management Plan".

SUMMARY:

The City of Laguna Hills is a member of the South Orange County Watershed Management Area (SOCWMA), which was formed with cities, County, and water/sewer districts located within the SOCWMA, accepted through the state's Regional Acceptance Process, within the San Diego Regional Water Quality Control Board boundary in Orange County. OC Public Works serves as the Integrated Regional Water Management (IRWM) Group's lead. The SOCWMA Executive Committee of elected officials from each participating Agency provides policy direction. The Group developed the IRWM Plan that coordinates existing plans and research documents provided by the participating agencies in a manner that identifies and integrates regional objectives, projects, and plans to improve water supply and quality. The IRWM Plan, originally adopted in 2005 and updated in 2013, was previously adopted by the City Councils and Boards of all participating agencies. In order to meet new guidelines in Proposition 1 (the Water Quality, Supply, and Infrastructure Improvement Act of 2014), and be eligible for grant funding under this program, the IRWM Plan has been updated. The SOCWMA Executive Committee adopted the 2018 IRWM Plan on May 3, 2018. Adoption of the updated 2018 IRWM Plan is recommended.

BACKGROUND:

Water is a key element for sustaining the economy that allows our region to thrive. Significant investments in water, sewer, flood control infrastructure, and habitat restoration have been made over the past decade to bolster local water reliability and promote sustainability. Planning and investments to carry the region through the next several decades are critical to preserving the quality of life in South Orange County. Integrated Regional Water Management (IRWM) planning seeks to meet these water needs through integration and collaboration.

The City of Laguna Hills is a member of the South Orange County Watershed Management Area (SOCWMA), which was formed with cities, County, and water/sewer districts located within the SOCWMA, accepted through the state's Regional Acceptance Process, within the San Diego Regional Water Quality Control Board boundary in Orange County. OC Public Works serves as the IRWM Group's lead.

The original 2005 South Orange County Integrated Regional Watershed Management Plan (IRWM Plan) was developed pursuant to Senate Bill 1672 (SB 1672) of the State of California, known as the Integrated Regional Water Management Planning Act of 2002. The IRWM Plan was subsequently adopted by the Watershed Management Area (WMA) members and other stakeholders* including the City of Laguna Hills. The City Council approved Resolution No. 2005-06-14-2 adopting the 2005 IRWM Plan on June 14, 2005. California voters passed Proposition 50, the Water Security, Clean Drinking Water, Coastal and Beach Protection Act of 2002 (CWC Section 79560-79565) to fund competitive IRWM grants for projects consistent with an adopted IRWM Plan; the 2005 IRWM Plan met eligibility requirements to garner funds for projects in South Orange County through this grant program.

California voters passed Proposition 84, the Safe Drinking Water, Water Quality, and Supply, Flood Control, River and Coastal Protection Bond Act (PRC Section 75001-75130) in November 2006, which required that IRWM Plans be updated to new guidelines in order to be eligible for Proposition 84 grant funding. The IRWM Plan was updated in 2013 to comply with Proposition 84 Plan Standards issued by the Department of Water Resources. Adoption of the 2013 IRWM Plan was required for IRWM Grant programs. The 2013 IRWM Plan was adopted July 18, 2013 by unanimous vote of the WMA Executive Committee. The City Council approved Resolution No. 2013-08-27-1 adopting the 2013 IRWM Plan on August 27, 2013.

2018 IRWM Plan Adoption

October 9, 2018

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Passage of Proposition 1, the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (Assembly Bill 1471) in November 2014 similarly requires that IRWM Plans be updated to be eligible for Proposition 1 IRWM grant funding. At its May 3, 2018 meeting the WMA Executive Committee voted to adopt the updated 2018 IRWM Plan after an extensive Member Agency and stakeholder update process, and inclusive of several meetings and workshops. In accordance with Proposition 1 Guidelines and Plan Standards, agencies who have or will receive funding must also adopt the 2018 IRWM Plan; as a result, adoption resolutions are being presented to the governing boards of all 21 Member Agencies. Following approval and adoption of the 2018 IRWM Plan, County staff will work with Member Agencies and stakeholders to develop a slate of projects for submittal to the State Department of Water Resources for Proposition 1 IRWM Grant funding.

In order for the City to remain eligible for Proposition 1 funding, staff recommends adoption of the updated 2018 IRWM Plan.

* Members include the County, the cities of Aliso Viejo, Dana Point, Laguna Beach, Laguna Hills, Laguna Niguel, Laguna Woods, Lake Forest, Mission Viejo, Ranch Santa Margarita, San Clemente, and San Juan Capistrano, as well as Municipal Water District of Orange County, South Orange County Wastewater Authority, El Toro Water District, Irvine Ranch Water District, Santa Margarita Water District, South Coast Water District, Moulton Niguel Water District, and Trabuco Canyon Water District.

CEQA FINDINGS:

This action is not a project within the meaning of CEQA Guidelines Section 15378 and is therefore exempt from CEQA since this is solely the adoption of a Resolution to approve the updated South Orange County Integrated Regional Watershed Management Plan.

FISCAL IMPACT:

Adoption of the updated 2018 IRWM Plan in continued coordination with the SOCWMA IRWM Group as a Member Agency qualifies the City for Proposition 1 IRWM Grant funds, subject to the competitive selection process.

ATTACHMENTS:

- Resolution

RESOLUTION NO. 2018-10-09-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAGUNA HILLS, CALIFORNIA, ADOPTING THE 2018
SOUTH ORANGE COUNTY INTEGRATED REGIONAL
WATER MANAGEMENT PLAN

The City Council of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, the mission of the City of Laguna Hills includes management of water resources and environmental quality throughout its service area; and

WHEREAS, the City of Laguna Hills has participated in the development of the South Orange County Integrated Regional Water Management (IRWM) Plan pursuant to Senate Bill 1672 (SB 1672) of the State of California, known as the Integrated Regional Water Management Planning Act of 2002, approved by the Governor on September 20, 2002 to encourage local agencies to work cooperatively to manage local and imported water supplies to improve the quality, quantity, and reliability of regional water resources; and

WHEREAS, in November 2002 California voters passed Proposition 50, the Water Security, Clean Drinking Water, Coastal and Beach Protection Act of 2002 (CWC Section 79560-79565) to fund competitive IRWM grants for projects consistent with an adopted IRWM Plan; and

WHEREAS, the City of Laguna Hills is a member of the South Orange County Watershed Management Area (SOCWMA), which was formed with cities, County, and water/sewer districts located within the SOCWMA, accepted through the state's Regional Acceptance Process, within the San Diego Regional Water Quality Control Board boundary in Orange County, with OC Public Works serving as the IRWM Group's lead; and

WHEREAS, in 2005, the SOCWMA IRWM Group developed an IRWM Plan for the South Orange County Area, and SB 1672 provides for the acceptance of said IRWM Plan by participants in the SOCWMA that have authority to implement the Plan; and

WHEREAS, the Orange county Board of Supervisors reviewed and accepted the 2005 IRWM Plan at its regular Board meeting on June 7, 2005, and the City Council adopted the 2005 IRWM Plan by Resolution No. 2005-06-14-2 on June 14, 2005; and

WHEREAS, in November 2006 California voters passed Proposition 84, the Safe Drinking Water, Water Quality, and Supply, Flood Control, River and Coastal Protection

Attachment: Resolution (1694 : 2018 IRWM Plan Adoption)

Bond Act (PRC Section 75001-75130) which required that IRWM Plans be updated to new guidelines in order to be eligible for Proposition 84 grant funding; and

WHEREAS, the City of Laguna Hills worked collaboratively with OC Public Works to make significant changes to the IRWM Plan in 2013 to meet Proposition 84 guidelines and the City Council approved the 2013 IRWM Plan by Resolution No. 2013-08-27-1 on August 27, 2013; and

WHEREAS, in November 2014 California voters passed Proposition 1, the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (Assembly Bill 1471) which requires that IRWM Plans be updated to be eligible for Proposition 1 IRWM grant funding; and

WHEREAS, the City of Laguna Hills has collaborated with OC Public Works to complete the 2018 update of the IRWM Plan to meet Proposition 1 guidelines; and at its May 3, 2018 meeting the SOCWMA Executive Committee voted to adopt the 2018 IRWM; and

WHEREAS, the public was provided an opportunity to review the 2018 IRWM Plan at the October 9, 2018, City Council meeting and the Plan is presented at the dais for City Council review.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The City of Laguna Hills does hereby adopt the updated 2018 South Orange County Integrated Regional Water Management Plan in continued coordination with the SOCWMA IRWM Group.

PASSED, APPROVED, AND ADOPTED this 9TH day of October 2018.

MELODY CARRUTH, MAYOR

ATTEST:

MELISSA AU-YEUNG, CITY CLERK

Attachment: Resolution (1694 : 2018 IRWM Plan Adoption)

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution
No. 2018-10-09-X adopted by the City Council of the City of Laguna Hills, California, at
a Regular Meeting thereof held on the 9th day of October 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

MELISSA AU-YEUNG, CITY CLERK

Attachment: Resolution (1694 : 2018 IRWM Plan Adoption)



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018
TO: Mayor and Council Members
FROM: Kenneth H. Rosenfield P.E.
Assistant City Manager/Director of Public Services
ISSUE: 22ND Annual Inner-Coastal & Watershed Cleanup Day

RECOMMENDATION: That the City Council receive and file the report.

SUMMARY:

The City of Laguna Hills hosted the 22nd Annual Inner-Coastal & Watershed Cleanup Day, held in conjunction with the Annual Coastal Cleanup Day, on September 15, 2018. This event brought together residents and volunteers to increase water quality awareness and to remove trash and debris within the Aliso Creek watershed. Twenty (20) volunteers collected approximately 385 pounds of trash and recyclables from the City Wetlands along Alicia Parkway, from Via Lomas to Laguna Court, and the Southern California Edison open space and trail behind Laguna Hills High School from Alicia Parkway to Indian Hill Lane.

BACKGROUND:

Trash and debris in our inner-coastal waterways, including local creeks that empty into the ocean, have been determined to be contributors of litter into the Pacific Ocean. This may cause the ocean waters to be unhealthy for swimming and other recreational water activities; and it can also be harmful to marine life. Annually, a statewide volunteer effort is organized to clean-up the creeks, watersheds, and coastline. This year, the 22nd Annual Inner-Coastal & Watershed Cleanup Day was held on September 15, 2018, in conjunction with the Annual California Coastal Cleanup Day. One of the objectives of the Cleanup Day is to raise awareness of water quality issues

22ND Annual Inner-Coastal & Watershed Cleanup Day

October 9, 2018

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amongst the public. It was also a great opportunity for residents to volunteer to clean up the community and preserve its beauty.

The City of Laguna Hills has regularly participated in this statewide effort to diminish litter from entering the ocean and to help clean up the community. Laguna Hills has participated in this event since 2004. City Staff and volunteers met at the Community Center and then cleaned up a portion of the City Wetlands along Alicia Parkway, from Via Lomas to Laguna Court, and the Southern California Edison open space and trail behind the High School on September 15, 2018, from 9:00 a.m. to Noon. Twenty (20) volunteers collected approximately 385 pounds of trash and recyclables at this event.

FISCAL IMPACT:

The City provided a \$750 sponsorship to Trails4All in support of this event and approximately eight staff hours were necessary to coordinate the volunteer efforts at the site location on the day of the event.

ATTACHMENTS:

- Photos



Attachment: Photos (1692 : 22ND Annual Inner-Coastal & Watershed Cleanup Day)



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018

TO: Mayor and Council Members

FROM: Kenneth H. Rosenfield P.E.
Assistant City Manager/Director of Public Services

ISSUE: Notice of Funding Award of Debris Gates Project, Phase VII, CIP No. 412G, Environmental Determination and Notice to Proceed for G2 Construction, Inc.

RECOMMENDATION: That the City Council find and determine the Debris Gates Project, Phase VII, CIP No. 412G, is exempt from the California Environmental Quality Act (CEQA) under the Class 1 Exemption for existing facilities pursuant to Section 15301 of the CEQA Guidelines and authorize the project to be implemented.

SUMMARY:

The City has been notified by the Orange County Transportation Authority (OCTA) that it has been awarded funding under the Measure M-2 Environmental Cleanup Program for the Debris Gates Project, Phase VII. This project will install both debris gates (automatic retractable screens) at 34 locations and full capture trash screens at 37 locations. The City Council is requested to make the requisite environmental determination for this project as detailed herein. Staff will acknowledge the OCTA notice of funding award and subsequently issue the Notice to Proceed to G2 Construction, Inc., for the work in accordance with the Contractor Services Agreement.

BACKGROUND:

As authorized by the City Council on May 8, 2018, staff submitted a grant application to OCTA under the Measure M-2 Environmental Cleanup Program for funding of additional debris gates to be installed at existing catch basin locations. The purpose of these debris gates, technically referred to as Automatic Retractable Screens, is to stop trash and

Debris Gates Project - Phase VII

October 9, 2018

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debris from entering to the City's catch basins and storm drains, thereby improving the water quality of storm water. This application was a continuous improvement effort by the City to address the need to install the debris gates at all of the City's catch basins. The final grant application included both debris gates and internal catch basin full capture trash screens to garner the best potential grant funding rating.

The City has been notified by the Orange County Transportation Authority (OCTA) that it has been awarded funding under the Measure M-2 Environmental Cleanup Program for the Debris Gates Project, Phase VII. In accordance with the Master Agreement with OCTA, staff is authorized to acknowledge the grant funding award.

The City previously contracted for and selected the G2 Construction Automatic Retractable Screen Catch Basin Debris Gate as the standard mechanism for installation at all catch basin openings. The Contractor Services Agreement, Amendment No. 2, with G2 Construction, Inc., was approved by the City Council on June 26, 2018, and authorizes such work to proceed upon the issuance of a Task Order. If this subject matter is approved at this meeting, upon completion of the environmental determination process, staff will issue a Notice to Proceed for the Debris Gates Project, Phase VII, to G2 Construction, Inc.

CEQA FINDINGS:

The project is exempt from the California Environmental Quality Act (CEQA) under the Class 1 Exemption for existing facilities pursuant to Section 15301 of the CEQA Guidelines. The project will result in the installation of catch basin debris gates and full capture trash screens at 34 and 37 locations, respectively, where existing catch basins are located. The activity involved results in minor alterations to the existing curb and gutter where the debris gates are proposed to be installed and the installation of screens internal to existing catch basins. The project is exempt from CEQA using the Class 1 exemption since the proposed activity will take place on existing streets within the City. The City Council is requested to approve of this CEQA exemption determination.

FISCAL IMPACT:

The OCTA grant of funds for the Debris Gates Project, Phase VII, is \$100,000 and it requires a 25% City match in the amount of \$25,000. Funds are available for this work in the current fiscal year Water Quality Improvements Project, CIP No. 412G.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018
TO: Chair and Agency Members
FROM: Jennifer Lee
Assistant City Clerk
ISSUE: Approval of Minutes for September 11, 2018, Regular Meeting

RECOMMENDATION: That the Planning Agency approve the Minutes for the September 11, 2018, Regular Meeting.

ATTACHMENTS:

- 180911 PA Minutes

Council Member Sedgwick removed Item No. 3.5 from the Consent Calendar to request additional information.

Recommendation: That the City Council adopt Ordinance No. 2018-6: "An Ordinance of the City of Laguna Hills, California, adopting Zoning Text Amendment No. 2-17-3777, an amendment to Title 9 (Zoning and Subdivisions) of the Laguna Hills Municipal Code, updating Chapter 9-56 (Animal Regulations) to ensure consistency with Title 13 (Animals)."

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Sedgwick, Council Member
SECONDER:	Dorie J. Gilbert, M.D., Mayor Pro Tempore
AYES:	Mel Carruth, Mayor; Dore J. Gilbert, M.D., Mayor Pro Tempore; Janine Heft, Council Member; Don Sedgwick, Council Member

3.8 Five Year Event Management Agreement with Renegade Racing for the 2019-2023 Race Events

Council Member Heft removed Item No. 3.8 from the Consent Calendar to commend City Staff and Renegade Racing on the effort provided for this event.

Recommendation: That the City Council approve the Event Management Professional Services Agreement between Make-U-Fit Productions, LLC, dba Renegade Racing, and the City of Laguna Hills for event management services for the 2019-2023 Memorial Day Race events and authorize the City Manager to execute the Agreement.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janine Heft, Council Member
SECONDER:	Don Sedgwick, Council Member
AYES:	Mel Carruth, Mayor; Dore J. Gilbert, M.D., Mayor Pro Tempore; Janine Heft, Council Member; Don Sedgwick, Council Member

4. PLANNING AGENCY

Mayor Carruth recessed the City Council Meeting and, acting in capacity of Chair, called the Regular Meeting of the Planning Agency of the City of Laguna Hills, California, to order at 7:44 p.m.

4.1. ROLL CALL OF PLANNING AGENCY MEMBERS

Attendee Name	Title	Status	Arrived
Mel Carruth	Chair	Present	
Dore J. Gilbert, M.D.	Vice Chair	Present	
Janine Heft	Agency Member	Present	
Don Sedgwick	Agency Member	Present	

4.2. PUBLIC COMMENTS

There were no Public Comments.

4.3. APPROVAL OF MINUTES FOR AUGUST 28, 2018, REGULAR MEETING**4.3.1 Approval of Minutes for August 28, 2018, Regular Meeting**

Recommendation: That the Planning Agency approve the Minutes for the August 28, 2018, Regular Meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Sedgwick, Agency Member
SECONDER:	Dore J. Gilbert, M.D., Vice Chair
AYES:	Mel Carruth, Chair; Dore J. Gilbert, M.D., Vice Chair; Janine Heft, Agency Member; Don Sedgwick, Agency Member

4.4. ADMINISTRATIVE REPORTS

There were no Administrative Reports.

4.5. PLANNING AGENCY PUBLIC HEARINGS

4.5.1 Conditional Use Permit (CUP) No. 5-18-4210, a Request by Ericsson Inc., on Behalf of AT&T, to Construct and Operate a New Small Cell Communication Facility Constructed on a Southern California Edison Streetlight Standard in the Public Right-Of-Way Located Along the West Side of Del Lago Drive Approximately 243 Feet Southerly of Lake Forest Drive.

Community Development Director Chantarangsu reviewed the information provided in the staff report, provided a PowerPoint presentation and responded to Planning Agency requests for additional information.

Chair Carruth opened the Public Hearing.

Franklin Orozco, project applicant, spoke in favor of the recommendation and responded to Planning Agency requests for additional information.

Chair Carruth closed the Public Hearing.

Recommendation: That the Planning Agency: (1) Conduct a Public Hearing for CUP No. 5-18-4210; and (2) Adopt Resolution No. PA2018-09-11-1: "A Resolution of the Planning Agency of the City of Laguna Hills, California, approving Conditional Use Permit (CUP) No. 5-18-4210, a request by Ericsson Inc., on behalf of AT&T, to construct and operate a new small cell communication facility constructed on a Southern California Edison streetlight standard in the public right-of-way located on the west side of Del Lago Drive approximately 243 feet southerly of Lake Forest Drive.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Sedgwick, Agency Member
SECONDER:	Dore J. Gilbert, M.D., Vice Chair
AYES:	Mel Carruth, Chair; Dore J. Gilbert, M.D., Vice Chair; Janine Heft, Agency Member; Don Sedgwick, Agency Member

PLANNING AGENCY ADJOURNMENT

Mayor Carruth reconvened the City Council Meeting at 8:02 p.m. All Council Members were present.

5. CITY COUNCIL PUBLIC HEARINGS

There were no City Council Public Hearings.

6. ADMINISTRATIVE REPORTS

6.1. City Manager

The City Manager gave no Administrative Reports.

6.2. Community Development Director

6.2.1 Approval of a Resolution Establishing and Adopting Fines and Penalties for Administrative Citations



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018

TO: Chair and Agency Members

FROM: David Chantarangsu
Community Development Director

ISSUE: Conditional Use Permit No. 6-18-4235, a Request by Mobilitie, LLC, to Construct and Operate Three New Small Cell Communication Facilities Constructed on Southern California Edison Streetlight Standards in the Public Right-Of-Way Located Near the Intersections of (1) Ridge Route Drive and Moulton Parkway, (2) Verdugo Drive and El Pacifico Drive, and (3) Avenida De La Carlota and Los Alisos Boulevard.

RECOMMENDATION: That the Planning Agency: (1) Conduct a Public Hearing for CUP No. 6-18-4235; (2) Find and determine that the proposed project is exempt from CEQA under the Class 3 “New Construction or Conversion of Small Structures” categorical exemption set forth in CEQA Guidelines Section 15303 as the Class 3 exemption applies to the “construction and location of limited numbers of new, small facilities or structures” and the “installation of small new equipment and facilities in small structures.” The Class 3 exemption applies to the installation of wireless telecommunications equipment at multiple locations; and (3) Adopt a Resolution entitled: “A Resolution of the Planning Agency of the City of Laguna Hills, California, approving Conditional Use Permit No. 6-18-4235, a request by Mobilitie, LLC, to construct and operate three new small cell communication facilities constructed on Southern California Edison streetlight standards in the public right-of-way near the intersections of (1) Ridge Route Drive and Moulton Parkway, (2) Verdugo Drive and El Pacifico Drive, and (3) Avenida De La Carlota and Los Alisos Boulevard.

SUMMARY:

Conditional Use Permit (CUP) No. 6-18-4235 is a request by Mobilitie, LLC (the “Applicant”) to construct and operate three new small cell communication facilities

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located on Southern California Edison (SCE) streetlight standards in the public right-of-way located near the intersections of (1) Ridge Route Drive and Moulton Parkway, (2) Verdugo Drive and El Pacifico Drive, and (3) Avenida De La Carlota and Los Alisos Boulevard. Each facility will consist of one omni-directional antenna and other small equipment (i.e. radio units) mounted at the top of a new SCE streetlight standard, which will replace an existing streetlight, as well as ground-mounted equipment within two small underground vaults (approximately 9 cubic feet each) beneath the adjoining parkway.

As described in more detail in the report below, the Laguna Hills Municipal Code (LHMC) – Title 9 Zoning and Subdivisions (the Zoning Code) encourages placing telecommunication antennas on existing support structures in lieu of building a new monopole. While the streetlight standards and fixtures to be used in these installations are new, each replaces an existing streetlight standard in roughly the same location. All additional ground-mounted equipment will be located within two small subterranean vaults (approximately 3' x 2', 1'-6" deep) beneath the adjoining parkway. There are no concerns regarding exposure to radio waves transmitted by each antenna since all equipment is required to operate within acceptable levels mandated by the federal government. The Applicant has documented coverage gaps in the areas, so if the project is approved, the City of Laguna Hills would benefit from having enhanced cellular coverage for the area surrounding the sites. Staff has included standard conditions of approval that will ensure that the small cell communication facilities will be a positive addition to the areas and not a detriment to the surrounding properties as a result of the use.

Staff has reviewed the Zoning Code requirements, as well as General Plan issues, goals, and strategies, and has evaluated the potential for significant environmental impacts in accordance with the California Environmental Quality Act (CEQA). Staff has determined that the proposed project, subject to conditions of approval, will not result in any significant adverse impacts to the public, health, safety and general welfare.

AUTHORITY:

The authority of cities to regulate the placement of wireless telecommunication facilities within the public right-of-way is limited by applicable state and federal law; however, a city may exercise reasonable control as to the time, place, and manner of construction within the public right-of-way, may impose aesthetic requirements on proposed facilities, and may require a Conditional Use Permit (LHMC Chapter 9-58) as well as an

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Encroachment Permit (LHMC Chapter 12-12). Pursuant to Chapter 9-24 and 9-30 of the Zoning Code (VC Village Commercial and MXU Mixed Use zoning districts, where the proposed facilities are located), communication facilities are allowed in the VC and MXU district, and are subject to various regulations and criteria found in Chapter 9-58 of the Zoning Code. LHMC Chapter 9-58 (Communication Facilities) addresses the zoning review process, facility design, siting, and operational requirements for communication facilities. The design criteria used to determine approval for communication facilities in the Code is primarily based on a preference for utilizing existing structures and the aesthetic quality and screening of the proposed facilities. These criteria ensure that facilities are constructed in a manner that maintains the aesthetic integrity of both residential and nonresidential districts in the City.

Historically, the types of cell sites the City has reviewed and approved are what is known in the wireless industry as “macro sites.” Macro sites typically consist of several cell antennas (6-12 is common) mounted in a roof-area of a multi-story building, on existing tall towers (such as the SCE transmission towers in the area), or as a “monoeucalyptus” or “monopine” (monopoles designed to look like a eucalyptus tree or pine tree, respectively). These facilities typically also have a large ground equipment enclosure footprint containing several equipment cabinets and sometimes generators or other supporting equipment. However, with the increased demand for data service and internet speed (as opposed to just voice calls), cell service providers have been making the switch to “small cells” or “distributed antenna systems” (DAS). The cell service providers report that these smaller cell sites in conjunction with the traditional macro sites help to bring wireless service closer to the end user, producing stronger signals and faster data speeds. Because of their small footprint (typically just one antenna and a small amount of other equipment), these small cell sites are often located in the public right-of-way, on streetlights and traffic signals. In the case of the subject application, Mobilitie, LLC has identified three streetlight poles in public right-of-way which would meet the network need for signal densification in the area.

Staff has verified that no Planning Agency member’s property/residence is within a 500’ radius of the project locations; therefore there is no concern related to potential conflicts of interest based upon proximity of Agency members’ properties/residences to the project locations.

PROJECT DESCRIPTION AND ANALYSIS:

The following information discusses the project setting, design, location, and operation

of the proposed wireless communications facilities:

Project Location and Setting

The project scope includes three facilities, each located within the public right-of-way at the following locations:

- Site A: Along Ridge Route Drive at Moulton Parkway
 - Zoning: Mixed Use
 - Immediate vicinity: Retail and office uses
 - Closest residential use: 450 feet to the west
- Site B: Along Verdugo Drive at El Pacifico Drive
 - Zoning: Mixed Use
 - Immediate vicinity: Light industrial and office uses
 - Closest residential use: 2,000 feet to the east
- Site C: Along Avenida De La Carlota at Los Alisos Boulevard
 - Zoning: Village Commercial
 - Immediate vicinity: Multi-family residential and retail uses
 - Closest residential use: 185 feet to the southeast

The proposed small cell communication facilities will each utilize a SCE streetlight standard. New streetlight standards and fixtures will be constructed as a part of the project to better accommodate the communications equipment, and will replace an existing streetlight in roughly the same location. The streetlight at Site A will not be readily visible from the residential areas due to dense tree planting and distance between the residential properties and the project site. Site B is in the middle of a light industrial/commercial area, and is surrounded by existing businesses. Site C will be clearly visible from the Reata apartment complex; however, streetlights are a typical occurrence in both commercial and residential areas and are not a visually dominant feature of typical urban or suburban streetscapes.

Project Design

Prior to submittal of the CUP application for the project, the Public Services Department reviewed the project design for each facility to ensure their requirements were incorporated into the project. Each proposed small cell communication facility consists of one omni-directional antenna (1'-7") and other pole mounted equipment (i.e. radio units) mounted on top of a replacement SCE streetlight. The overall height of the installation for Site A and Site C will increase from 29' to 34'-8", and the height of Site B will increase from 30' to 34'-8". While the shroud covering the antennas and other equipment will be visible, it is within the maximum height limit for the zones and is consistent in character and similar in height to other streetlights and traffic light poles. Other ground-mounted equipment will be within small subterranean vaults in the adjacent parkways, resulting in no visual impact to the streetscapes. Attachment 2 shows the existing condition and how the new streetlights (with the proposed small cell sites) will appear.

Pursuant to Section 9-58.040(E), antenna height shall conform to the height limit of the zoning district or as otherwise approved through a Conditional Use Permit. The proposed antenna height of 34'-8" is below the MXU zoning district (40 feet) and the VC zoning district (50 feet) maximum allowed building height. Furthermore, the proposal meets the design requirements of Section 9-58.050 by screening to the extent feasible all antennas and equipment, using the smallest and least visible antennas possible to accomplish coverage objectives, placing equipment underground, and utilizing existing structures (in this case, a streetlight) instead of constructing new facilities for the sole purpose of accommodating the communication facility (such as a monopole).

In addition, other equipment needed to provide power has been designed to be no larger than 9 cubic feet, and minimizes or avoids impacting the use of the public right-of-way by the public.

Antenna Siting Analysis

A coverage map for each site was provided by the Applicant indicating large areas where data speeds are poor. These areas are depicted in Attachment 3 (Site A: OG90XS141E, Site B: OG90XS143G, Site C: OG90XSC30C). These areas that would be affected by the proposed installation are small in radius around the proposed sites, as depicted in Attachment 3. The materials submitted by the Applicant for this project indicates that small cells such as the proposed can cover a radius in the range of 755 – 820 feet.

Health and Safety

The health risks associated with public exposure to radio frequency (RF) energy has been an area of public debate with the increase in the public's use of mobile devices and the proliferation of mobile technology and its supporting infrastructure such as wireless antennas. The following information was taken from the Federal Communication Commission's (FCC) website (<https://www.fcc.gov/guides/human-exposure-rf-fields-guidelines-cellular-and-pcs-sites>):

"In 1996, the FCC adopted updated guidelines for evaluating human exposure to RF fields from fixed transmitting antennas such as those used for cellular and PCS cell sites. The FCC's guidelines are identical to those recommended by the National Council on Radiation Protection and Measurements (NCRP), a non-profit corporation chartered by Congress to develop information and recommendations concerning radiation protection. The FCC's guidelines also resemble the 1992 guidelines recommended by the Institute of Electrical and Electronics Engineers (IEEE), a non-profit technical and professional engineering society, and endorsed by the American National Standards Institute (ANSI), a nonprofit, privately-funded membership organization that coordinates development of voluntary national standards in the United States.

In the case of cellular and PCS cell site transmitters, the FCC's RF exposure guidelines recommend a maximum permissible exposure level to the general public of approximately 580 microwatts per square centimeter. This limit is many times greater than RF levels typically found near the base of cellular or PCS cell site towers or in the vicinity of other, lower-powered cell site transmitters. Calculations corresponding to a "worst-case" situation (all transmitters operating simultaneously and continuously at the maximum licensed power) show that, in order to be exposed to RF levels near the FCC's guidelines, an individual would essentially have to remain in the main transmitting beam and within a few feet of the antenna for several minutes or longer. Thus, the possibility that a member of the general public could be exposed to RF levels in excess of the FCC guidelines is extremely remote."

To indicate each site's compliance with FCC guidelines concerning the public's exposure to RF levels generated by the sites, the Applicant has submitted a "Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report," each dated April 3, 2018, analyzing each proposed antenna's RF-EME emissions. The reports indicate that the

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general population will not be exposed to RF energy levels in excess of limits recommended by the FCC. Section 11.0 of Attachment 4 discusses the findings of the report.

The height of each proposed antennae is approximately 34'-8" above the street and are located a minimum of 85 horizontal feet from the nearest adjoining buildings. As noted in the RF-EME reports, exposures to EME at these locations is less than 1% of the FCC-established maximum safe exposure for the general public. EME dissipates rapidly with increased distance from omni-directional antennas such as the antennas proposed.

The Federal Telecommunications Act (FTA) prohibits the Planning Agency from denying or regulating the placement and construction of wireless communication facilities (WCF) on the basis of environmental effects of radio frequency and/or electromagnetic energy, to the extent that such facilities comply with FCC regulations concerning acceptable frequency emissions. Pursuant to federal law, the Planning Agency cannot consider RF-EME emissions to the extent that they do not exceed the parameters set by the FCC. Relying on potential health effects as a basis for denial or local regulation through the City's land use and planning process is impermissible under the FTA. (Section 332 of the Federal Telecommunications Act (47 USC Sect. 152 et seq.)).

The Federal Telecommunications Act provides, in relevant part, as follows:

"No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

While the Applicant has submitted the RF-EME compliance reports that models expected RF-EME emissions, a condition of approval has been included (Condition 14) that requires the Applicant to submit a post-installation report that demonstrates that actual operations of the facilities are within FCC limitations for safe RF-EME exposure.

The Federal Communications Commission (FCC) "Shot Clock Rule"

Federal Regulations adopted in 2009 and amended in 2014 designate specific time periods under which local agencies must review applications for WCFs. For this application, which are three new stand-alone facilities, the City must process the Applicant's request for a CUP within 150 days from the date of application; however,

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time tolls following a determination by the City that the application is incomplete (i.e. missing necessary, required information) within 30 days from initial submittal and resumes upon resubmittal by the Applicant. The date of application for this CUP was June 25, 2018. Therefore, for this application, the Planning Agency must take action on this application by November 22, 2018. Failure to take action by this date could result in the Applicant commencing legal action against the City, potentially resulting in the project being deemed approved.

CONCLUSION:

Staff is of the opinion that this project, subject to the attached Conditions of Approval, meets the requirements and objectives of the City's Zoning Code and is recommending approval of the CUP for the three small cell communication facilities. The increase in height of the streetlights due to the antennas will not substantially change the appearance of the streetlights nor affect the character of the surrounding areas. The ground-mounted equipment will be placed in small subterranean vaults, eliminating impacts to the public right-of-way since omitting above-ground equipment will reduce the likelihood of potential visual or access conflicts. The proposed installation meet's the Applicant's objective of filling coverage gaps in Mobilitie, LLC's wireless service network with the least visual impact. Furthermore, the proposed installation will not be detrimental to the public health, safety, or welfare.

PUBLIC NOTICE:

A total of twenty-one (21) public hearing notices were mailed, including all property owners within a 300-foot radius of each proposed small cell installation. To date, no public comments or concerns have been received by staff.

CEQA FINDINGS:

This project is exempt from CEQA under the Class 3 New Construction or Conversion of Small Structures categorical exemption set forth in CEQA Guidelines Section 15303. The Class 3 exemption applies to the "construction and location of limited numbers of new, small facilities or structures" and the "installation of small new equipment and facilities in small structures." The Class 3 exemption applies to the installation of wireless telecommunications equipment at multiple locations. (See Aptos Residents Association v. County of Santa Cruz (2018) 20 Cal.App.5th 1039 [finding the proposed installation of 13 microcell transmitters at different locations each consisting of an antenna mounted on an extender pole with related pole-mounted equipment to be exempt under the

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Class 3 exemption]; Robinson v. City and County of San Francisco (2012) 208 Cal.App.4th 950 [finding a series of approximately 40 proposed wireless telecommunications equipment installations to be fastened to utility poles throughout the City to be exempt under the Class 3 exemption]; San Francisco Beautiful v. City and County of San Francisco (2014) 226 Cal.App.4th 1012 [finding the installation of 726 metal utility boxes housing telecommunications equipment on city sidewalks to be exempt under the Class 3 exemption].)

Here, the proposed project consists of the installation of three small cellular communication equipment sites each of which will include the placement of an antenna along with pole-mounted equipment located within an equipment shroud on top of a replacement Southern California Edison streetlight standard. The antennas will be 1'-8" in height and the equipment shroud will be 3'-7". The sites will also include the installation of ground-mounted equipment within small subterranean vaults beneath the adjoining parkways. The project will include the installation of a new Southern California Edison streetlight standard at each site to replace the existing streetlight(s) in roughly the same location. The site thus consists of the "construction and location of limited numbers of new, small facilities or structures" or the "installation of small new equipment and facilities in small structures" within the meaning of the Class 3 New Construction or Conversion of Small Structures exemption. The proposed installation is therefore exempt from CEQA pursuant to the Class 3 categorical exemption. (See Aptos Residents Association, supra, 20 Cal.App.5th at 1047; and Robinson, supra, 208 Cal.App.4th at 956.)

ATTACHMENTS:

- Attachment 1 - Resolution of Approval
- Attachment 2 - Photo sims
- Attachment 3 - Propagation maps
- Attachment 4 - RF-EME Reports
- Attachment 5 - Project narrative
- Attachment 6 - Plans



Attachment 1

Resolution of Approval

RESOLUTION NO. PA2018-10-09-X

A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 6-18-4235, A REQUEST BY MOBILITIE, LLC, TO CONSTRUCT AND OPERATE THREE NEW SMALL CELL COMMUNICATION FACILITIES CONSTRUCTED ON SOUTHERN CALIFORNIA EDISON STREETLIGHT STANDARDS IN THE PUBLIC RIGHT-OF-WAY NEAR THE INTERSECTIONS OF (1) RIDGE ROUTE DRIVE AND MOULTON PARKWAY, (2) VERDUGO DRIVE AND EL PACIFICO DRIVE, AND (3) AVENIDA DE LA CARLOTA AND LOS ALISOS BOULEVARD

The Planning Agency of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, Mobilitie, LLC ("the Applicant"), has filed an application for Conditional Use Permit No. 6-18-4235 to construct and operate three (3) new small cell communication facilities on Southern California Edison (SCE) streetlight standard(s) in the public right-of-way located near the intersections of Verdugo Drive and El Pacifico Drive, Ridge Route Drive and Moulton Parkway, and Avenida De La Carlota and Los Alisos Boulevard; and,

WHEREAS, Conditional Use Permit No. 6-18-4235 is hereby found to be Categorically Exempt from CEQA pursuant to Section 15303 of Title 14, Chapter 3 of the California Code of Regulations (Class 3, New Construction or Conversion of Small Structures); and

WHEREAS, SCE has given their authorization for the proposed application for construction and operation of the three (3) new small cell communication facilities on streetlight standards owned by SCE; and

WHEREAS, the Planning Agency has considered evidence presented by the Community Development Department, the Applicant, and other interested parties with respect to the subject application at a duly noticed public hearing held on October 9, 2018.

NOW, THEREFORE, THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct, and are incorporated herein by reference.

SECTION 2. That the required findings by the City for approval of Conditional Use Permit No. 6-18-4235 have been met and made as follows:

1. The proposed use is consistent with the General Plan.

The General Plan establishes goals and policies that encourage communication services to provide services using the best technology available. Further, the General Plan encourages infill development that is

sensitive to existing neighborhoods. The Applicant has shown a need to enhance cellular coverage in the surrounding area and proposes to locate antennas on a replacement SCE streetlight standards. Small cell sites (micro cells or distributed antenna systems) are lightweight and low-power antenna solutions designed to bring necessary signal to the end user, when used in conjunction with traditional macro sites. The proposed small cell sites will consist of one antenna and other associated equipment on top of a SCE streetlight standard (which will replace an existing one). The antenna and pole-mounted equipment will be shrouded and ground-mounted equipment will be located in two small subterranean vaults (approximately 9 cubic feet). The result is an effective boost to Mobilitie, LLC's mobile network in the immediate vicinity, utilizing already existing infrastructure (a streetlight standard), with little to no visual impacts, consistent with the General Plan. The subject application is consistent with the General Plan by providing communication technology to the area and providing the least intrusive solution for placement of the antenna.

2. The nature, condition, and development of adjacent uses, buildings, and structures have been considered and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures.

The small cell communication facilities will be located on new streetlight standards to replace existing SCE streetlight standards in the public right-of-way located within areas of existing office and commercial uses (MXU and VC District). The closest residential use to the Ridge Route Drive and Moulton Parkway site is 450 feet to the west of the site, 2,000 feet southwest of the Verdugo Drive and El Pacifico Drive site, and 185 feet to the southeast from the Avenida De La Carlota and Los Alisos site. The proposed small cell sites will consist of one antenna and other associated equipment on top of a SCE streetlight standard (which will replace an existing one). The antenna and pole-mounted equipment will be shrouded and ground-mounted equipment will be located in two small subterranean vaults, resulting in little to no visual impact. The Applicant has provided RF-EME studies which model any potential RF-EME exposure. The studies found that the sites will operate within FCC limits for safe exposure. RF energy emissions from small cell sites are significantly lower than in traditional macro sites. Additionally, the use will be conditioned to operate within required FCC parameters pertaining to the transmission of RF energy so as to ensure there is no harmful public exposure.

3. The proposed site is adequate in size and shape to accommodate the use and integrate it with the existing and planned uses in the vicinity.

The three (3) wireless communications facilities will be located on streetlight standards owned by SCE in the public right-of-way. The pole-mounted antennas and equipment will be shrouded at the top, above the light fixture for minimal visual impact. The ground equipment for the sites will be located in two small subterranean vaults.

4. All required development standards prescribed by the Development Code can be achieved.

The proposed site on Avenida Del La Carlota and Los Alisos Boulevard is within the height limitations of the VC zoning district and the site along Ridge Route Drive and Moulton Parkway and Verdugo Drive and El Pacifico Drive are within the height limitations of the Mixed-Use (MXU) zoning district and are located on streetlight standards within the public right-of-way.

A Communication Facility is a permitted use in the subject zoning district, subject to provisions in Chapter 9-58 of the Zoning Code. Design criteria are included in Chapter 9-58, including encouraging using alternative support structures, placing ground-mounted equipment underground, and screening the facility to the maximum extent feasible. The proposed small cell sites accomplish these requirements by using an SCE streetlight as alternative structures for antenna supports and concealing otherwise exposed equipment by completely enclosing it within shrouds designed to appear as part of the streetlight at the top of the poles and placing ground-mounted equipment within underground vaults, providing the maximum screening for the facilities possible.

5. The conditions and limitations placed upon the use are necessary to ensure compatibility with adjacent or abutting uses and the preservation of the public peace, safety, and welfare.

The wireless communications facilities have been required to be designed in such a way as to minimize or avoid impacting the surrounding areas to ensure compatibility with adjacent uses. Each facility will be placed on SCE streetlight standard and other equipment will be placed in two small underground vault. These provisions, are necessary to provide the needed cellular service while ensuring compatibility with surrounding uses. In addition, the following conditions of approval establish additional limitations on the use and operation of the facility in the interest of preserving the public peace, health, safety and welfare:

- *Condition 12 requires the Applicant to remove all equipment in the event the use ceases.*
- *Condition 14 requires the Applicant to provide documentation that the facility is operating within required FCC parameters for EMF and RFR exposure within 90 days of commencement of the use.*
- *Condition 18 requires the Applicant to maintain the facility in a “like new” condition to maintain the aesthetic quality of the improvements.*

6. That there are no reasonable design or location alternatives to the requested use that would have less adverse effects on the surrounding property or be less detrimental to the public health, safety and welfare.

The Applicant has submitted propagation maps indicating that the antennas

are needed in order to increase data speeds on the networks. Alternatives to the sites would be the same type of installation on nearby streetlight standards in the public ROW to the same effect as the proposed installations. Another alternative would be to build a new monopole for a macro site somewhere in the vicinity to cover the coverage gaps and needed signal densification. A new monopole would have significantly greater visual impact than several small sites, such as the ones proposed. Additionally, the minor visual effect of the 4-foot 8-inch shrouded vertical projection (Verdugo Drive and El Pacifico Drive) and 5-foot 8-inch (Ridge Route Drive and Moulton Parkway and Avenida De La Carlota and Alisos Boulevard) shrouded vertical projection at the top of each replaced streetlight standard, the proposal has no adverse effects on the surrounding property, and the proposed installation(s) will not be detrimental to the public health, safety, or welfare. With regard to effect of RF-EME exposure, the Applicant has provided RF-EME studies demonstrating that RF energy generated by the proposed sites is within established FCC safety guidelines for exposure. When compared to a standard macro site with 12 or more antennas, the amount of RF emissions is significantly less. The Applicant has proposed that the ground equipment be located in two small underground vaults.

7. That the facility structures and equipment are located, designed and screened to blend with the existing natural environment or built surroundings so as to reduce visual impacts to the extent feasible considering the technological requirements of the proposed telecommunication services and the need to be compatible with the character of the community.

The antennas will be located on streetlight standards, which will replace existing streetlight standards owned by SCE. The overall height of each standard is 5'-8" taller (Avenida De La Carlota and Los Alisos Boulevard and Ridge Route Drive and Moulton Parkway) and 4'-8" taller (Vergudo Drive and El Pacifico Drive) than existing standards which would be replaced. The antennas and other equipment such as radio units will be entirely screened by cylindrical shrouds at the top of each standard. The shrouds will match the finish and color of the light standard. All ground-mounted equipment will be located in two small underground vaults. The proposed designs is the least visually impactful way to accomplish the goal of filling a service gap in Mobilitie LLC's wireless service, as demonstrated in the propagation maps.

8. That the facility is designed to blend with any existing supporting structures and does not substantially alter the character of the structure or local area.

The antennas will be located on streetlight standards, which will replace existing streetlight standards owned by SCE. The overall height of each standard is 5'-8" taller (Avenida De La Carlota and Los Alisos Boulevard and Ridge Route Drive and Moulton Parkway) and 4'-8" taller (Vergudo Drive and El Pacifico Drive) than existing standards which would be replaced. The antennas and other equipment such as radio units will be entirely screened

by cylindrical shrouds at the top of each standard. The shrouds will match the finish and color of the light standard. All ground-mounted equipment will be located in small underground vaults. As such the proposed design incorporates the installation into the SCE light standard and does not substantially alter the character of the structure or the area.

NOW, THEREFORE, based upon the above findings, the Planning Agency of the City of Laguna Hills does hereby approve CUP No. 6-18-4235 subject to the following conditions:

1. The following Conditions of Approval shall be binding and enforceable against, and, whenever used herein, the term "Applicant" shall mean and refer to each of the following: the project applicant, Mobilitie, LLC, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns.
2. Unless the context dictates otherwise, whenever the term "Project" is used in the following Conditions of Approval, it shall refer collectively to the plans, studies, and exhibits submitted to the City by the Applicant to depict the improvements to be constructed as part of the Project, as modified by these Conditions of Approval for Conditional Use Permit No. 6-18-4235.
3. This approval constitutes approval of the Project only to the extent that it complies with the City's Development Code and any other applicable zoning regulations. Approval does not include any action or findings as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.
4. Failure to abide by and faithfully comply with any and all conditions of approval shall constitute grounds for revocation of this Permit by the Laguna Hills Planning Agency.
5. This Conditional Use Permit may be modified or revoked by the Planning Agency should the Agency determine, after a duly noticed hearing held in compliance with all applicable laws, including without limitation, the Federal Telecommunications Act and FCC rules and regulations, that the proposed use or conditions under which it is being operated or maintained are detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
6. To the fullest extent permitted by law, the Applicant shall, at its sole cost and expense, protect, defend, indemnify, and hold harmless the City, its elected and appointed officers and officials, employees, agents, departments, agencies,

authorized volunteers, consultants, boards, commissions, and committees, and instrumentalities thereof ("Indemnitees"), from and against any and all claims, liabilities, losses, fines, demands, penalties, lawsuits, writs of mandamus, and any other claims or actions or proceedings of any kind whatsoever (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to, arbitrations, mediations, and other such procedures), judgments, orders and decisions (collectively "Claims" and "Actions"), brought against the Indemnitees, which seek to attack, challenge, modify, set aside, void, or annul any action of or any permit or approval issued by the Indemnitees (including actions approved by the voters of the City) for, in connection with, or concerning the approval of this Permit. It is expressly understood and agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the defense of the Indemnitees for the Claims and Actions, and that the Applicant shall promptly reimburse the City for all costs and expenses directly and necessarily incurred by the City in the course of the defense, including reasonable attorneys' fees. The City shall promptly notify the Applicant of any Claims and Actions brought against the Indemnitees and shall cooperate in the defense of any such Claims and Actions. If the Applicant fails to so defend the Claims and Actions, the City shall have the right but not the obligation to do so and, if it does, the Applicant shall promptly pay the City's full cost thereof.

7. The Applicant shall agree in writing to these conditions of approval within 30 days of the Planning Agency's approval of this Permit.
8. Pursuant to Government Code Section 66020, the Applicant is informed that the 90-day period in which the Applicant may protest the fees, dedications, reservation, or exactions imposed on this project through the conditions of approval has begun.
9. The Applicant shall reimburse the City for any outstanding staff time spent on the processing of this Permit within 60 days of the Planning Agency's approval.
10. This Permit shall expire and be of no further force or effect if the Permit is not implemented within two years from October 9, 2018.
11. Within 48 hours from project approval, the Applicant shall submit to the City a check in the amount of \$50.00, made payable to the Orange County Clerk-Recorder, for filing the Notice of Exemption.
12. The Applicant is required to completely dismantle and remove

the wireless communication facility and all of its associated antennas and all equipment and infrastructure established and maintained on the subject property pursuant to this Permit if their use is abandoned, discontinued, or no longer providing service for a period of six months or more.

13. The Applicant shall cooperate with other wireless communications providers in co-locating additional antennas, equipment or structures within the subject property provided said providers have received all required SCE approvals. The Applicant shall exercise good faith in co-locating with other wireless communications providers and sharing the permitted site, provided such shared use does not give rise to a substantial technical level or quality of service impairment of the permitted use (as opposed to a competitive conflict or financial burden).
14. Within ninety (90) days of commencement of operations of the wireless communications facility, the Applicant shall be required to provide a preliminary report and field report prepared by a qualified licensed civil engineer that shows the operation of the facility is in conformance with all applicable FCC standards and regulations, including, where incorporated by the FCC, the standards established by the American National Standards Institute (ANSI) and Institute of Electrical and Electronics Engineers (IEEE) for safe human exposure to electromagnetic fields (EMF) and radio frequency radiation (RFR). Said report must be mailed or delivered to the City of Laguna Hills, Planning Division at 24035 El Toro Road, Laguna Hills, CA 92653.
15. The proposed wireless communications facility shall comply with all regulations set forth in Chapter 9-58 of the Laguna Hills Municipal Code regarding communication facilities.
16. The Applicant shall ensure equipment shroud is in a color and finish to match the light standard at time of Project completion and is maintained in a matching condition throughout the life of the facility.
17. The Applicant shall maintain all communications facility and antenna elements approved pursuant to this Permit in a "like new" condition and shall promptly repair, replace, or repaint elements as applicable within 90 days upon written notification from the Community Development Director.
18. Prior to any work occurring in the public right-of-way, the Applicant shall apply for and obtain an Encroachment Permit from the Public Services Department.
19. Prior to commencement of work the Applicant shall submit to the City Engineer for review and approval a site-specific traffic

control plan, prepared by a qualified Civil/Traffic Engineer.

20. Prior to Encroachment Permit final, the Applicant shall replace any damaged landscape and/or irrigation to the reasonable satisfaction of the City Engineer or reimburse the City for the estimated cost of repairs.
21. Prior to Encroachment Permit final, the Applicant shall remove and replace existing banded traffic control signs from the existing standard to the new standard, if any.
22. Work on the Project shall be completed between 9:00 am and 4:00 pm Monday through Saturday.
23. The Applicant shall be responsible for ensuring that all applicable building permits are obtained, as required by Section 105 of the 2016 California Building Code prior to commencement of any work for which a permit is required.
24. Any required documents submitted for the purpose of building permit issuance shall be accurately labeled and reflect all work. As required by Section 107 of the 2016 California Building Code (construction documents).
25. Prior to the issuance of any building or grading permit, the Applicant shall submit Construction and Demolition Waste Recycling Program paperwork, if applicable, as required by the City of Laguna Hills Ordinance NO. 2003-9 and to comply with mandates of CalRecycle.
26. Applicant shall comply with all general construction Water Quality Ordinances, as required by City of Laguna Hills, Ordinance No. 2003-12.
27. Prior to the issuance of a building permit, the Applicant shall obtain approval from SCE for a separate meter for the improvements, and be responsible for ensuring separate building permits are obtained for the installation of any such meter. The meter shall be installed as required by SCE.
28. Applicant shall comply with all California Energy requirements, as required by the California Energy Commission at the time of document submittal for the purpose of permit issuance.
29. All construction shall comply with 2016 California Building Code, California Plumbing Code, California Mechanical Code, and California Electrical Codes, or the code applicable at the time of permit issuance.

PASSED, APPROVED, AND ADOPTED this 9th day of October, 2018.

ATTEST:

MELODY CARRUTH, CHAIR

MELISSA AU-YEUNG, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. PA2018-10-09-X adopted by the Planning Agency of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 9th day of October, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MELISSA AU-YEUNG, CITY CLERK



MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

RIDGE ROUTE DR & MOULTON PKWY | LAGUNA HILLS, CA 92653

SITE ID: OG90XS141E / 9CAB004783



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 01.25.18

SHEET: 1 / 4

Photo Simulation By:

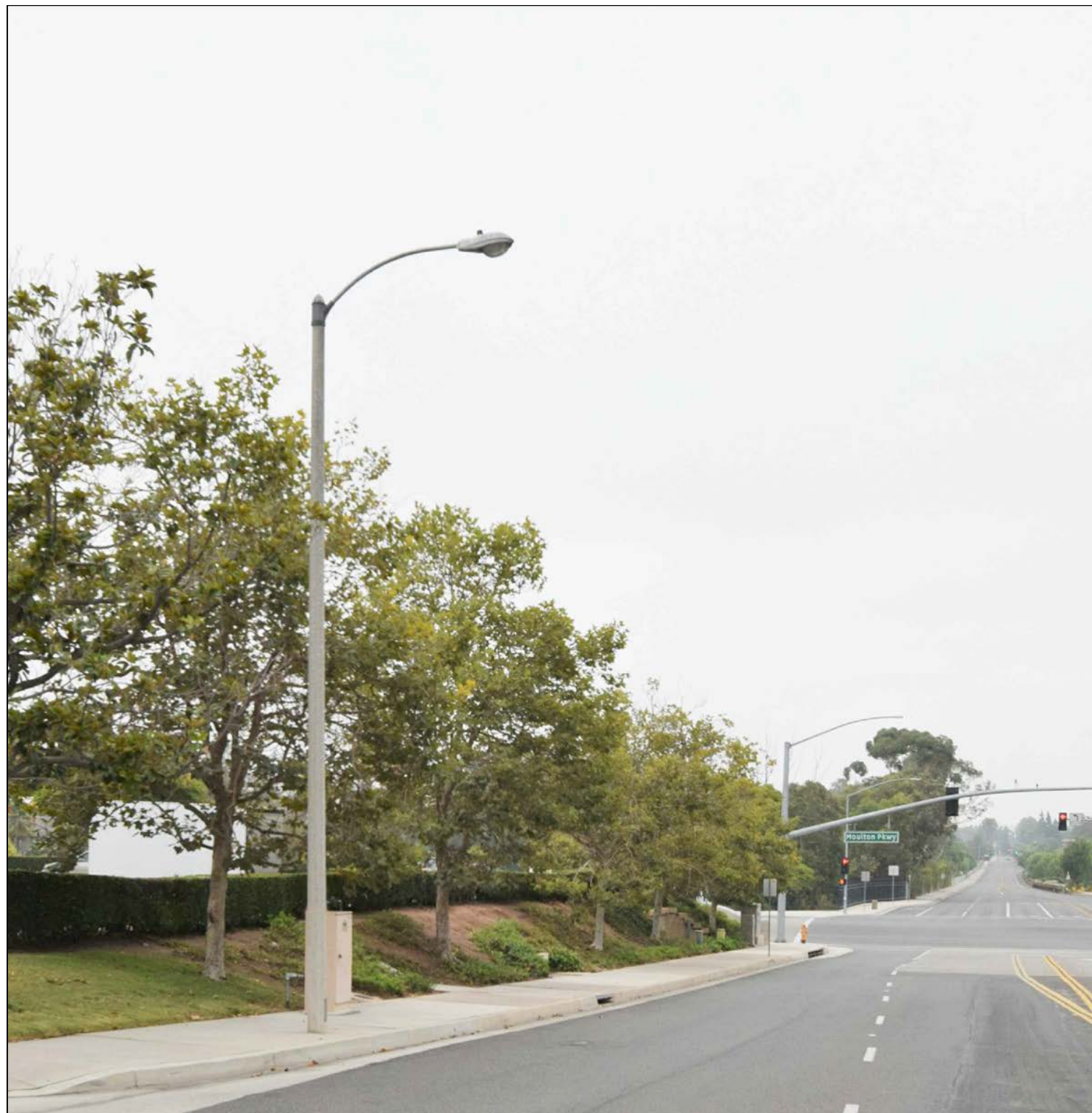
Tangent
SYSTEMS
424-262-4167 | tangentsystems.co

Photo Simulation

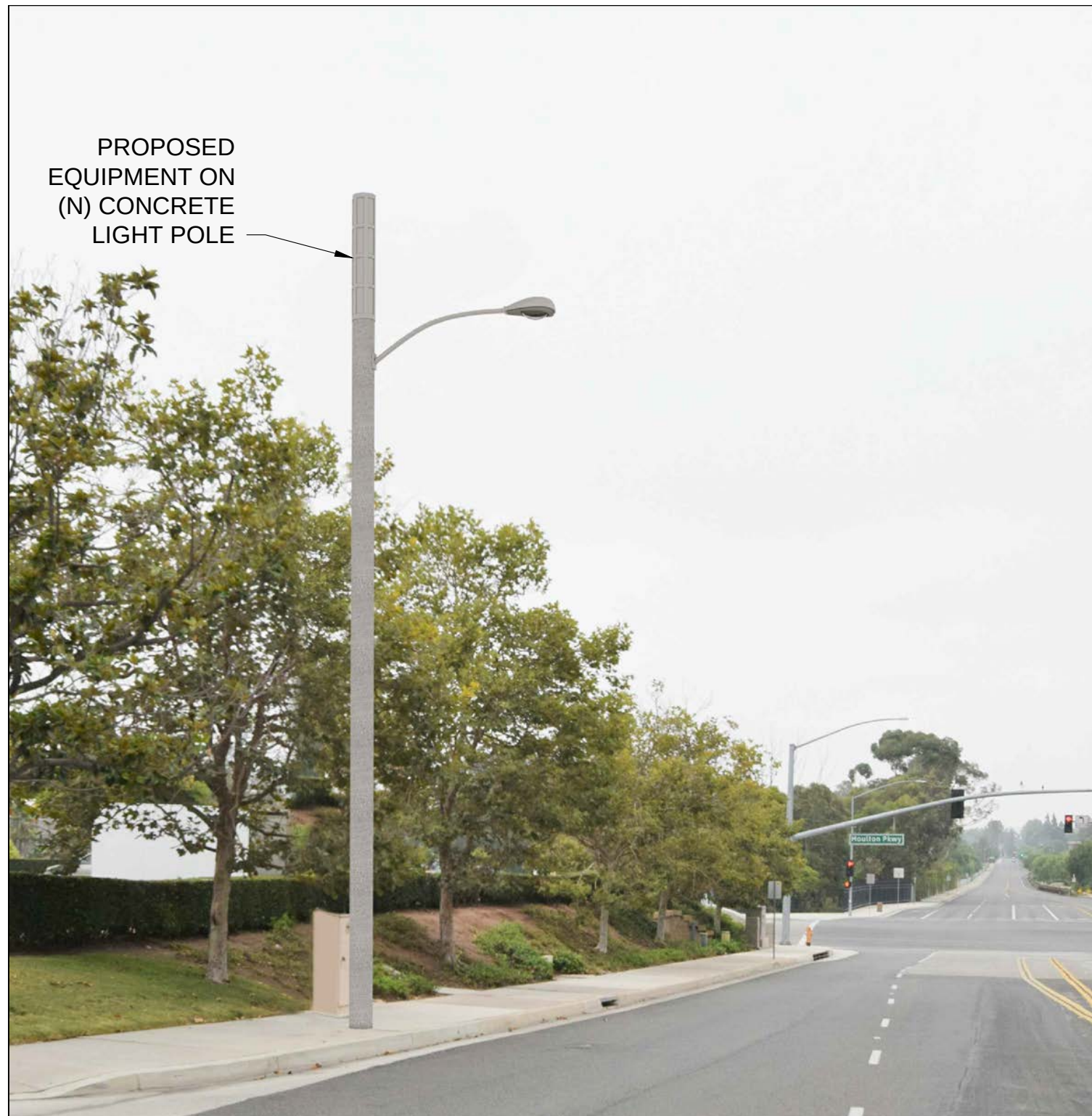
This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: OG90XS141E
SITE TYPE: (N) CONCRETE LIGHT POLE
RIDGE ROUTE DR & MOULTON PKWY
LAGUNA HILLS, CA 92653

**EXISTING VIEW**

DATE: 01.25.18

**PROPOSED VIEW**

VIEW 1 - LOOKING NORTH EAST FROM RIDGE RTE DR

SHEET: 2 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangentsystems.co

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

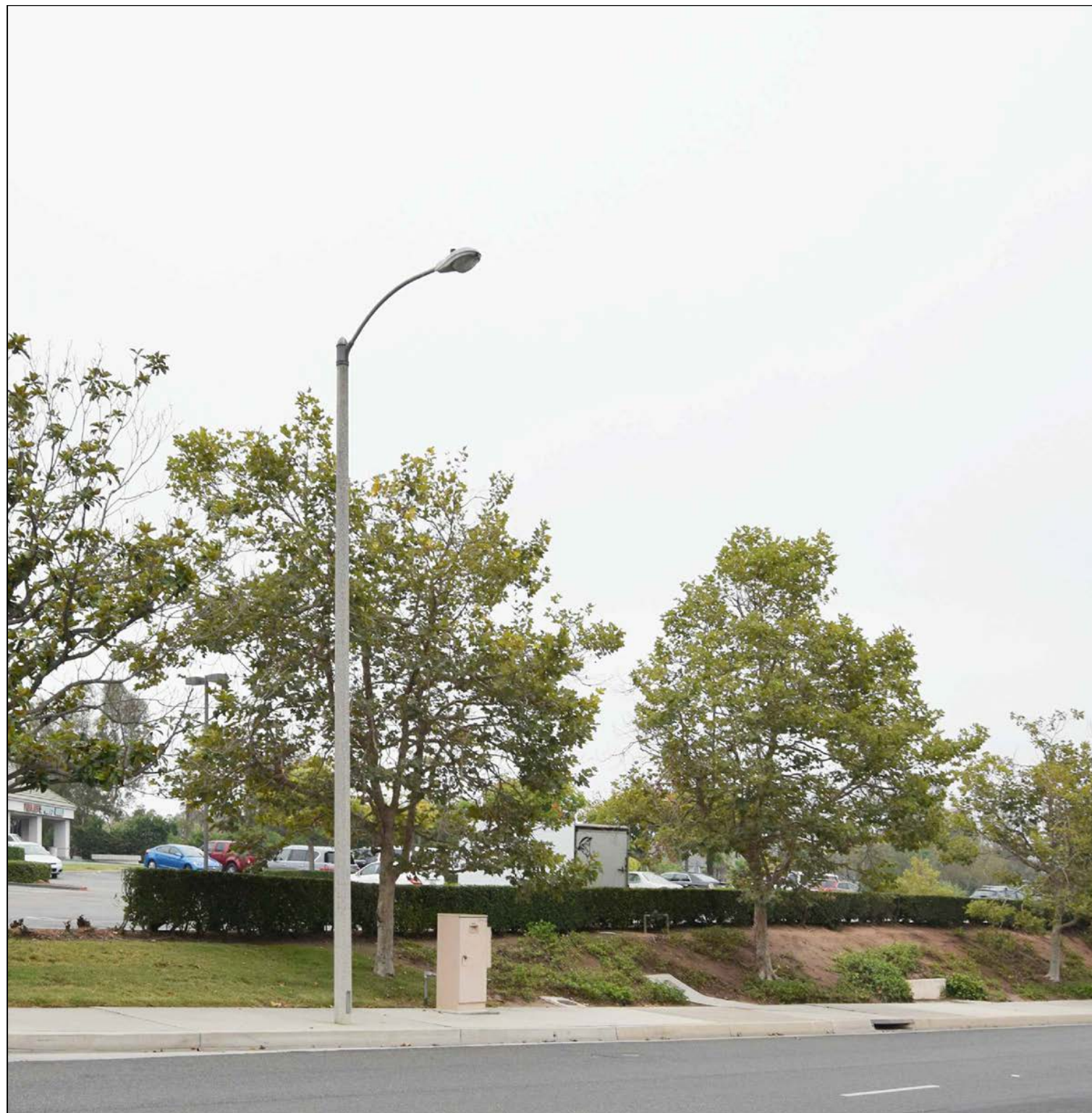
MOBILITIE, LLC

Site ID: OG90XS141E

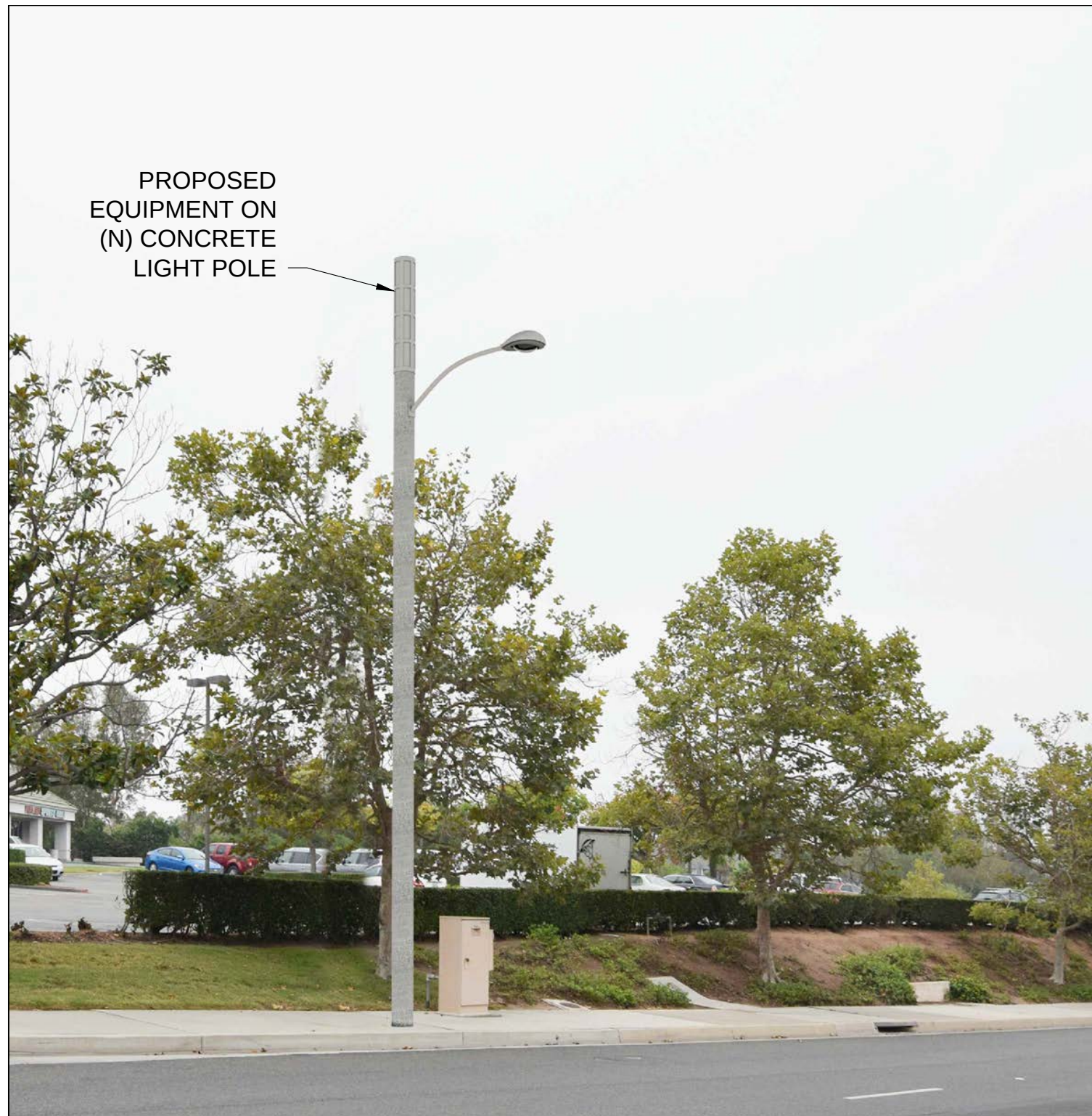
SITE TYPE: (N) CONCRETE LIGHT POLE

RIDGE ROUTE DR & MOULTON PKWY
LAGUNA HILLS, CA 92653

Attachment: Attachment 2 - Photo sims (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie, LLC))

**EXISTING VIEW**

DATE: 01.25.18

**PROPOSED VIEW**

VIEW 2 - LOOKING NORTH EAST FROM RIDGE RTE DR

SHEET: 3 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangentsystems.co

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Site ID: OG90XS141E

SITE TYPE: (N) CONCRETE LIGHT POLE

RIDGE ROUTE DR & MOULTON PKWY
LAGUNA HILLS, CA 92653

**EXISTING VIEW**

DATE: 01.25.18

**PROPOSED VIEW**

VIEW 3 - LOOKING NORTH WEST FROM RIDGE RTE DR

SHEET: 4 / 4

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SITE TYPE: (N) CONCRETE LIGHT POLE

RIDGE ROUTE DR & MOULTON PKWY
LAGUNA HILLS, CA 92653

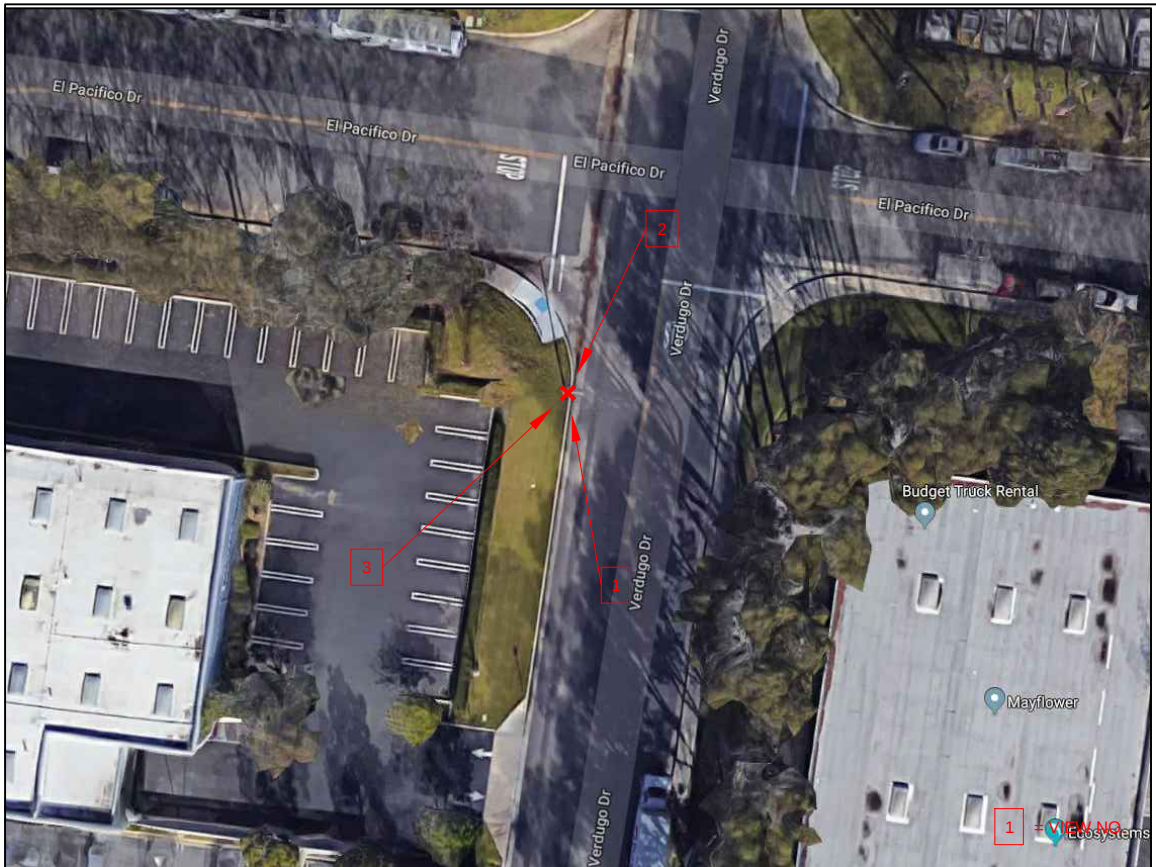
Attachment: Attachment 2 - Photo sims (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie, LLC))

MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

VERDUGO DR. & EL PACIFICO DR. | LAGUNA HILLS, CA 92653
SITE ID: OG90XS143G / 9CAB004785



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:
NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3
SHEET INDEX
SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 01.25.18

SHEET: 1 / 4

Photo Simulation By:

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MOBILITIE, LLC

Site ID: OG90XS143G
SITE TYPE: (N) CONCRETE LIGHT POLE
VERDUGO DR. & EL PACIFICO DR.
LAGUNA HILLS, CA 92653

**EXISTING VIEW**

DATE: 01.25.18

**PROPOSED VIEW**

VIEW 1 - LOOKING NORTH WEST FROM VERDUGO DR

SHEET: 2 / 4

Photo Simulation By:

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SYSTEMS
424-262-4167 | tangentsystems.co

Photo Simulation

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MOBILITIE, LLC

Site ID: OG90XS143G

SITE TYPE: (N) CONCRETE LIGHT POLE

VERDUGO DR. & EL PACIFICO DR.
LAGUNA HILLS, CA 92653



EXISTING VIEW

DATE: 01.25.18



PROPOSED VIEW

VIEW 2 - LOOKING SOUTH WEST FROM VERDUGO DR

SHEET: 3 / 4

Photo Simulation By:

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Photo Simulation

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MOBILITIE, LLC

Site ID: OG90XS143G
SITE TYPE: (N) CONCRETE LIGHT POLE
VERDUGO DR. & EL PACIFICO DR.
LAGUNA HILLS, CA 92653

Attachment: Attachment 2 - Photo sims (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie, LLC))



EXISTING VIEW

DATE: 01.25.18



PROPOSED VIEW

VIEW 3 - LOOKING NORTH EAST TOWARDS VERDUGO DR

SHEET: 4 / 4

Photo Simulation By:

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SYSTEMS
424-262-4167 | tangentsystems.co

Photo Simulation

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Site ID: OG90XS143G

SITE TYPE: (N) CONCRETE LIGHT POLE

VERDUGO DR. & EL PACIFICO DR.
LAGUNA HILLS, CA 92653

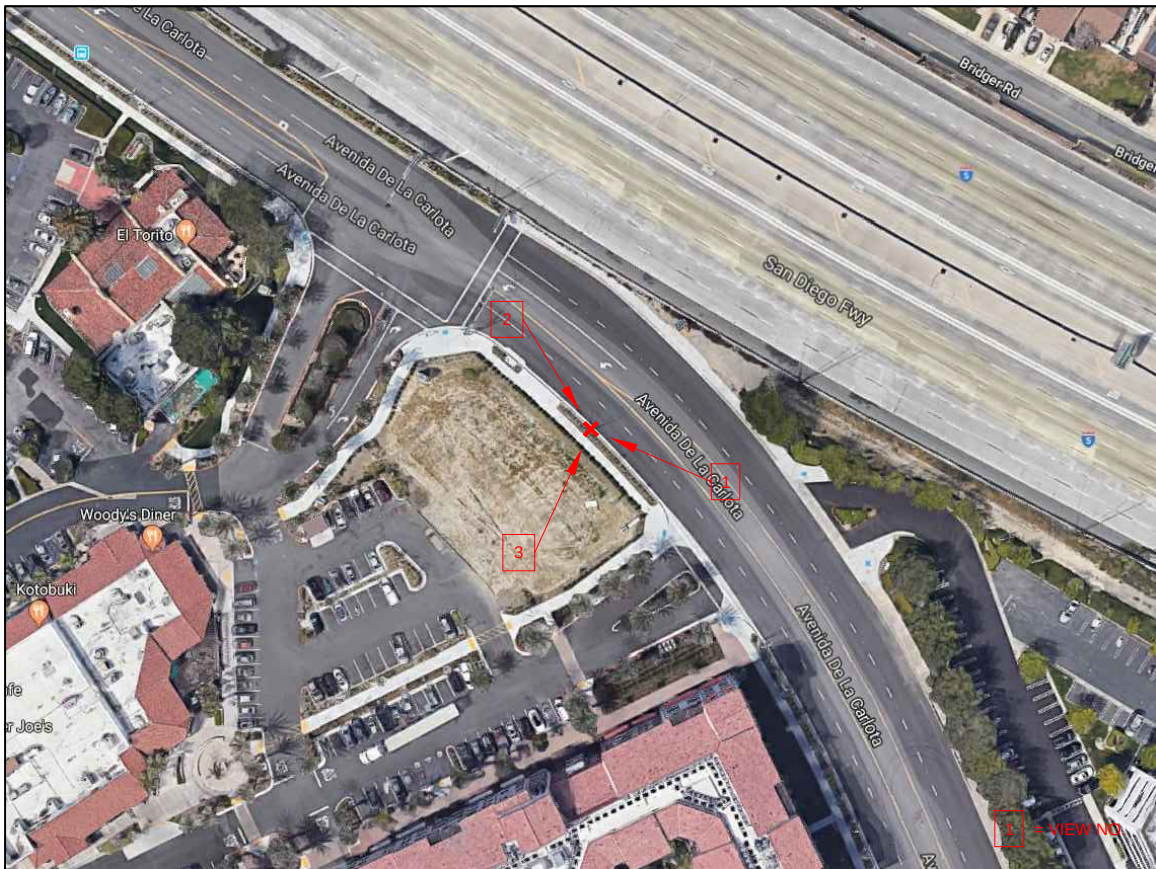
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

AVENIDA DE LA CARLOTA & LOS ALISOS BLVD | LAGUNA HILLS, CA 92653

SITE ID: OG90XSC30C / 9CAB012262



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 01.25.18

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangentsystems.co

Photo Simulation

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MOBILITIE, LLC

Site ID: OG90XSC30C

SITE TYPE: (N) CONCRETE LIGHT POLE

AVENIDA DE LA CARLOTA & LOS ALISOS BLVD
LAGUNA HILLS, CA 92653



EXISTING VIEW

DATE: 01.25.18



PROPOSED VIEW

VIEW 1 - LOOKING NORTH WEST FROM AVENIDA DE LA CARLOTA

SHEET: 2 / 4

Photo Simulation By:

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Photo Simulation

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MOBILITIE, LLC

Site ID: OG90XSC30C

SITE TYPE: (N) CONCRETE LIGHT POLE

**AVENIDA DE LA CARLOTA & LOS ALISOS BLVD
LAGUNA HILLS, CA 92653**

Attachment: Attachment 2 - Photo sims (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie, LLC))



EXISTING VIEW



PROPOSED VIEW

DATE: 01.25.18 VIEW 2 - LOOKING SOUTH EAST FROM AVENIDA DE LA CARLOTA SHEET: 3 / 4

Photo Simulation By:

Tangent
SYSTEMS

424-262-4167 | tangentsystems.co

Photo Simulation

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MOBILITIE, LLC

Site ID: OG90XSC30C
SITE TYPE: (N) CONCRETE LIGHT POLE
AVENIDA DE LA CARLOTA & LOS ALISOS BLVD
LAGUNA HILLS, CA 92653

Attachment: Attachment 2 - Photo sims (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie, LLC))

**EXISTING VIEW**

DATE: 01.25.18

**PROPOSED VIEW****VIEW 3 - LOOKING NORTH EAST TOWARDS AVENIDA DE LA CARLOTA****SHEET: 4 / 4**

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangentsystems.co

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: OG90XSC30C

SITE TYPE: (N) CONCRETE LIGHT POLE

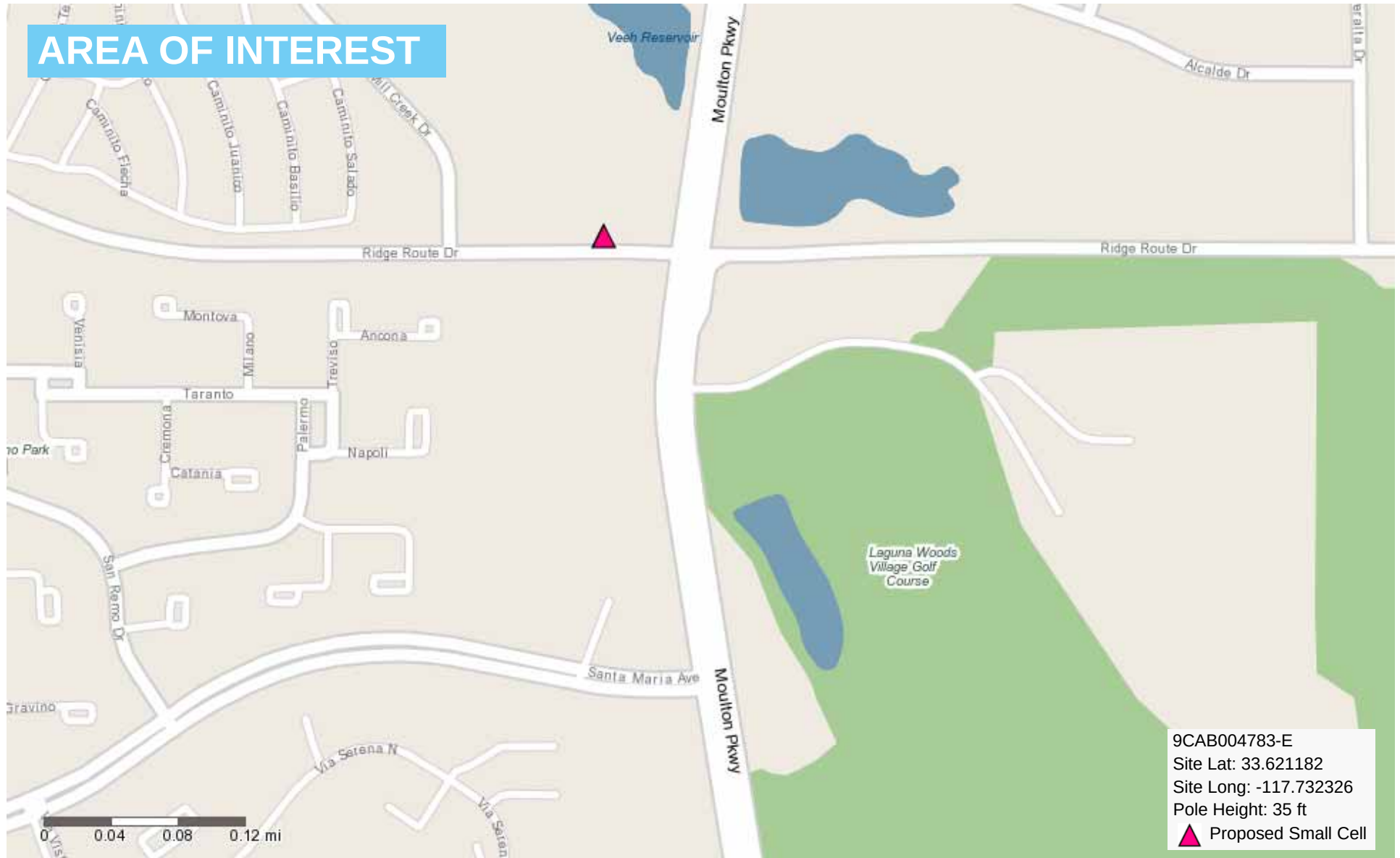
AVENIDA DE LA CARLOTA & LOS ALISOS BLVD
LAGUNA HILLS, CA 92653



Attachment 3

Propagation Maps

AREA OF INTEREST



Additional comments below:

mobilitie
 intelligent infrastructure

PROPRIETARY & CONFIDENTIAL

Attachment: Attachment 3 - Propagation maps (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie,

PROPOSED SOLUTION

Major roads will require data services from the "connected cars" and "connected emergency vehicles" in the future



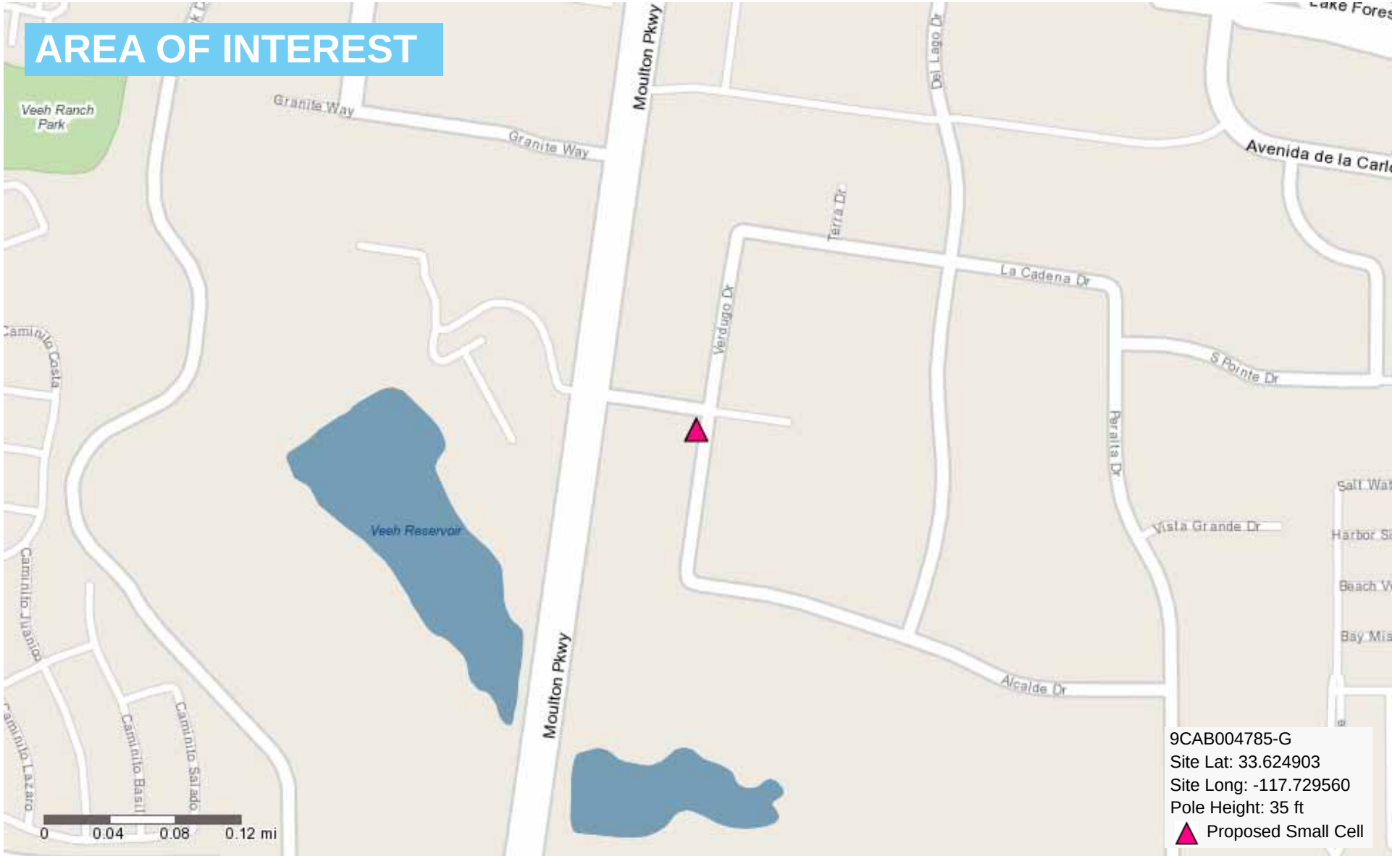
Total area covered: 0.09 sq mi
 Total roads covered: 1.91 mi
 Approximate population covered: 50
 Approximate households covered: 20

mobilitie
 intelligent infrastructure

PROPRIETARY & CONFIDENTIAL

Attachment: Attachment 3 - Propagation maps (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie,

AREA OF INTEREST



Additional comments below:



mobilitie
intelligent infrastructure

PROPRIETARY & CONFIDENTIAL

Packet Pg. 118

PROPOSED SOLUTION

Major roads will require data services from the "connected cars" and "connected emergency vehicles" in the future



Total area covered: 0.06 sq mi

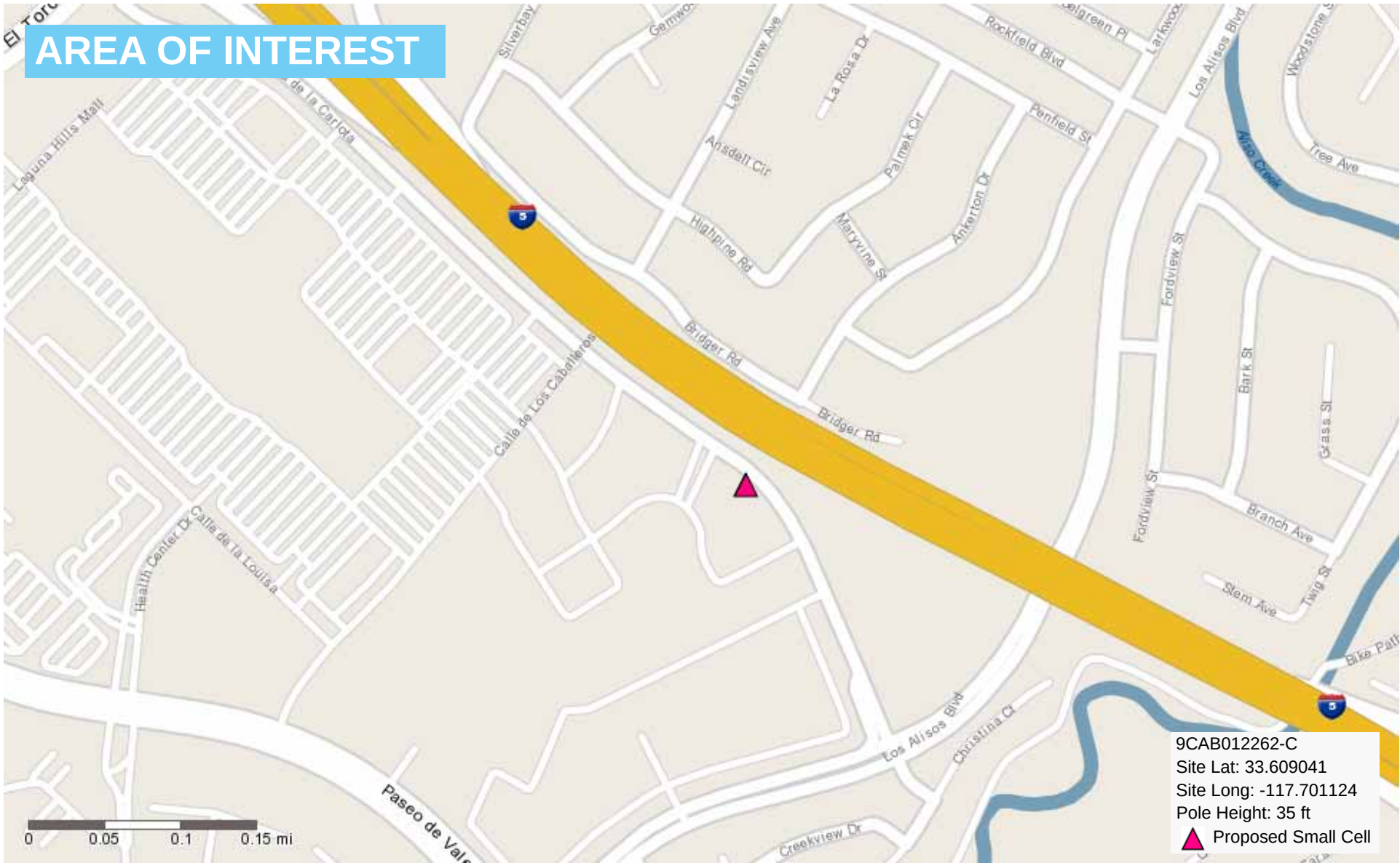
Total roads covered: 1.32 mi

The wireless demand in this area is driven from transient wireless devices which have shown increasing need for wireless infrastructure resources

mobilitie
 intelligent infrastructure

PROPRIETARY & CONFIDENTIAL

Attachment: Attachment 3 - Propagation maps (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie,



Additional comments below:



PROPRIETARY & CONFIDENTIAL

PROPOSED SOLUTION



Total area covered: 0.16 sq mi
 Total roads covered: 7.49 mi
 Approximate population covered: 1,351
 Approximate households covered: 384

PROPRIETARY & CONFIDENTIAL

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 intelligent infrastructure

Attachment: Attachment 3 - Propagation maps (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie,



Attachment 4

RF-EME Compliance Report

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Site No. 9CAB004783
OG90XSI41E
Ridge Route Dr & Moulton Pkwy
Laguna Hills, California 92653
Orange County
33.618550; -117.716204 NAD83
Light Pole

EBI Project No. 6218002535
April 3, 2018



Prepared for:
Mobilitie
2955 Red Hill Ave, Suite 200
Costa Mesa, CA 92626

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

EXECUTIVE SUMMARY**Purpose of Report**

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Mobilitie to conduct radio frequency electromagnetic (RF-EME) modeling for Mobilitie Site 9CAB004783 located at Ridge Route Dr & Moulton Pkwy in Laguna Hills, California to determine RF-EME exposure levels from proposed wireless communications equipment at this site. As described in greater detail in Appendix A of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site.

This document addresses the compliance of proposed transmitting facilities independently at the site.

Modeling results included in this report are based on drawings dated January 5, 2018 as provided to EBI Consulting. Subsequent changes to the drawings or site design may yield changes in the MPE levels or FCC Compliance recommendations.

Maximum Permissible Exposure (MPE) Summary				
Location	% of FCC General Public/Uncontrolled Exposure Limit	% of FCC Occupational/Controlled Exposure Limit	Power Density (mW/cm²)	Occupational Approach Distance (ft)
Proposed Equipment				
Antenna Face Level	114.20	22.84	1.1420	<1' 0"
Ground	1.30	0.26	0.0130	<1' 0"
Adjacent Building	2.50	0.50	0.0250	12"

These results are calculated based on max power assumptions for this site. The mounted antenna will contribute the majority to these emissions. Additional equipment to be installed is operating at very low power and contributions to the overall site emission is marginal. Workers accessing any equipment on this pole should follow all safety procedures outlined by the carrier and pole owners.

The adjacent building refers to a residential building to the northeast of the light pole.

Statement of Compliance

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level or adjacent building walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. As such, the proposed project is in compliance with FCC rules and regulations.

Signage recommendations are presented in Section 9.0 to bring the site into compliance with the FCC Rules and Regulations.

LOCATION OF ALL EXISTING ANTENNA AND FACILITIES AND EXISTING RF LEVELS

Mobilitie proposes the installation of one (1) wireless telecommunication antenna on a light pole in Laguna Hills, California. The proposed site will have a total of one (1) antenna at the site.

There are no collocated carriers on the light pole.

1.0 LOCATION OF ALL APPROVED (BUT NOT INSTALLED) ANTENNAS AND FACILITIES AND EXPECTED RF LEVELS FROM THE APPROVED FACILITIES

There are no antennas or facilities that are approved and not installed based on information provided to EBI and Mobilitie at the time of this report.

2.0 NUMBER AND TYPES OF WIRELESS TELECOMMUNICATION SITES (WTS) WITHIN 100 FEET OF THE PROPOSED SITE

Based on aerial photography review, there are no other Wireless Telecommunication Service (WTS) sites observed within 100 feet of the proposed site.

3.0 LOCATION AND NUMBER OF THE ANTENNA AND BACK-UP FACILITIES PER STRUCTURE AND NUMBER AND LOCATION OF OTHER TELECOMMUNICATION FACILITIES ON THE PROPERTY

Mobilitie proposes the installation of one (1) wireless telecommunication antenna on a light pole in Laguna Hills, California. The proposed site will have a total of one (1) antenna at the site.

There is one sector proposed at this site with one antenna in that sector. The antenna is transmitting omnidirectionally in the 2500 Mhz Frequency range. The bottom of the antenna will be 33.0 feet above the ground level.

There are no collocated carriers on the light pole.

4.0 POWER RATING FOR ALL EXISTING AND PROPOSED BACKUP EQUIPMENT SUBJECT TO THE APPLICATION

The operating power of each frequency, for modeling purposes, was assumed to be the following:

Mobilitie Operating Powers Per Sector		
Frequency (MHz)	Power (Watts)	# of Transmitters
2500	20	2

Additional transmitter information used in the modeling of Mobilitie antenna is summarized in the RoofView® export file presented in Appendix C.

5.0 TOTAL NUMBER OF WATTS PER INSTALLATION AND THE TOTAL NUMBER OF WATTS FOR ALL INSTALLATIONS ON THE STRUCTURE

The Effective Radiated Power (ERP) for each carrier and frequency is summarized below:

Effective Radiated Power (ERP) per Frequency	
Frequency (MHz)	ERP (Watts)
2500	181

6.0 PREFERRED METHOD OF ATTACHMENT OF PROPOSED ANTENNA INCLUDING DIRECTIONALITY OF ANTENNA AND HEIGHT OF ANTENNA ABOVE NEAREST WALKING SURFACE

Based on the information provided to EBI, the proposed antenna is to be pipe-mounted to the proposed light pole and operating in the directions, frequencies, and heights mentioned in section 4.0 above.

7.0 ESTIMATED AMBIENT RADIO FREQUENCY FIELDS FOR THE PROPOSED SITE

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level or adjacent building walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. As such, the proposed project is in compliance with FCC rules and regulations.

Maximum Permissible Exposure (MPE) Summary				
Location	% of FCC General Public/Uncontrolled Exposure Limit	% of FCC Occupational/Controlled Exposure Limit	Power Density (mW/cm ²)	Occupational Approach Distance (ft)
Proposed Equipment				
Antenna Face Level	114.20	22.84	1.1420	<1' 0"
Ground	1.30	0.26	0.0130	<1' 0"
Adjacent Building	2.50	0.50	0.0250	12"

It is recommended that the general public maintain a 3ft setback from the antenna. The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C.

8.0 SIGNAGE AT THE FACILITY IDENTIFYING ALL WTS EQUIPMENT AND SAFETY PRECAUTIONS FOR PEOPLE NEARING THE EQUIPMENT AS MAY BE REQUIRED BY THE APPLICABLE FCC ADOPTED STANDARDS

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. However, it is not recommended that signage be placed in highly public areas where there are no exposures above the FCC general public limits. Signage at this site should be installed following carrier and local jurisdiction requirements. Additionally, any elevated workers should be alerted to any potential exposures at the antenna face. There are no exposures above the FCC limits at ground level and therefore barriers are not recommended.

Workers that are elevated above the ground may be exposed to power densities greater than the applicable FCC limits. Workers should be informed via signage about the presence of antennas and their associated fields and practice RF Safety Procedures.

Access to this site is accomplished by walking up to the light pole. Access to the antenna is gained via a lift or climbing with fall protection and therefore the antenna is considered not accessible to the general public.

9.0 STATEMENT ON PRODUCTION OF THIS REPORT AND QUALIFICATIONS

Please see the certifications attached in Appendix B below.

10.0 LIMITATIONS

This report was prepared for the use of Mobilitie. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

11.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed Mobilitie telecommunications equipment at the site located at Ridge Route Dr & Moulton Pkwy in Laguna Hills, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from proposed Mobilitie antenna to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level or adjacent building walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. As such, the proposed project is in compliance with FCC rules and regulations.

Signage is recommended at the site as presented in Section 9.0. Posting of the signage brings the site into compliance with FCC rules and regulations.

Appendix A

Federal Communications

Commission (FCC) Requirements

Attachment: Attachment 4 - RF-EME Reports (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie, LLC))

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure 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 public/uncontrolled limits (see below), 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.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

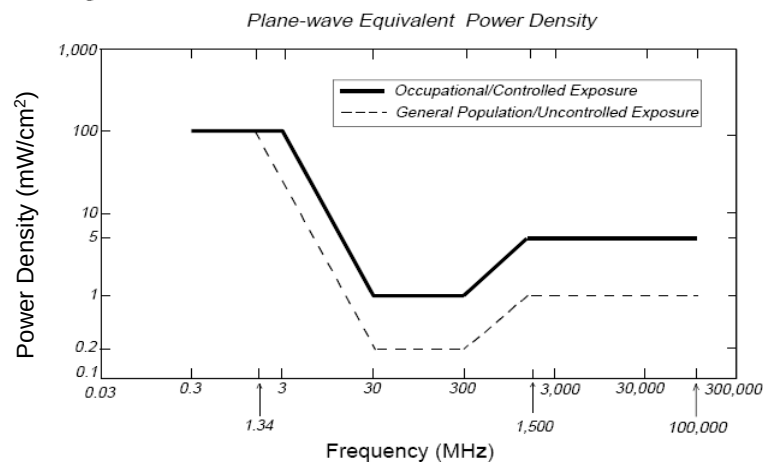
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz and 2500 MHz frequency ranges. For the Mobilitie equipment operating at 800 MHz, the FCC's occupational MPE is 2.66 mW/cm² and an uncontrolled MPE of 0.53 mW/cm². These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)

Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication System (PCS) facilities used by Mobilitie in this area operate within a frequency range of 800-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Advanced Wireless Services (AWS) facilities used by the carrier in this area operate within a frequency range of 2496 - 2690 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets); and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units. Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS/AWS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Appendix B

Certifications

Reviewed and Approved by:



sealed 3apr12018

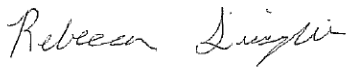
Michael McGuire
Electrical Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the structure, as well as the impact of the antennas and broadcast equipment on the structural integrity of the structure, are specifically excluded from EBI's scope of work.

Preparer Certification

I, Rebecca Sinisgalli, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Appendix C

Roofview® Export File / Antenna Inventory

Map, Settings, Antenna, and Symbol Data Table .. Exported from workbook -> TMO-Roof View RF Template - TMO NE Mod_Air.xls
Done on 4/3/2018 at 9:37:36 AM.
Use this format to prepare other data sets for the RoofView workbook file.
You may use as many rows in this TOP header as you wish.
The critical point are the cells in COLUMN ONE that read 'Start...' (eg. StartMapDefinition)
If used, these (4) headers are required to be spelled exactly, as one word (eg. StartMapDefinition)
The very next row will be considered the start of that data block.
The first row of the data block can be a header (as shown below), but this is optional.
When building a text file for import, Add the Map info first, then the Antenna data, followed by the symbol data.
All rows above the first marker line 'Start...' will be ignored, no matter how many there are.
This area is for you use for documentation.
End of help comments.

You can place as much text here as you wish as long as you don't place it below
the Start Map Definition row below the blue line.
You may insert more rows using the Insert menu.
Should you need additional lines to document your project, simply insert additional rows
by highlighting the row number adjacent to the blue line below and then clicking on the Insert menu
and selecting rows.

StartMapDefinition																								
Roof Max Y	Roof Max X	Map Max Y	Map Max X	Y Offset	X Offset	Number of envelope														List Of Areas				
170	160	180	170	10	10	1 \$U\$41:\$FX\$U\$41:\$FX\$210																		
StartSettingsData																								
Standard	Method	Uptime	Scale Factor	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht	Mult	Ap Ht	Method										
4		2	3	1	100	1	500	4	5000	2	3	1.5	1											
StartAntennaData		It is advisable to provide an ID (ant 1) for all antennas																						
		(MHz)	Trans	Trans	Coax	Coax	Other	Input	Calc					(ft)	(ft)	(ft)		(ft)	dBd	BWdth	Uptime	ON		
ID	Name	Freq	Power	Count	Len	Type	Loss	Power	Power	Mfg	Model	X	Y	Z	Type	Aper	Gain	Pt Dir	Profile	flag				
MOB1	Mobilitie	2500	20	2	0	0	0	0	40	CCI	SCA-OM-36	30	30	32.958		1.75	6.55	OMNI	Profile	ON				
StartSymbolData																								
Sym	Map Mark	Roof X	Roof Y	Map Label	Description (notes for this table only)																			
Sym			5	35	AC Unit	Sample symbols																		
Sym			14	5	Roof Access																			
Sym			45	5	AC Unit																			
Sym			45	20	Ladder																			

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Site No. 9CAB004785
OG90XS143G
Verdugo Dr & El Pacifico Dr
Laguna Hills, California 92653
Orange County
33.624903; -117.729560 NAD83
Light Pole

EBI Project No. 6218002536
April 3, 2018



Prepared for:

Mobilitie
2955 Red Hill Ave, Suite 200
Costa Mesa, CA 92626

Prepared by:



EXECUTIVE SUMMARY**Purpose of Report**

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Mobilitie to conduct radio frequency electromagnetic (RF-EME) modeling for Mobilitie Site 9CAB004785 located at Verdugo Dr & El Pacifico Dr in Laguna Hills, California to determine RF-EME exposure levels from proposed wireless communications equipment at this site. As described in greater detail in Appendix A of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site.

This document addresses the compliance of proposed transmitting facilities independently at the site.

Modeling results included in this report are based on drawings dated January 15, 2018 as provided to EBI Consulting. Subsequent changes to the drawings or site design may yield changes in the MPE levels or FCC Compliance recommendations.

Maximum Permissible Exposure (MPE) Summary				
Location	% of FCC General Public/Uncontrolled Exposure Limit	% of FCC Occupational/Controlled Exposure Limit	Power Density (mW/cm²)	Occupational Approach Distance (ft)
Proposed Equipment				
Antenna Face Level	114.20	22.84	1.1420	<1' 0"
Ground	1.30	0.26	0.0130	<1' 0"

These results are calculated based on max power assumptions for this site. The mounted antenna will contribute the majority to these emissions. Additional equipment to be installed is operating at very low power and contributions to the overall site emission is marginal. Workers accessing any equipment on this pole should follow all safety procedures outlined by the carrier and pole owners.

Statement of Compliance

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. As such, the proposed project is in compliance with FCC rules and regulations.

Signage recommendations are presented in Section 9.0 to bring the site into compliance with the FCC Rules and Regulations.

1.0 LOCATION OF ALL EXISTING ANTENNA AND FACILITIES AND EXISTING RF LEVELS

Mobilitie proposes the installation of one (1) wireless telecommunication antenna on a light pole in Laguna Hills, California. The proposed site will have a total of one (1) antenna at the site.

There are no collocated carriers on the light pole.

2.0 LOCATION OR ALL APPROVED (BUT NOT INSTALLED) ANTENNAS AND FACILITIES AND EXPECTED RF LEVELS FROM THE APPROVED FACILITIES

There are no antennas or facilities that are approved and not installed based on information provided to EBI and Mobilitie at the time of this report.

3.0 NUMBER AND TYPES OF WIRELESS TELECOMMUNICATION SITES (WTS) WITHIN 100 FEET OF THE PROPOSED SITE

Based on aerial photography review, there are no other Wireless Telecommunication Service (WTS) sites observed within 100 feet of the proposed site.

4.0 LOCATION AND NUMBER OF THE ANTENNA AND BACK-UP FACILITIES PER STRUCTURE AND NUMBER AND LOCATION OF OTHER TELECOMMUNICATION FACILITIES ON THE PROPERTY

Mobilitie proposes the installation of one (1) wireless telecommunication antenna on a light pole in Laguna Hills, California. The proposed site will have a total of one (1) antenna at the site.

There is one sector proposed at this site with one antenna in that sector. The antenna is transmitting omnidirectionally in the 2500 Mhz Frequency range. The bottom of the antenna will be 33.0 feet above the ground level.

There are no collocated carriers on the light pole.

5.0 POWER RATING FOR ALL EXISTING AND PROPOSED BACKUP EQUIPMENT SUBJECT TO THE APPLICATION

The operating power of each frequency, for modeling purposes, was assumed to be the following:

Mobilitie Operating Powers Per Sector		
Frequency (MHz)	Power (Watts)	# of Transmitters
2500	20	2

Additional transmitter information used in the modeling of Mobilitie antenna is summarized in the RoofView® export file presented in Appendix C.

6.0 TOTAL NUMBER OF WATTS PER INSTALLATION AND THE TOTAL NUMBER OF WATTS FOR ALL INSTALLATIONS ON THE STRUCTURE

The Effective Radiated Power (ERP) for each carrier and frequency is summarized below:

Effective Radiated Power (ERP) per Frequency	
Frequency (MHz)	ERP (Watts)
2500	181

7.0 PREFERRED METHOD OF ATTACHMENT OF PROPOSED ANTENNA INCLUDING DIRECTIONALITY OF ANTENNA AND HEIGHT OF ANTENNA ABOVE NEAREST WALKING SURFACE

Based on the information provided to EBI, the proposed antenna is to be pipe-mounted to an existing light pole and operating in the directions, frequencies, and heights mentioned in section 4.0 above.

8.0 ESTIMATED AMBIENT RADIO FREQUENCY FIELDS FOR THE PROPOSED SITE

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. As such, the proposed project is in compliance with FCC rules and regulations.

Maximum Permissible Exposure (MPE) Summary				
Location	% of FCC General Public/Uncontrolled Exposure Limit	% of FCC Occupational/Controlled Exposure Limit	Power Density (mW/cm ²)	Occupational Approach Distance (ft)
Proposed Equipment				
Antenna Face Level	114.20	22.84	1.1420	<1' 0"
Ground	1.30	0.26	0.0130	<1' 0"

It is recommended that the general public maintain a 3ft setback from the antenna. The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C.

9.0 SIGNAGE AT THE FACILITY IDENTIFYING ALL WTS EQUIPMENT AND SAFETY PRECAUTIONS FOR PEOPLE NEARING THE EQUIPMENT AS MAY BE REQUIRED BY THE APPLICABLE FCC ADOPTED STANDARDS

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. However, it is not recommended that signage be placed in highly public areas where there are no exposures above the FCC general public limits. Signage at this site should be installed following carrier and local jurisdiction requirements. Additionally, any elevated workers should be alerted to any potential exposures at the antenna face. There are no exposures above the FCC limits at ground level and therefore barriers are not recommended.

Workers that are elevated above the ground may be exposed to power densities greater than the applicable FCC limits. Workers should be informed via signage about the presence of antennas and their associated fields and practice RF Safety Procedures.

Access to this site is accomplished by walking up to the light pole. Access to the antennas is gained via a lift or climbing with fall protection and therefore the antennas are considered not accessible to the general public.

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Please see the certifications attached in Appendix B below.

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This report was prepared for the use of Mobilitie. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

12.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed Mobilitie telecommunications equipment at the site located at Verdugo Dr & El Pacifico Dr in Laguna Hills, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from proposed Mobilitie antenna to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. As such, the proposed project is in compliance with FCC rules and regulations.

Signage is recommended at the site as presented in Section 9.0. Posting of the signage brings the site into compliance with FCC rules and regulations.

Appendix A

Federal Communications

Commission (FCC) Requirements

Attachment: Attachment 4 - RF-EME Reports (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie, LLC))

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

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General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

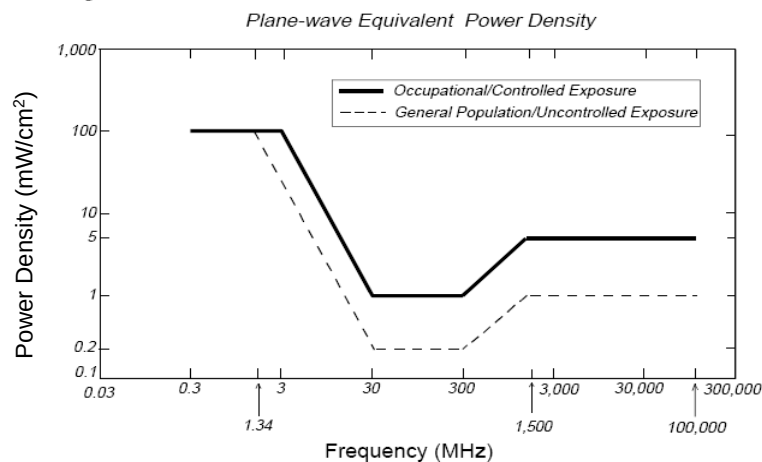
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Table 1: Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
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3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
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(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
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1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)

Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
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Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication System (PCS) facilities used by Mobilitie in this area operate within a frequency range of 800-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Advanced Wireless Services (AWS) facilities used by the carrier in this area operate within a frequency range of 2496 - 2690 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets); and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units. Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS/AWS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

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Appendix B

Certifications

Reviewed and Approved by:



sealed 3apr12018

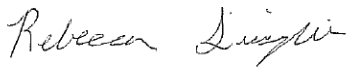
Michael McGuire
Electrical Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the structure, as well as the impact of the antennas and broadcast equipment on the structural integrity of the structure, are specifically excluded from EBI's scope of work.

Preparer Certification

I, Rebecca Sinisgalli, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Appendix C

Roofview® Export File / Antenna Inventory

Map, Settings, Antenna, and Symbol Data Table .. Exported from workbook -> TMO-Roof View RF Template - TMO NE Mod_Air.xls
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This area is for you use for documentation.
End of help comments.

You can place as much text here as you wish as long as you don't place it below
the Start Map Definition row below the blue line.
You may insert more rows using the Insert menu.
Should you need additional lines to document your project, simply insert additional rows
by highlighting the row number adjacent to the blue line below and then clicking on the Insert menu
and selecting rows.

StartMapDefinition		List Of Areas																		
Roof Max Y	Roof Max X	Map Max Y	Map Max X	Y Offset	X Offset	Number of envelope														
170	160	180	170	10	10	1 \$U\$41:\$FX\$U\$41:\$FX\$210														
StartSettingsData		\$U\$41:\$FX\$210																		
Standard	Method	Uptime	Scale Factor	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht	Mult	Ap Ht	Method						
4	2	3	1	100	1	500	4	5000	2	3	1.5	1								
StartAntennaData		It is advisable to provide an ID (ant 1) for all antennas																		
		(MHz)	Trans	Trans	Coax	Coax	Other	Input	Calc			(ft)	(ft)	(ft)		(ft)	dBd	BWdth	Uptime	ON
ID	Name	Freq	Power	Count	Len	Type	Loss	Power	Power	Mfg	Model	X	Y	Z	Type	Aper	Gain	Pt Dir	Profile	flag
MOB1	Mobilitie	2500	20	2	0	0	0	0	40	CCI	SCA-OM-36	30	30	32.958		1.75	6.55	OMNI		ON
StartSymbolData																				
Sym	Map Mark	Roof X	Roof Y	Map Label	Description (notes for this table only)															
Sym			5	35	AC Unit	Sample symbols														
Sym			14	5	Roof Access															
Sym			45	5	AC Unit															
Sym			45	20	Ladder															

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Site No. 9CAB012262
OG90XSC30C
Avenida De La Carlota & Los Alisos Blvd
Laguna Hills, California 92653
Orange County
33.609041; -117.701124 NAD83
Light Pole

EBI Project No. 6218002537
April 3, 2018



Prepared for:
Mobilitie
2955 Red Hill Ave, Suite 200
Costa Mesa, CA 92626

Prepared by:



EXECUTIVE SUMMARY**Purpose of Report**

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Mobilitie to conduct radio frequency electromagnetic (RF-EME) modeling for Mobilitie Site 9CAB012262 located at Avenida De La Carlota & Los Alisos Blvd in Laguna Hills, California to determine RF-EME exposure levels from proposed wireless communications equipment at this site. As described in greater detail in Appendix A of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site.

This document addresses the compliance of proposed transmitting facilities independently at the site.

Modeling results included in this report are based on drawings dated January 15, 2018 as provided to EBI Consulting. Subsequent changes to the drawings or site design may yield changes in the MPE levels or FCC Compliance recommendations.

Maximum Permissible Exposure (MPE) Summary				
Location	% of FCC General Public/Uncontrolled Exposure Limit	% of FCC Occupational/Controlled Exposure Limit	Power Density (mW/cm ²)	Occupational Approach Distance (ft)
Proposed Equipment				
Antenna Face Level	114.20	22.84	1.1420	<1' 0"
Ground	1.30	0.26	0.0130	<1' 0"

These results are calculated based on max power assumptions for this site. The mounted antenna will contribute the majority to these emissions. Additional equipment to be installed is operating at very low power and contributions to the overall site emission is marginal. Workers accessing any equipment on this pole should follow all safety procedures outlined by the carrier and pole owners.

Statement of Compliance

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. As such, the proposed project is in compliance with FCC rules and regulations.

Signage recommendations are presented in Section 9.0 to bring the site into compliance with the FCC Rules and Regulations.

1.0 LOCATION OF ALL EXISTING ANTENNA AND FACILITIES AND EXISTING RF LEVELS

Mobilitie proposes the installation of one (1) wireless telecommunication antenna on a light pole in Laguna Hills, California. The proposed site will have a total of one (1) antenna at the site.

There are no collocated carriers on the light pole.

2.0 LOCATION OR ALL APPROVED (BUT NOT INSTALLED) ANTENNAS AND FACILITIES AND EXPECTED RF LEVELS FROM THE APPROVED FACILITIES

There are no antennas or facilities that are approved and not installed based on information provided to EBI and Mobilitie at the time of this report.

3.0 NUMBER AND TYPES OF WIRELESS TELECOMMUNICATION SITES (WTS) WITHIN 100 FEET OF THE PROPOSED SITE

Based on aerial photography review, there are no other Wireless Telecommunication Service (WTS) sites observed within 100 feet of the proposed site.

4.0 LOCATION AND NUMBER OF THE ANTENNA AND BACK-UP FACILITIES PER STRUCTURE AND NUMBER AND LOCATION OF OTHER TELECOMMUNICATION FACILITIES ON THE PROPERTY

Mobilitie proposes the installation of one (1) wireless telecommunication antenna on a light pole in Laguna Hills, California. The proposed site will have a total of one (1) antenna at the site.

There is one sector proposed at this site with one antenna in that sector. The antenna is transmitting omnidirectionally in the 2500 Mhz Frequency range. The bottom of the antenna will be 33.0 feet above the ground level.

There are no collocated carriers on the light pole.

5.0 POWER RATING FOR ALL EXISTING AND PROPOSED BACKUP EQUIPMENT SUBJECT TO THE APPLICATION

The operating power of each frequency, for modeling purposes, was assumed to be the following:

Mobilitie Operating Powers Per Sector		
Frequency (MHz)	Power (Watts)	# of Transmitters
2500	20	2

Additional transmitter information used in the modeling of Mobilitie antenna is summarized in the RoofView® export file presented in Appendix C.

6.0 TOTAL NUMBER OF WATTS PER INSTALLATION AND THE TOTAL NUMBER OF WATTS FOR ALL INSTALLATIONS ON THE STRUCTURE

The Effective Radiated Power (ERP) for each carrier and frequency is summarized below:

Effective Radiated Power (ERP) per Frequency	
Frequency (MHz)	ERP (Watts)
2500	181

7.0 PREFERRED METHOD OF ATTACHMENT OF PROPOSED ANTENNA INCLUDING DIRECTIONALITY OF ANTENNA AND HEIGHT OF ANTENNA ABOVE NEAREST WALKING SURFACE

Based on the information provided to EBI, the proposed antenna is to be pipe-mounted to an existing light pole and operating in the directions, frequencies, and heights mentioned in section 4.0 above.

8.0 ESTIMATED AMBIENT RADIO FREQUENCY FIELDS FOR THE PROPOSED SITE

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. As such, the proposed project is in compliance with FCC rules and regulations.

Maximum Permissible Exposure (MPE) Summary				
Location	% of FCC General Public/Uncontrolled Exposure Limit	% of FCC Occupational/Controlled Exposure Limit	Power Density (mW/cm ²)	Occupational Approach Distance (ft)
Proposed Equipment				
Antenna Face Level	114.20	22.84	1.1420	<1' 0"
Ground	1.30	0.26	0.0130	<1' 0"

It is recommended that the general public maintain a 3ft setback from the antenna. The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C.

9.0 SIGNAGE AT THE FACILITY IDENTIFYING ALL WTS EQUIPMENT AND SAFETY PRECAUTIONS FOR PEOPLE NEARING THE EQUIPMENT AS MAY BE REQUIRED BY THE APPLICABLE FCC ADOPTED STANDARDS

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. However, it is not recommended that signage be placed in highly public areas where there are no exposures above the FCC general public limits. Signage at this site should be installed following carrier and local jurisdiction requirements. Additionally, any elevated workers should be alerted to any potential exposures at the antenna face. There are no exposures above the FCC limits at ground level and therefore barriers are not recommended.

Workers that are elevated above the ground may be exposed to power densities greater than the applicable FCC limits. Workers should be informed via signage about the presence of antennas and their associated fields and practice RF Safety Procedures.

Access to this site is accomplished by walking up to the light pole. Access to the antenna is gained via a lift or climbing with fall protection and therefore the antenna is considered not accessible to the general public.

10.0 STATEMENT ON PRODUCTION OF THIS REPORT AND QUALIFICATIONS

Please see the certifications attached in Appendix B below.

11.0 LIMITATIONS

This report was prepared for the use of Mobilitie. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

12.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed Mobilitie telecommunications equipment at the site located at Avenida De La Carlota & Los Alisos Blvd in Laguna Hills, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from proposed Mobilitie antenna to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. As such, the proposed project is in compliance with FCC rules and regulations.

Signage is recommended at the site as presented in Section 9.0. Posting of the signage brings the site into compliance with FCC rules and regulations.

Appendix A

Federal Communications

Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure 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 public/uncontrolled limits (see below), 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.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

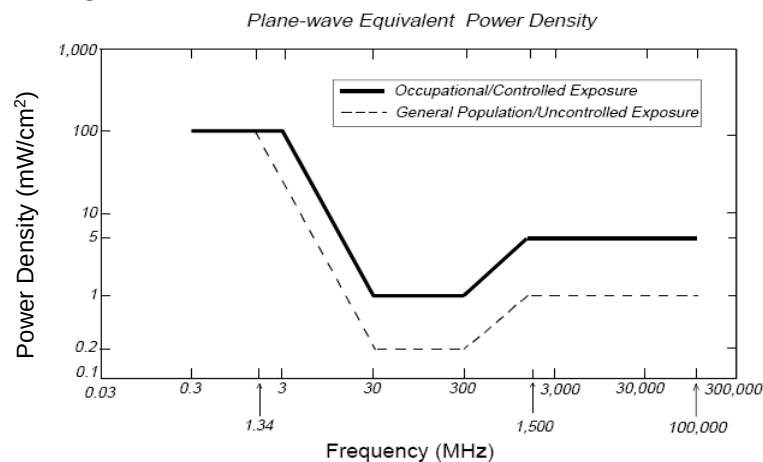
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz and 2500 MHz frequency ranges. For the Mobilitie equipment operating at 800 MHz, the FCC's occupational MPE is 2.66 mW/cm² and an uncontrolled MPE of 0.53 mW/cm². These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)

Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication System (PCS) facilities used by Mobilitie in this area operate within a frequency range of 800-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Advanced Wireless Services (AWS) facilities used by the carrier in this area operate within a frequency range of 2496 - 2690 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets); and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units. Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS/AWS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Appendix B

Certifications

Reviewed and Approved by:



sealed 3apr12018

Michael McGuire
Electrical Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the structure, as well as the impact of the antennas and broadcast equipment on the structural integrity of the structure, are specifically excluded from EBI's scope of work.

Preparer Certification

I, Rebecca Sinisgalli, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Rebecca Sinisgalli

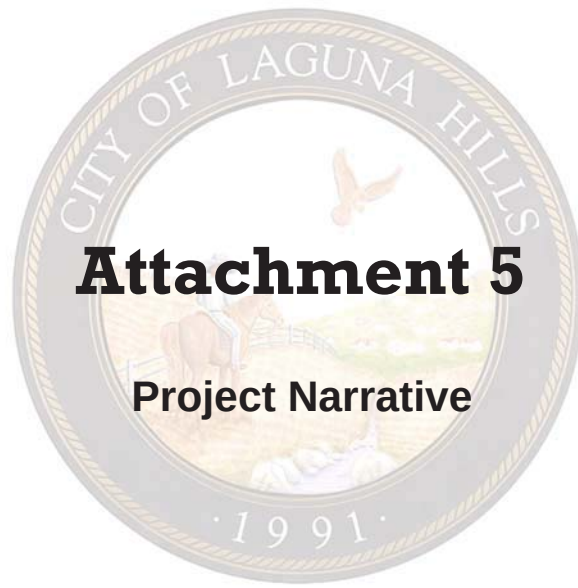
Appendix C

Roofview® Export File / Antenna Inventory

Map, Settings, Antenna, and Symbol Data Table .. Exported from workbook -> TMO-Roof View RF Template - TMO NE Mod_Air.xls
Done on 4/3/2018 at 11:13:38 AM.
Use this format to prepare other data sets for the RoofView workbook file.
You may use as many rows in this TOP header as you wish.
The critical point are the cells in COLUMN ONE that read 'Start...' (eg. StartMapDefinition)
If used, these (4) headers are required to be spelled exactly, as one word (eg. StartMapDefinition)
The very next row will be considered the start of that data block.
The first row of the data block can be a header (as shown below), but this is optional.
When building a text file for import, Add the Map info first, then the Antenna data, followed by the symbol data.
All rows above the first marker line 'Start...' will be ignored, no matter how many there are.
This area is for you use for documentation.
End of help comments.

You can place as much text here as you wish as long as you don't place it below
the Start Map Definition row below the blue line.
You may insert more rows using the Insert menu.
Should you need additional lines to document your project, simply insert additional rows
by highlighting the row number adjacent to the blue line below and then clicking on the Insert menu
and selecting rows.

StartMapDefinition																							
Roof Max Y	Roof Max X	Map Max Y	Map Max X	Y Offset	X Offset	Number of envelope														List Of Areas			
170	160	180	170	10	10	1 \$U\$41:\$FX\$U\$41:\$FX\$210																	
StartSettingsData																							
Standard	Method	Uptime	Scale Factor	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht	Mult	Ap Ht	Method									
4	2	3	1	100	1	500	4	5000	2	3	1.5	1											
StartAntennaData		It is advisable to provide an ID (ant 1) for all antennas																					
ID	Name	Freq (MHz)	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir	Uptime Profile	ON flag			
MOB1	Mobilitie	2500	20	2	0	0	0	0		40 CCI	SCA-OM-36	30	30	32.958		1.75	6.55	OMNI		ON			
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Sym			5	35	AC Unit	Sample symbols																	
Sym			14	5	Roof Access																		
Sym			45	5	AC Unit																		
Sym			45	20	Ladder																		



PROJECT PURPOSE

Mobilitie offers City of Laguna Hills a New Approach to the Demand for Connectivity

Connectivity is a vital component of daily life, and Mobilitie collaborates with the nation's leading companies, including wireline and wireless carriers, to ensure connectivity for their customers and constituents. Mobilitie's innovative approach to providing connectivity drives competition in speed, pricing, customer service, and technology, ensuring that communities and businesses have the connectivity they need today, tomorrow and well into the future.

To meet the growing demand for connectivity, Mobilitie is deploying small cell sites throughout the nation to provide high-speed, high-capacity bandwidth capable of facilitating the next generation of worldwide web devices and data-driven services. This undertaking is an industry changing approach that seeks to improve backhaul connectivity for people that work, live or spend their free time in Laguna Hills.

How Does Mobilitie's Network of Small Cell Sites Work?

Mobilitie installs and operates small cell sites that augment and extend backhaul solutions to increase bandwidth while improving connectivity. A backhaul network sends data from one location to another, and ultimately connects to data centers and the internet. Just as telephone or cable lines transmit data, so does Mobilitie's network. As City of Laguna Hills continues to "unplug" and move toward wireless technology, Mobilitie's network will be making third party data available to Laguna Hills residents and businesses via a network of aesthetically unobtrusive small cell sites.

Why Were Other Construction Configurations Not Selected?

While Mobilitie's network does negate the need to rely on overhead lines, undergrounding of infrastructure is not an option, being that height is required for the network to operate. Above ground antennas must be installed in various areas of the community to achieve service objectives.

Aesthetics of Mobilitie's Infrastructure

Aesthetic impact was of central concern in Mobilitie's design process. Our aim is to install facilities that are as visually compatible with the surrounding community as possible. Mobilitie's equipment is compact, and smaller than other alternatives. Aesthetically, the design is simplistic and more visually appealing than other types of equipment or bulkier alternatives.



GENERAL CONSTRUCTION NOTES:

1.

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST ADOPTED EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
2.

CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND LATEST MOBILITIE CONSTRUCTION STANDARDS. THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER OR MOBILITIE CM PRIOR TO THE COMMENCEMENT OF WORK.
3.

CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE (N) WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED, AS SHOWN, PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER OR MOBILITIE CM PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.
4.

IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. CONTRACTOR IS REQUIRED TO FURNISH AND INSTALL ANY/ALL ITEMS FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM SUBJECT ONLY TO OWNER–SUPPLIED ITEMS. CONTRACTOR SHALL PROVIDE ANY/ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
5.

PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. OWNER PROVIDED AND CONTRACTOR INSTALLED MATERIALS WILL INCLUDE THE FOLLOWING, UNLESS NOTED OTHERWISE:

A) TRANSMITTER

B) UHF ANTENNA AND MOUNTING BRACKETS, GPS ANTENNAS AND KU ANTENNAS

C) UHF COAX AND HANGERS

D) INTEGRATED LOAD CENTER
6.

DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, (E) CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ATTENTION OF THE MOBILITIE CM, IN WRITING, PRIOR TO THE COMMENCEMENT OF WORK.
7.

DETAILS PROVIDED ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR SITE CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
8.

CONTRACTOR SHALL PAY FOR APPLICABLE PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO ORDERING MATERIALS AND THE COMMENCEMENT OF WORK.
9.

THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
10.

CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
11.

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING ACCEPTED INDUSTRY–STANDARD SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
12.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
13.

CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE MOBILITIE CM AND SCHEDULE THEIR ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
14.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
15.

CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
16.

CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT (E) SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING ETC. AND IMMEDIATE REPAIR, TO NEW CONDITION, ANY DAMAGE THAT OCCURS DURING CONSTRUCTION AT THE SOLE COST OF THE CONTRACTOR.
17.

IN DRILLING HOLES, OR CORING, INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., MUST BE CLEARLY UNDERSTOOD THAT REINFORCING
- STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE LOCATED BY THE CONTRACTOR USING APPROPRIATE METHODS AND EQUIPMENT PRIOR TO ANY DRILLING OR CORING OPERATIONS IN (E) CONCRETE.
1.

CONTRACTOR SHALL REPAIR, TO NEW CONDITION, ALL (E) WALL SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.

2.

CONTRACTOR SHALL SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES OR MATERIALS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS AND SYSTEMS THAT MEET OR EXCEED THE RATING OF THE ASSEMBLY IN WHICH THE NEW PENETRATION IS PLACED.

3.

CONTRACTOR SHALL KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.

4.

MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERS RECOMMENDATIONS.

5.

CONTRACTOR SHALL MINIMIZE DISTURBANCE TO (E) SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH JURISDICTIONAL OR STATE AND LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL AND COORDINATED WITH LOCAL REGULATORY AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY EROSION CONTROL MEASURES, RECORD–KEEPING, MONITORING, AND REPORTING TO THE OWNER AND REGULATORY AUTHORITIES.

6.

ALL CONSTRUCTION WORK IS TO ADHERE TO APPLICANT’S INTEGRATED CONSTRUCTION STANDARDS UNLESS STATE OR LOCAL CODE IS MORE STRINGENT.

7.

THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE PER STATE BUILDING STANDARDS CODE AND STATE CODE OF REGULATIONS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISHED WORK WILL NOT COMPLY PER STATE CODE OF REGULATIONS, A SCOPE OF WORK DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK. A CHANGE ORDER FOR THAT SCOPE SHALL BE SUBMITTED TO THE MOBILITIE CM PRIOR TO PROCEEDING WITH THE WORK.

8.

ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.

9.

CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE. ANY CORRECTIVE WORK SHALL BE COMPLETED AT THE SOLE COST OF THE CONTRACTOR.
- ELECTRICAL NOTES:
1.

ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY MOBILITIE CM AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE MOBILITIE CM HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.

2.

ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL (E) CONDITIONS OF ELECTRICAL EQUIP., ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF THEIR BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.

3.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC, ALL CODES AND ORDINANCES OF THE LOCAL JURISDICTION, AND POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT ARE NOT BE LIMITED TO:
- A) UL – UNDERWRITERS LABORATORIES

B) NEC – NATIONAL ELECTRICAL CODE

C) NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOC.

D) OSHA – OCCUPATIONAL SAFETY AND HEALTH ACT

E) SBC – STANDARD BUILDING CODE

F) NFPA – NATIONAL FIRE PROTECTION AGENCY

G) ANSI – AMERICAN NATIONAL STANDARDS INSTITUTE

H) IEEE – INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS

I) ASTM – AMERICAN SOCIETY FOR TESTING MATERIALS
4.

REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH MOBILITIE CM ANY SIZES AND LOCATIONS WHEN NEEDED.

5.

(E) SERVICES: CONTRACTOR SHALL NOT INTERRUPT (E) SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.

6.

CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS’ CONFIRMATION, ETC... ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE MOBILITIE CM, PRIOR TO BEGINNING ANY WORK.

7.

MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION, UNLESS OTHERWISE NOTED.

8.

OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

9.

IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.

10.

ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY APPLICANT.

11.

ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY FUNCTIONAL AND SHALL BE APPROVED BY THE MOBILITIE CM AND LOCAL JURISDICTION. ANY DEFICIENCIES SHALL BE CORRECTED BY AN ELECTRICAL CONTRACTOR AT THE SOLE COST OF THE CONTRACTOR.

12.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- 4.5.1.f
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- 1572 N. BATAVIA ST. SUITE 1D
ORANGE, CA 92867
- | | |
|-------------|------------|
| PROJECT NO: | OG90XS141E |
| DRAWN BY: | IG |
| CHECKED BY: | JF |
- | | | |
|----|----------|---------------------------|
| 11 | 10/02/18 | CLIENT COMMENTS |
| 10 | 08/31/18 | CLIENT COMMENTS |
| 9 | 11/22/17 | UC INCORPORATED |
| 8 | 10/06/17 | UC INCORPORATED |
| 7 | 08/26/17 | CITY COMMENTS |
| 6 | 06/28/17 | CLIENT COMMENTS |
| 5 | 08/07/17 | DESIGN UPDATE |
| 4 | 03/9/17 | CLIENT COMMENTS |
| 3 | 02/28/17 | CM COMMENTS |
| 2 | 02/02/17 | DESIGN UPDATE |
| 1 | 12/07/16 | TEMPLATE UPDATE |
| 0 | 07/22/16 | 90% CONSTRUCTION DRAWINGS |
- IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
- OG90XS141E
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE
- SHEET TITLE
GENERAL NOTES
- SHEET NUMBER
GN-1
- Packet Pg. 169
- Attachment: Attachment 6 - Plans (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie, LLC))

ELECTRICAL NOTES CONT'D

13.

THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED BY THE CONTRACTOR WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
14.

CONTRACTOR SHALL PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
15.

DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO NOTES AND REQUIREMENTS 'EXCAVATION, AND BACKFILLING.
16.

MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IECE.
17.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURER'S CATALOG INFORMATION OF ANY/ALL EQUIPMENT AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE MOBILITIE CM PRIOR TO INSTALLATION.
18.

ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE MOBILITIE CM UPON FINAL ACCEPTANCE.
19.

THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
20.

DISCONNECT SWITCHES SHALL BE UL–RATED, H.P. RATED HEAVY–DUTY, QUICK–MAKE AND QUICK–BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
21.

ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI–OXIDE COMPOUND KNOWN AS "NO–OXIDE A" BY DEARBORN CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED – NO SUBSTITUTIONS.
22.

RACEWAYS: CONDUIT SHALL BE SCHEDULE 80 PVC MEETING OR EXCEEDING NEMA TC2 – 1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS – 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL–6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'COLD GALV'.
23.

SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
24.

CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, UNLESS OTHERWISE NOTED, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
25.

CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST–ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
26.

SERVICE: AS SPECIFIED ON THE DRAWINGS. OWNER OR OWNER’S AGENT WILL APPLY FOR POWER. ALL PROVISIONS FOR TEMPORARY POWER WILL BE OBTAINED BY THE CONTRACTOR.
27.

TELEPHONE OR FIBER SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
28.

ELECTRICAL AND TELCO/FIBER RACEWAYS TO BE BURIED A MINIMUM DEPTH OF 30", UNLESS OTHERWISE NOTED.
29.

CONTRACTOR SHALL PLACE 6" WIDE DETECTABLE WARNING TAPE AT A DEPTH OF 6" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOMM".
30.

ALL BOLTS SHALL BE 3–16 STAINLESS STEEL

GROUNDING NOTES:

1.

ALL HARDWARE SHALL BE 3–16 STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI–OXIDANT COMPOUND, AS SPECIFIED, BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
2.

FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI–OXIDANT COMPOUND BEFORE MATING.
3.

ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.
4.

ALL ELECTRICAL AND GROUNDING AT THE POLE SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.

5.

ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
6.

GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #6 GROUND WIRES. FOLLOW ANTENNA AND BTS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS.
7.

ALL GROUND CONNECTIONS SHALL BE #6 AWG, UNLESS OTHERWISE NOTED. ALL WIRES SHALL BE COPPER WITH THHN, UNLESS OTHERWISE NOTED. ALL GROUND WIRE SHALL BE SOLID TIN COATED OR STRANDED BLACK INSULATED WIRE.
8.

CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE, 10 OHMS MAXIMUM. PROVIDE SUPPLEMENT GROUNDING RODS AS REQUIRED TO ACHIEVE SPECIFIED OHMS READING. GROUNDING AND OTHER OPTIONAL TESTING WILL BE WITNESSED BY THE MOBILITIE CM.
9.

NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
10.

ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED A MINIMUM OF 30" BELOW GRADE/ 6" BELOW FROST–LINE IN TRENCH, UNLESS OTHERWISE NOTED. BACK FILL SHALL BE COMPACTED AS REQUIRED BY ARCHITECT/ENGINEER.
11.

ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.
12.

ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:
12.A.RNDY, HY–GRADE U.L. LISTED CONNECTORS FOR OUTDOOR USE OR AS APPROVED BY APPLICANT PROJECT MANAGER. CADWELD, EXOTHERMIC WELDS WELDED CONNECTIONS).
12.B.ONE (1) HOLE TINNED COPPER COMPRESSION (LONG BARREL) FITTINGS.
13.

ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSED MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICES) AND WEATHER–PROOFED WITH HEAT SHRINK.
14.

ALL CONNECTION HARDWARE SHALL BE TYPE 3–16 STAINLESS STEEL (NOT ATTRACTED TO MAGNETS). ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250–82 AND SHALL BOND ALL (E) AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS.
- TESTING AND EQUIPMENT TURN UP REQUIREMENTS:
1.

RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT TESTING WILL COMPLY WITH CURRENT INDUSTRY STANDARDS AND OR THOSE STANDARDS OF THE EQUIPMENT MANUFACTURER OR PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
2.

CONTRACTOR WILL USE THE APPROPRIATE CALIBRATED TESTING EQUIPMENT IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT THAT MEET INDUSTRY STANDARDS OF THE MANUFACTURER OR THOSE STANDARDS PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
3.

CONTRACTOR TO VERIFY AND RECORD ALL TEST RESULTS AND PROVIDE THESE RESULTS WITHIN THE FINAL CLOSE OUT PACKAGE.
4.

ALL PERSONNEL INVOLVED IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT WILL BE REQUIRED TO HAVE BEEN TRAINED AND OR CERTIFIED IN THE PROPER TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT.
5.

ALL TEST RESULTS SHALL BE TIME STAMPED, RECORDED AND PRESENTED PRIOR TO ENERGIZING AND TURN UP OF ANY EQUIPMENT.
6.

GPS EQUIPMENT IS NOT TO BE TESTED OR ATTACHED TO ANY CABLING DURING TESTING, DOING SO WILL DAMAGE THE GPS UNIT.
7.

PRIOR TO TESTING IF THE CONTRACTOR HAS ANY QUESTIONS ABOUT THE TESTING PROCEDURES THEY ARE TO CALL AND OBTAIN ASSISTANCE FROM A QUALIFIED DESIGNATED TESTING REPRESENTATIVE.
8.

EQUIPMENT IS NOT TO BE ENERGIZED UNTIL ALL TESTING HAS BEEN COMPLETED, APPROVED AND THE APPROPRIATE AUTHORITY HAS BEEN NOTIFIED AND GIVES APPROVAL TO ENERGIZE THE EQUIPMENT.
- SITE WORK NOTES:
1.

DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
2.

SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS–BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
3.

ALL (E) UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL (E) UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING (E) UTILITIES

4.

CONTRACTOR SHALL VERIFY ALL (E) UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER OR MOBILITIE CM FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT THEIR OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL UTILITY LOCATE HOT LINE, SUCH AS 811, FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
5.

ALL NEW AND (E) UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK. ANY COST RELATED TO ADJUSTING (E) STRUCTURES SHALL BE BORNE SOLELY BY THE CONTRACTOR.
6.

GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO (E) GRADES AT THE GRADING LIMITS.
7.

ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.



1572 N. BATAVIA ST. SUITE 1D
ORANGE, CA 92867

PROJECT NO:	OG90XS141E
DRAWN BY:	IG
CHECKED BY:	JF

11	10/02/18	CLIENT COMMENTS
10	08/31/18	CLIENT COMMENTS
9	11/22/17	UC INCORPORATED
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7	09/26/17	CITY COMMENTS
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4	03/9/17	CLIENT COMMENTS
3	02/28/17	CM COMMENTS
2	02/02/17	DESIGN UPDATE
1	12/07/16	TEMPLATE UPDATE
0	07/22/16	90% CONSTRUCTION DRAWINGS

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

OG90XS141E
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-2

Packet Pg. 170

Attachment: Attachment 6 - Plans (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie, LLC))

4.5.1.f

ELECTRICAL NOTES CONT'D

13.

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14.

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21.

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22.

RACEWAYS: CONDUIT SHALL BE SCHEDULE 80 PVC MEETING OR EXCEEDING NEMA TC2 – 1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS – 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL–6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'COLD GALV'.
23.

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24.

CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, UNLESS OTHERWISE NOTED, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
25.

CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST–ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
26.

SERVICE: AS SPECIFIED ON THE DRAWINGS. OWNER OR OWNER’S AGENT WILL APPLY FOR POWER. ALL PROVISIONS FOR TEMPORARY POWER WILL BE OBTAINED BY THE CONTRACTOR.
27.

TELEPHONE OR FIBER SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
28.

ELECTRICAL AND TELCO/FIBER RACEWAYS TO BE BURIED A MINIMUM DEPTH OF 30", UNLESS OTHERWISE NOTED.
29.

CONTRACTOR SHALL PLACE 6" WIDE DETECTABLE WARNING TAPE AT A DEPTH OF 6" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOMM".
30.

ALL BOLTS SHALL BE 3–16 STAINLESS STEEL

GROUNDING NOTES:

1.

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4.

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5.

ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
6.

GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #6 GROUND WIRES. FOLLOW ANTENNA AND BTS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS.
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8.

CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE, 10 OHMS MAXIMUM. PROVIDE SUPPLEMENT GROUNDING RODS AS REQUIRED TO ACHIEVE SPECIFIED OHMS READING. GROUNDING AND OTHER OPTIONAL TESTING WILL BE WITNESSED BY THE MOBILITIE CM.
9.

NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
10.

ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED A MINIMUM OF 30" BELOW GRADE/ 6" BELOW FROST–LINE IN TRENCH, UNLESS OTHERWISE NOTED. BACK FILL SHALL BE COMPACTED AS REQUIRED BY ARCHITECT/ENGINEER.
11.

ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.
12.

ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:
12.A.RNDY, HY–GRADE U.L. LISTED CONNECTORS FOR OUTDOOR USE OR AS APPROVED BY APPLICANT PROJECT MANAGER. CADWELD, EXOTHERMIC WELDS WELDED CONNECTIONS).
12.B.ONE (1) HOLE TINNED COPPER COMPRESSION (LONG BARREL) FITTINGS.
13.

ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSED MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICES) AND WEATHER–PROOFED WITH HEAT SHRINK.
14.

ALL CONNECTION HARDWARE SHALL BE TYPE 3–16 STAINLESS STEEL (NOT ATTRACTED TO MAGNETS). ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250–82 AND SHALL BOND ALL (E) AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS.
- TESTING AND EQUIPMENT TURN UP REQUIREMENTS:
1.

RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT TESTING WILL COMPLY WITH CURRENT INDUSTRY STANDARDS AND OR THOSE STANDARDS OF THE EQUIPMENT MANUFACTURER OR PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
2.

CONTRACTOR WILL USE THE APPROPRIATE CALIBRATED TESTING EQUIPMENT IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT THAT MEET INDUSTRY STANDARDS OF THE MANUFACTURER OR THOSE STANDARDS PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
3.

CONTRACTOR TO VERIFY AND RECORD ALL TEST RESULTS AND PROVIDE THESE RESULTS WITHIN THE FINAL CLOSE OUT PACKAGE.
4.

ALL PERSONNEL INVOLVED IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT WILL BE REQUIRED TO HAVE BEEN TRAINED AND OR CERTIFIED IN THE PROPER TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT.
5.

ALL TEST RESULTS SHALL BE TIME STAMPED, RECORDED AND PRESENTED PRIOR TO ENERGIZING AND TURN UP OF ANY EQUIPMENT.
6.

GPS EQUIPMENT IS NOT TO BE TESTED OR ATTACHED TO ANY CABLING DURING TESTING, DOING SO WILL DAMAGE THE GPS UNIT.
7.

PRIOR TO TESTING IF THE CONTRACTOR HAS ANY QUESTIONS ABOUT THE TESTING PROCEDURES THEY ARE TO CALL AND OBTAIN ASSISTANCE FROM A QUALIFIED DESIGNATED TESTING REPRESENTATIVE.
8.

EQUIPMENT IS NOT TO BE ENERGIZED UNTIL ALL TESTING HAS BEEN COMPLETED, APPROVED AND THE APPROPRIATE AUTHORITY HAS BEEN NOTIFIED AND GIVES APPROVAL TO ENERGIZE THE EQUIPMENT.
- SITE WORK NOTES:
1.

DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
2.

SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS–BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
3.

ALL (E) UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL (E) UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING (E) UTILITIES

4.

CONTRACTOR SHALL VERIFY ALL (E) UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER OR MOBILITIE CM FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT THEIR OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL UTILITY LOCATE HOT LINE, SUCH AS 811, FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
5.

ALL NEW AND (E) UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK. ANY COST RELATED TO ADJUSTING (E) STRUCTURES SHALL BE BORNE SOLELY BY THE CONTRACTOR.
6.

GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO (E) GRADES AT THE GRADING LIMITS.
7.

ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.



1572 N. BATAVIA ST. SUITE 1D
ORANGE, CA 92867

PROJECT NO:	OG90XS141E
DRAWN BY:	IG
CHECKED BY:	JF

11	10/02/18	CLIENT COMMENTS
10	08/31/18	CLIENT COMMENTS
9	11/22/17	UC INCORPORATED
8	10/06/17	UC INCORPORATED
7	09/26/17	CITY COMMENTS
6	08/28/17	CLIENT COMMENTS
5	08/07/17	DESIGN UPDATE
4	03/9/17	CLIENT COMMENTS
3	02/28/17	CM COMMENTS
2	02/02/17	DESIGN UPDATE
1	12/07/16	TEMPLATE UPDATE
0	07/22/16	90% CONSTRUCTION DRAWINGS

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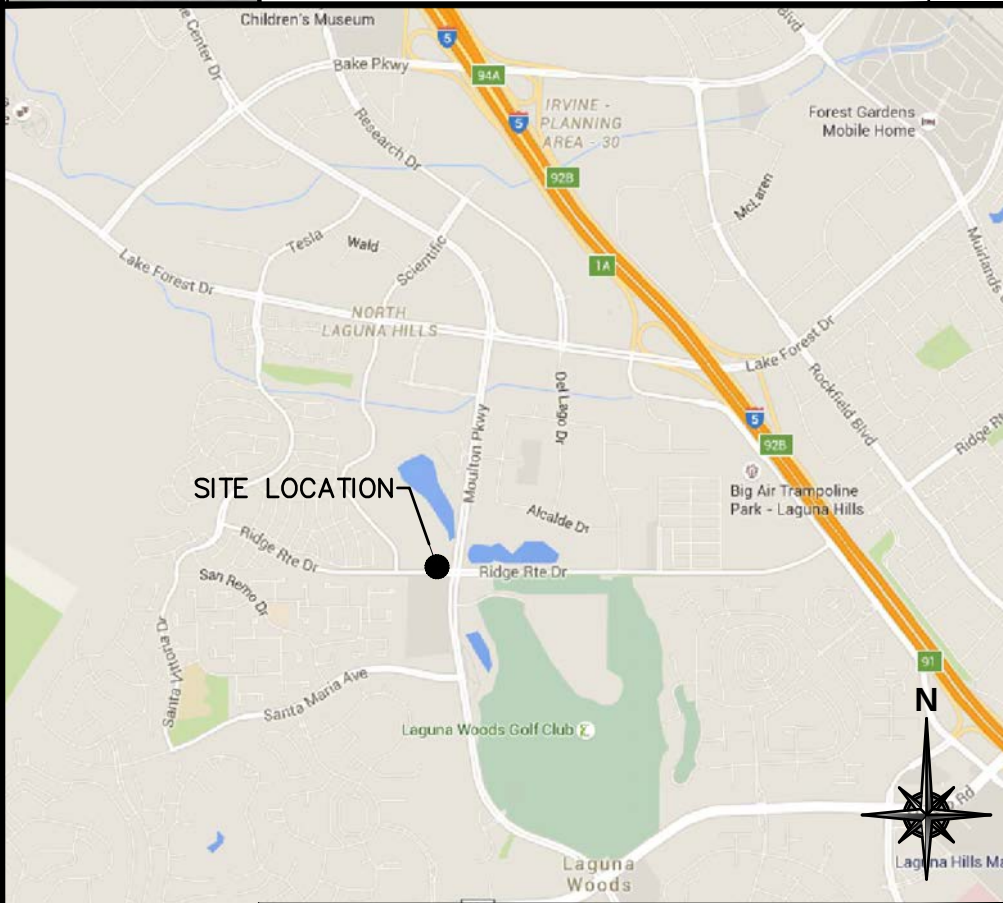
OG90XS141E
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-3

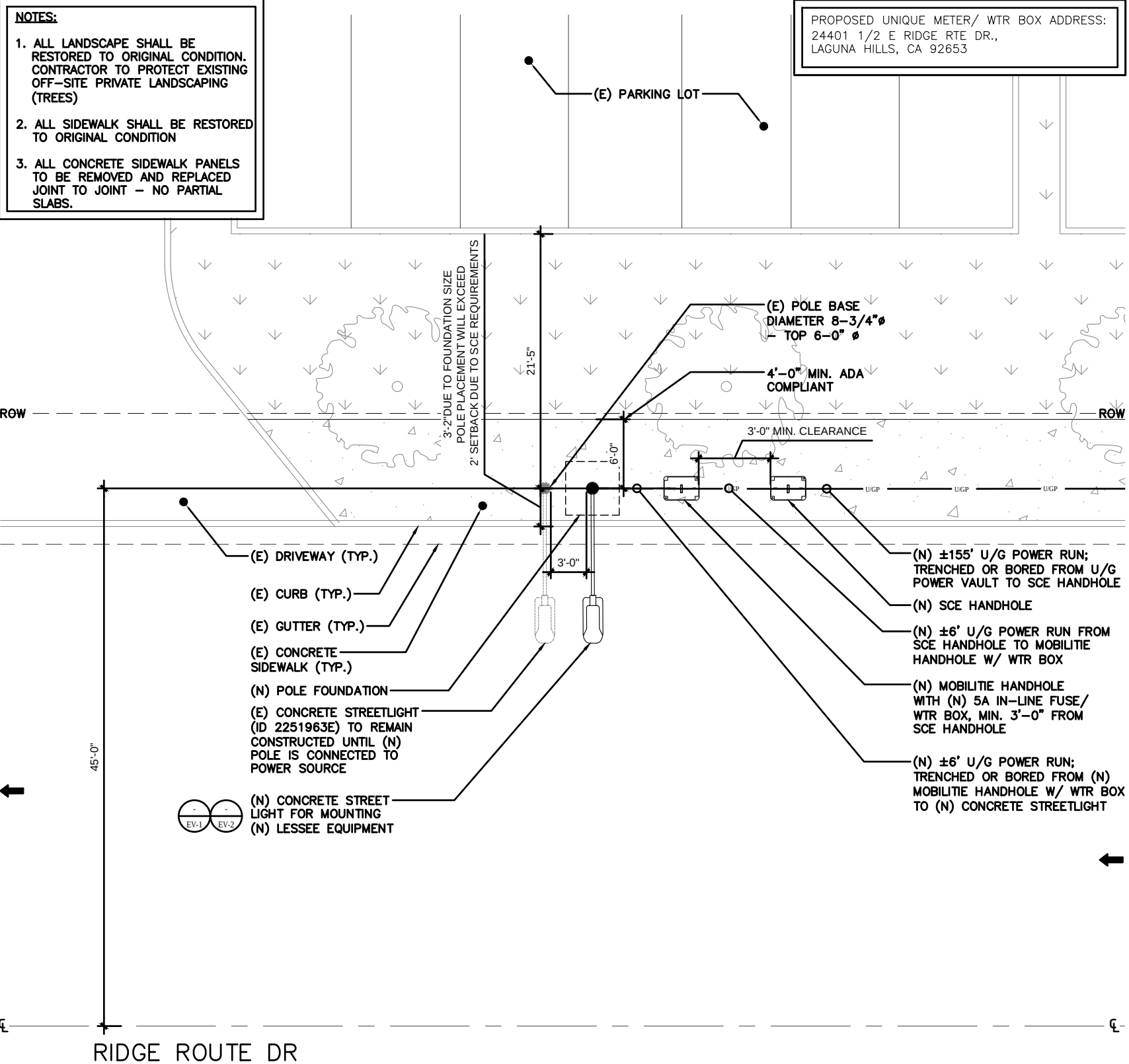


EXHIBIT PHOTO
SCALE: NOT TO SCALE
1



AERIAL SITE LOCATION
SCALE: NOT TO SCALE
2

- NOTES:**
- 1. ALL LANDSCAPE SHALL BE RESTORED TO ORIGINAL CONDITION. CONTRACTOR TO PROTECT EXISTING OFF-SITE PRIVATE LANDSCAPING (TREES)
 - 2. ALL SIDEWALK SHALL BE RESTORED TO ORIGINAL CONDITION
 - 3. ALL CONCRETE SIDEWALK PANELS TO BE REMOVED AND REPLACED JOINT TO JOINT -- NO PARTIAL SLABS.



NOTE:
THIS SITE PLAN WAS GENERATED WITHOUT THE USE OF A SURVEY. PROPERTY LINES, RIGHT-OF-WAYS, POWER & TELCO UTILITY POINT CONNECTIONS/ROUTES AND EASEMENTS SHOWN ON THESE PLANS ARE ESTIMATED. ALL ITEMS AND DIMENSIONS SHOULD BE VERIFIED IN THE FIELD.

ENLARGED SITE PLAN
SCALE: 3/32" = 1'-0" (3/16" = 1'-0" ON 22"x34" SHEET)
3

4.5.1.f

mobilitie
intelligent infrastructure

XD Industries
1572 N. BATAVIA ST. SUITE 1D
ORANGE, CA 92867

PROJECT NO: OG90XS141E
DRAWN BY: IG
CHECKED BY: JF

		CLIENT COMMENTS
11	10/02/18	CLIENT COMMENTS
10	08/31/18	CLIENT COMMENTS
9	11/22/17	UC INCORPORATED
8	10/06/17	UC INCORPORATED
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OG90XS141E
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
EXHIBIT PHOTO & SITE PLAN

SHEET NUMBER
SP-1

Packet Pg. 172

3. ALL CONCRETE SIDEWALK PANELS TO BE REMOVED AND REPLACED JOINT TO JOINT - NO PARTIAL SLABS.

(E) TRAFFIC SIGNAL
LIGHT (TYP.)

RIDGE ROUTE DR

(E) TRAFFIC SIGNAL
LIGHT (TYP.)

NOTE:
THIS SITE PLAN WAS GENERATED WITHOUT THE USE OF A SURVEY. PROPERTY LINES, RIGHT-OF-WAYS, POWER & TELCO UTILITY POINT CONNECTIONS/ROUTES AND EASEMENTS SHOWN ON THESE PLANS ARE ESTIMATED. ALL ITEMS AND DIMENSIONS SHOULD BE VERIFIED IN THE FIELD.

SCALE: 1/32" = 1'-0" (1/16" = 1'-0" ON 22"x34" SHEET)

1

Packet Pg. 173

IT IS A VIOLATION OF THE LAW FOR ANY
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PROJECT NO:	OG90XS141E
DRAWN BY:	IG
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2	02/02/17	DESIGN UPDATE
1	12/07/16	TEMPLATE UPDATE
0	07/22/16	90% CONSTRUCTION DRAWINGS



1572 N. BATAVIA ST. SUITE 110
ORANGE, CA 92667



1572 N. BATAVIA ST. SUITE 1D
ORANGE, CA 92867

PROJECT NO:	OG90XS141E
DRAWN BY:	IG
CHECKED BY:	JF

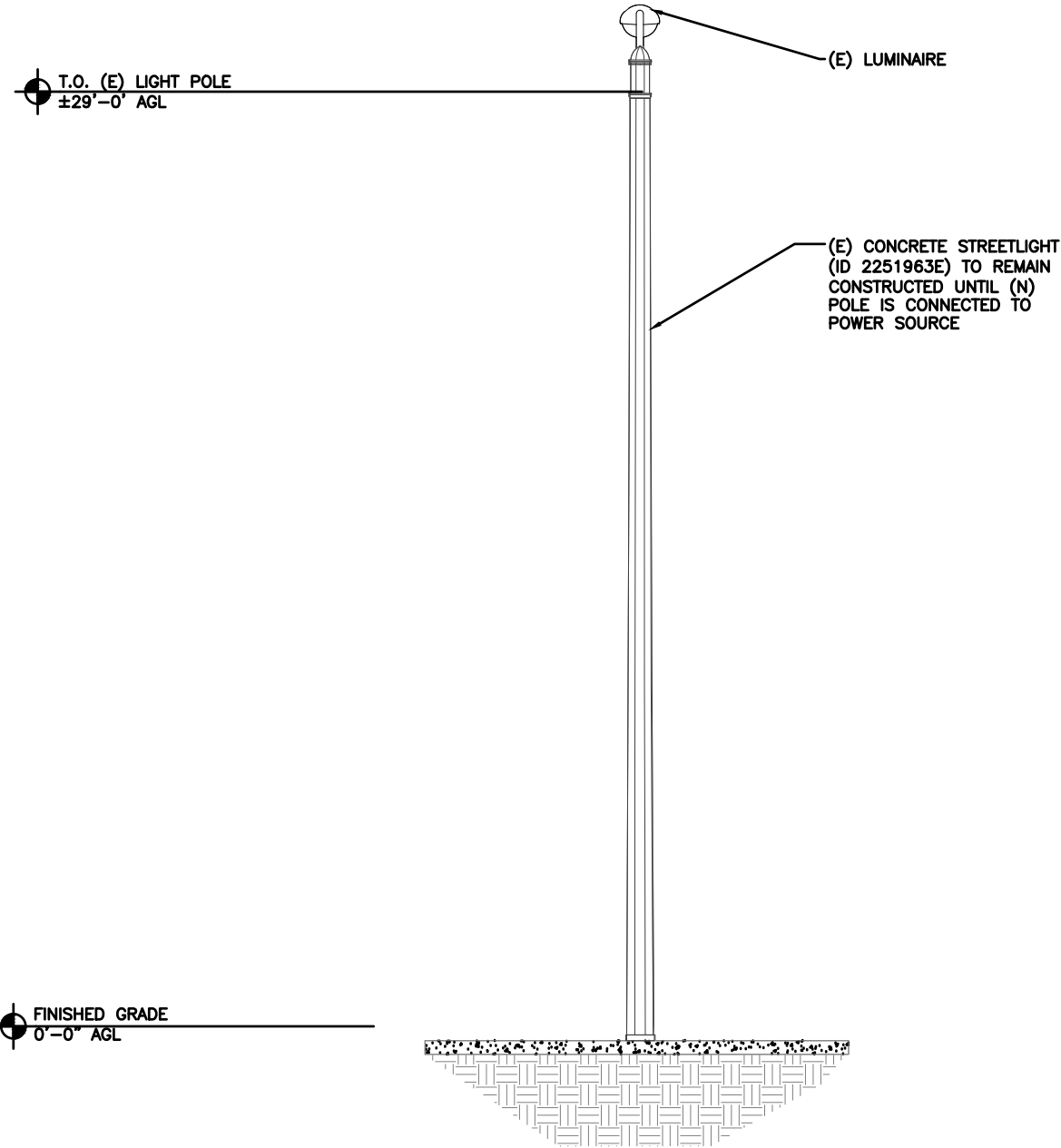
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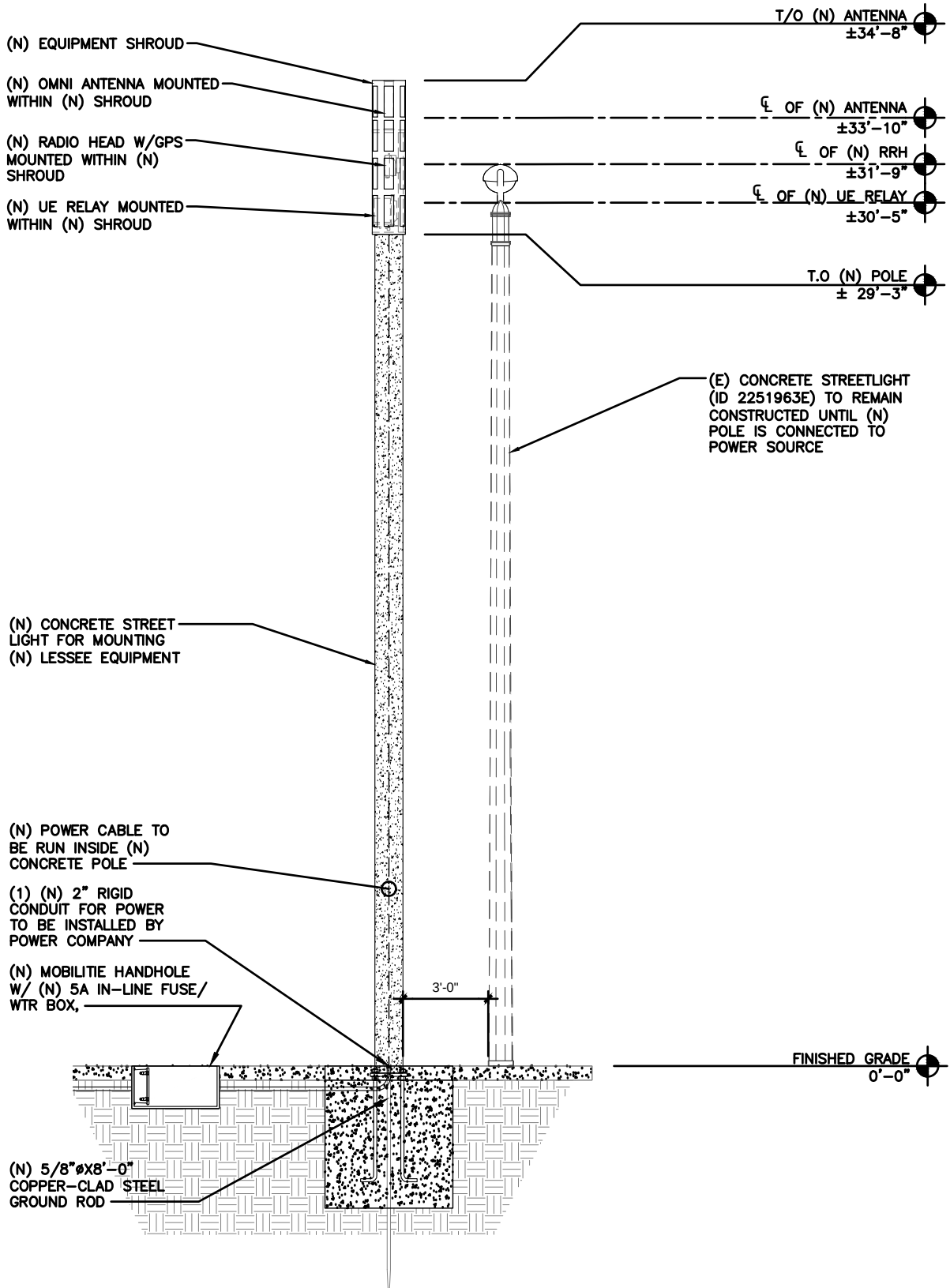
OG90XS141E
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
POLE ELEVATIONS

SHEET NUMBER
EV-1



EXISTING REAR ELEVATION



NEW REAR ELEVATION

POLE ELEVATIONS

SCALE: 3/16" = 1'-0" (3/8" = 1'-0" ON 22"x34" SHEET)



1572 N. BATAVIA ST. SUITE 1D
ORANGE, CA 92867

PROJECT NO:	OG90XS141E
DRAWN BY:	IG
CHECKED BY:	JF

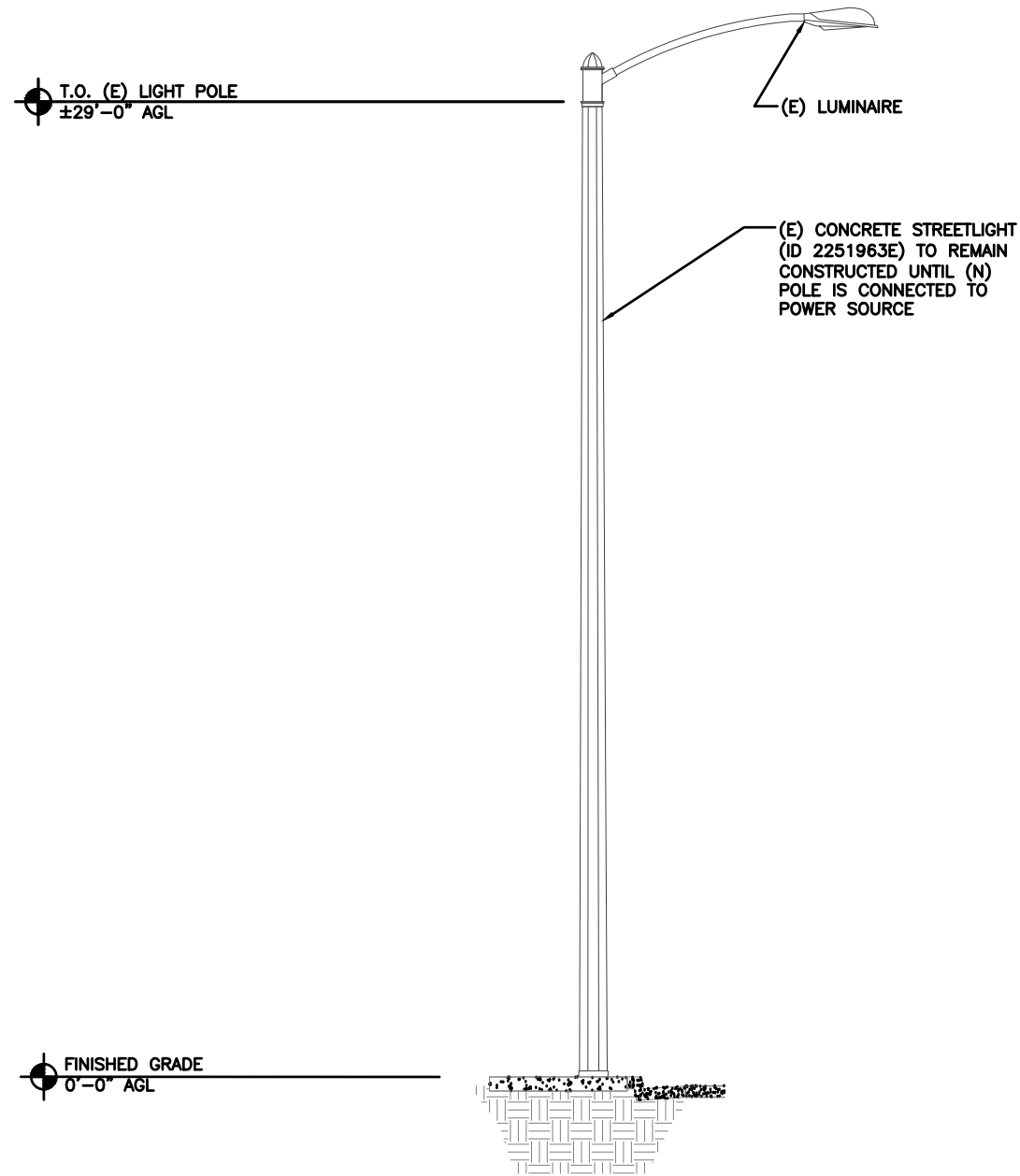
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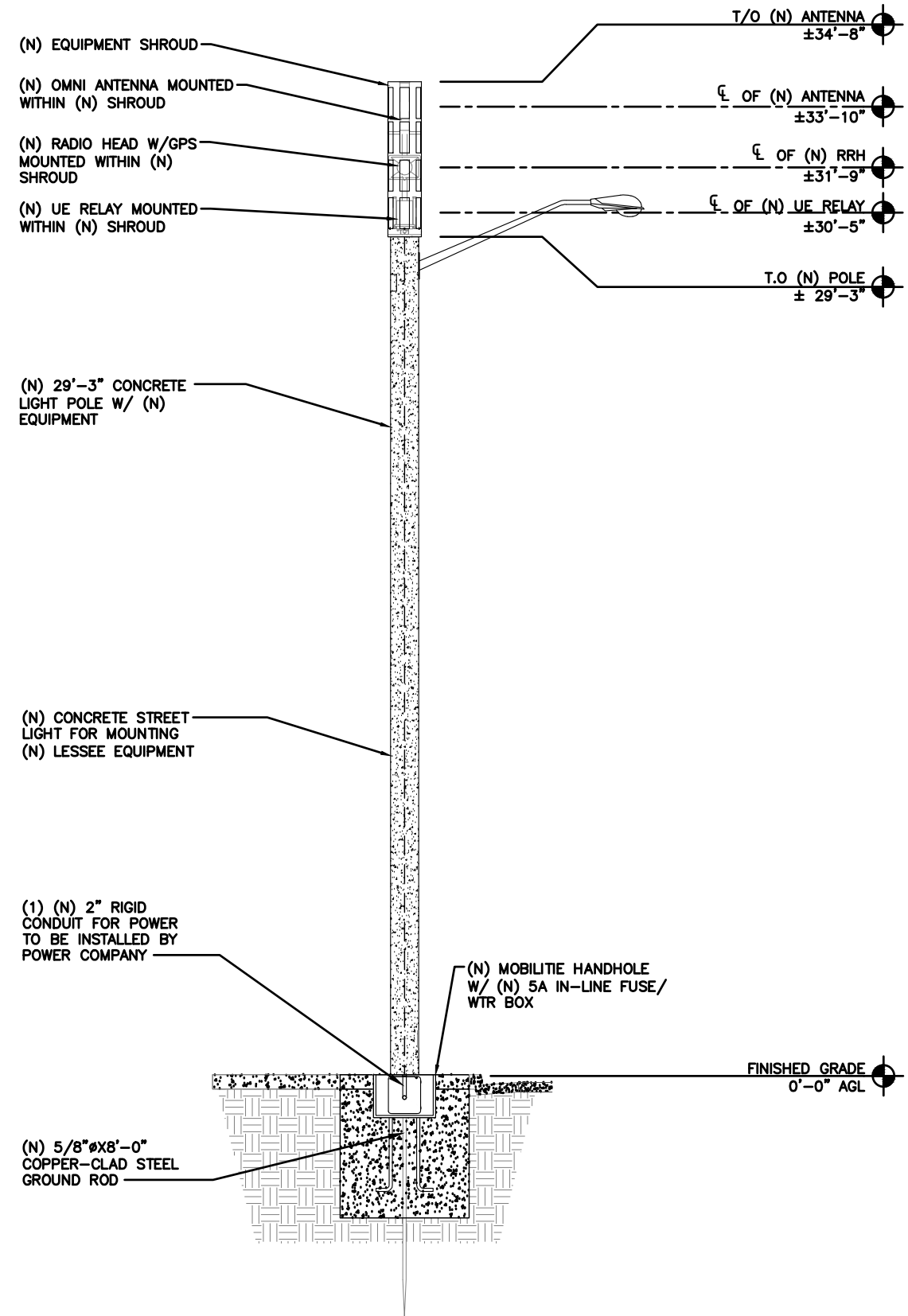
OG90XS141E
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
POLE ELEVATIONS

SHEET NUMBER
EV-2



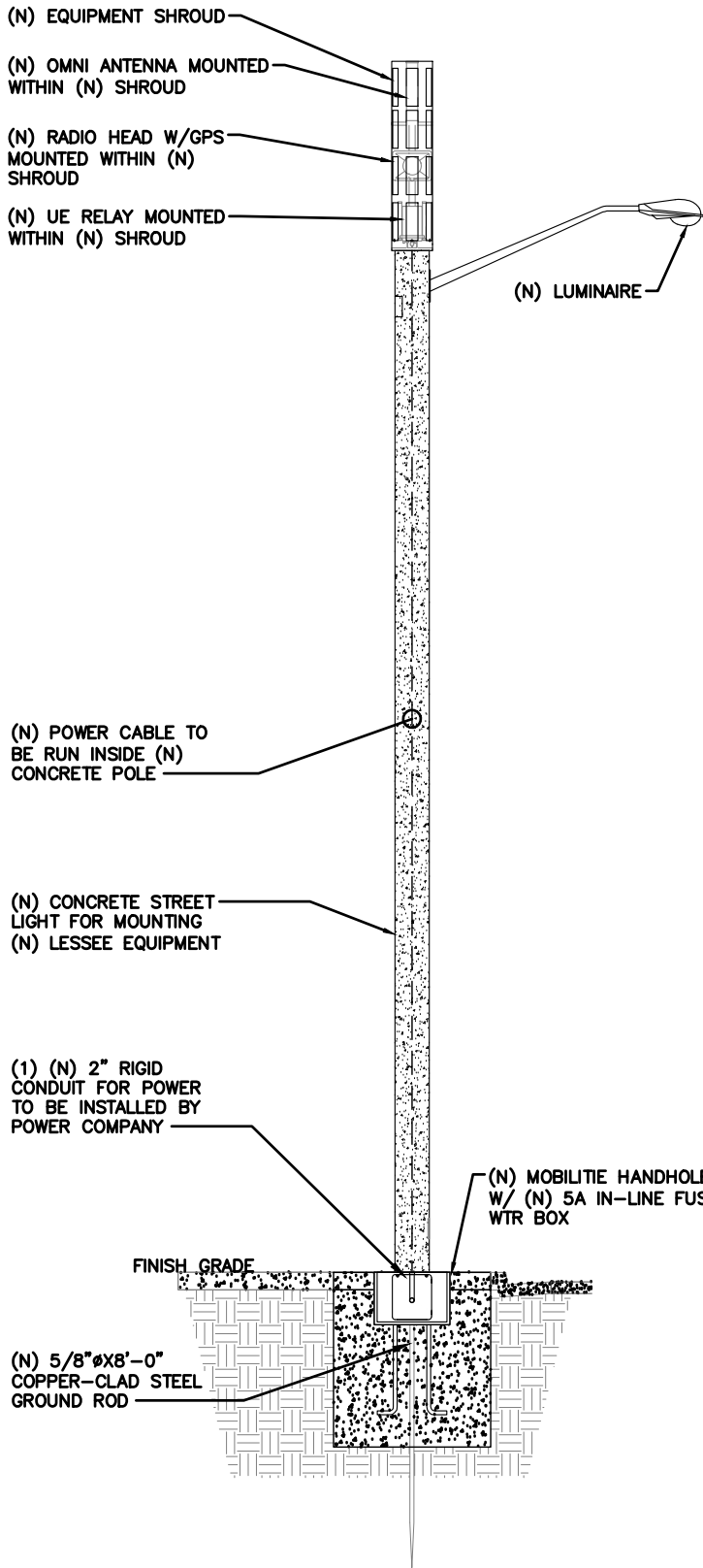
EXISTING SIDE ELEVATION



NEW SIDE ELEVATION

POLE ELEVATIONS

SCALE: 3/16" = 1'-0" (3/8" = 1'-0" ON 22"x34" SHEET)



NOTE:

1. CABLING DIAGRAM IS FOR CLARITY OF CABLE ROUTE AND TERMINATION ONLY. CONTRACTOR SHALL INSTALL CABLES WITH MINIMAL VISUAL IMPACT ON (N) CONCRETE LIGHT POLE. SEE ELEVATION DRAWING FOR EQUIPMENT AND ANTENNA LOCATIONS.

2. PROJECT SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS POLE OR STRUCTURE. (N) EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE POLE OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THE EQUIPMENT. PRIOR TO ANY INSTALLATION, A STRUCTURAL EVALUATION OF THE POLE OR STRUCTURE SHOULD BE PERFORMED.

CABLING NOTES:

- A) WOOD, CONCRETE AND EXISTING METALLIC POLES
- I) GROUNDING CONDUCTORS IN EXPOSED LOCATIONS MUST BE INSTALLED IN PVC.
- II) IN EARTH INSTALL PVC CONDUIT FOR BACKHAUL AND ELECTRICAL SERVICE. TRANSITION TO RGS AT GRADE LINE.
- (1) UTILIZE ½" COAX BLOCKS WITH LAG SCREWS TO SUPPORT COAX, RADIO AND MW POWER, RF COAX, AND ETHERNET CABLES TO WITHIN 12" OF THE EQUIPMENT BEING SERVED AND ON INTERVALS NOT TO EXCEED 6'.
- III) FOR UNDERGROUND HFC/PUBLIC BACKHAUL, ROUTE ETHERNET CABLE IN CONDUIT UP THE POLE AND ENTER THE UTILITY POLE RISER. SEAL EXPOSED END OF CONDUIT WITH A CABLE TERMINATION FITTING.
- IV) BY APPROVAL IN SELECT CASES LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LFMC) MAY BE USED IN LENGTHS NOT TO EXCEED 36" TO EXTEND THE ELECTRICAL SERVICE CONDUIT TO THE AC DISTRIBUTION BOX. EXAMPLE: UTILITY-REQUIRED DISCONNECT ON POLE W/ AC DISTRIBUTION BOX ON OPPOSITE SIDE OF POLE.
- B) (N) METALLIC POLES
- I) PROCURE (N) POLES WITH SUITABLE HAND HOLES SUCH THAT HAND HOLES EXIST AT ALL EQUIPMENT LOCATIONS.
- (1) WITH CLIENT APPROVAL IN SELECT CASES TO FACILITATE IMPROVED APPEARANCE, ½" COAXIAL CABLES MAY BE "SUPERFLEX" IN LIEU OF LDF-4.
- II) WHERE POSSIBLE, INSTALL POLE BASE SUCH THAT THE ELECTRICAL FEED AND BACKHAUL (IF UNDERGROUND) CIRCUIT ENTER THE POLE THROUGH THE POLE BASE. IF A DISCONNECTING MEANS SEPARATE FROM THE AC DISTRIBUTION BOX IS REQUIRED BY JURISDICTION OR UTILITY, WITH APPROVAL IN SELECT CASES LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LFMC) MAY BE USED IN LENGTHS NOT TO EXCEED 36" TO EXTEND THE ELECTRICAL SERVICE CONDUIT TO THE AC DISTRIBUTION BOX.

PLUMBING DIAGRAM

SCALE: 3/16" = 1'-0" (3/8" = 1'-0" ON 22"x34" SHEET)

1

BILL OF MATERIALS							
QTY.	DESCRIPTION	MANUFACTURER	MODEL NUMBER	AZIMUTH	CABLE	DIMENSIONS (HxWxD)	WEIGHT
1	ANTENNA	CCI	SCA-OM-360Fx-Q-H2	TBD	X'±	20.9" X 4" DIAMETER	3.2 LBS
1	UE RELAY	AIRSPAN	iR460-SPB-ST-1-P-0	TBD	3'±	13" X 7" DIAMETER	8.8 LBS
-	-	-	-	-	-	-	-
1	GPS UNIT	NOKIA	FAWD/472932A	-	-	3.1" X 2.1" DIAMETER	TBD
1	RADIO	NOKIA	473603A	-	3'±	9.7" X 12.9" X 6.3"	24.7 LBS
-	-	-	-	-	-	-	-
1	ANTENNA SHROUD	CONCEALFAB	009819-000	-	1'±	65" X 14" DIAMETER	TBD
1	CONCRETE LIGHT POLE	AMERON	BP300X09	-	-	29'-3" X 11.8" DIAMETER	TBD

EQUIPMENT CHART

SCALE: NOT TO SCALE

2



1572 N. BATAVIA ST. SUITE 1D
ORANGE, CA 92867

PROJECT NO:	OG90XS141E
DRAWN BY:	IG
CHECKED BY:	JF

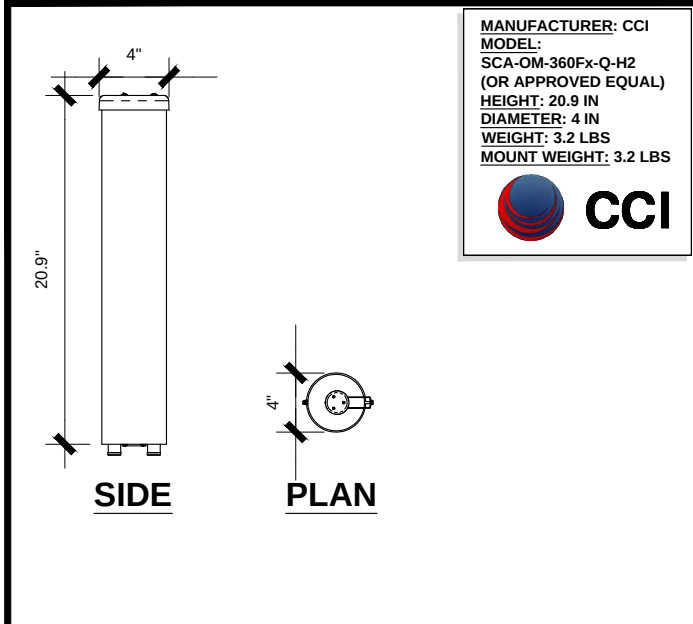
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0	07/22/16	90% CONSTRUCTION DRAWINGS

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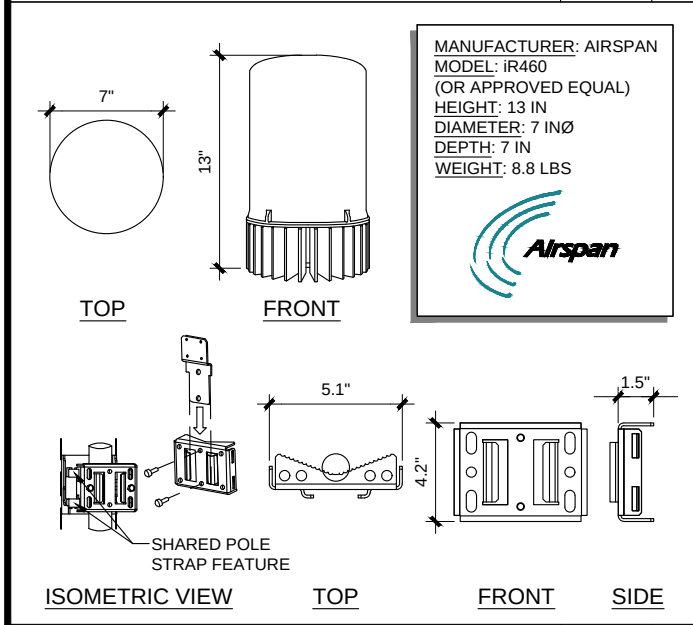
OG90XS141E
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
PLUMBING DIAGRAM

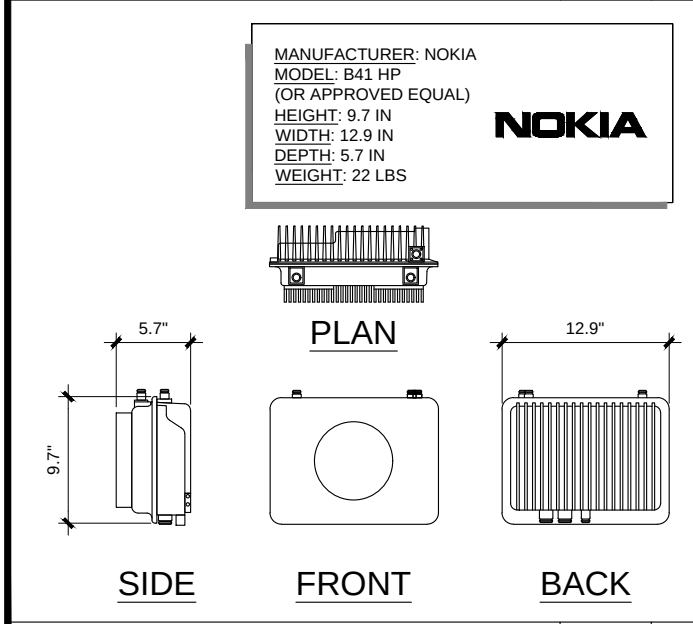
SHEET NUMBER
PL-1



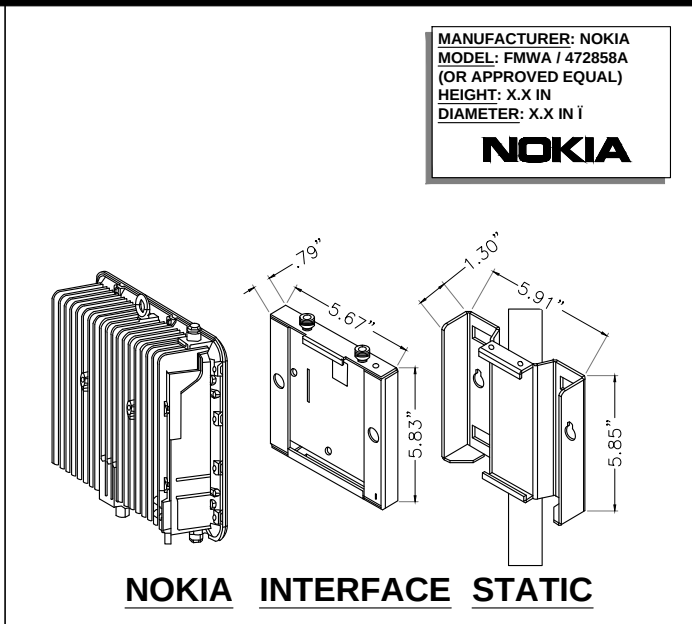
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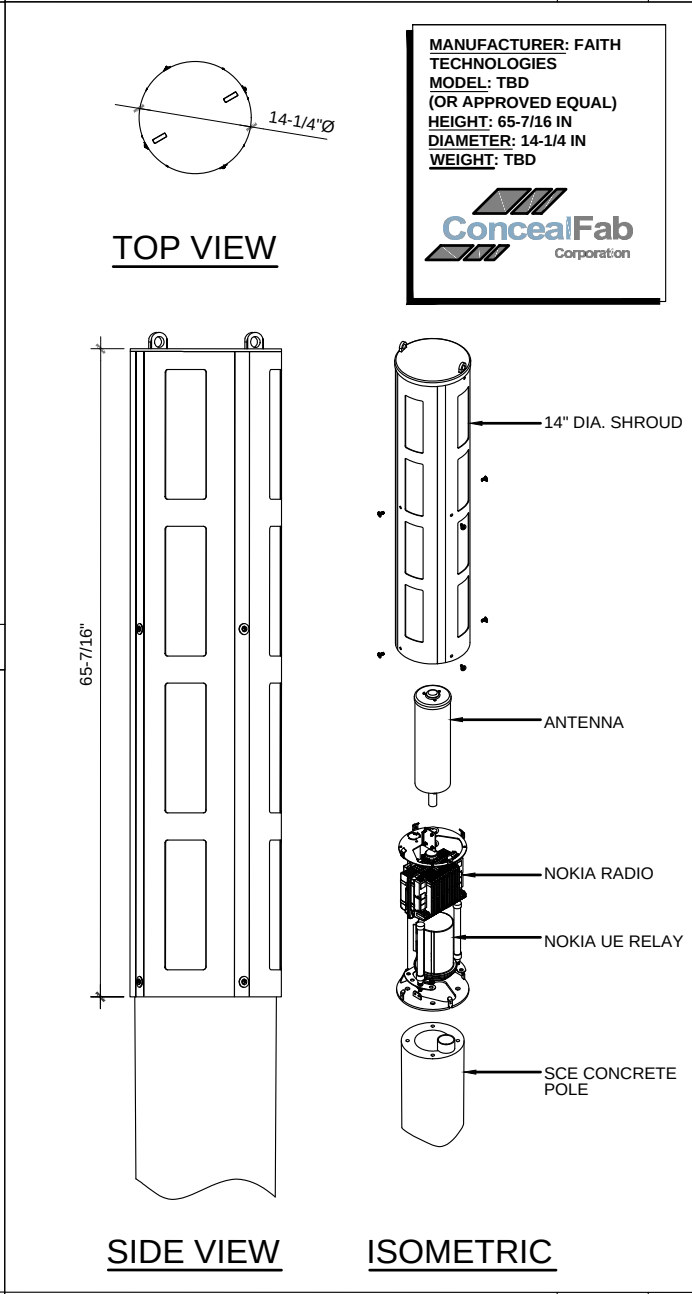
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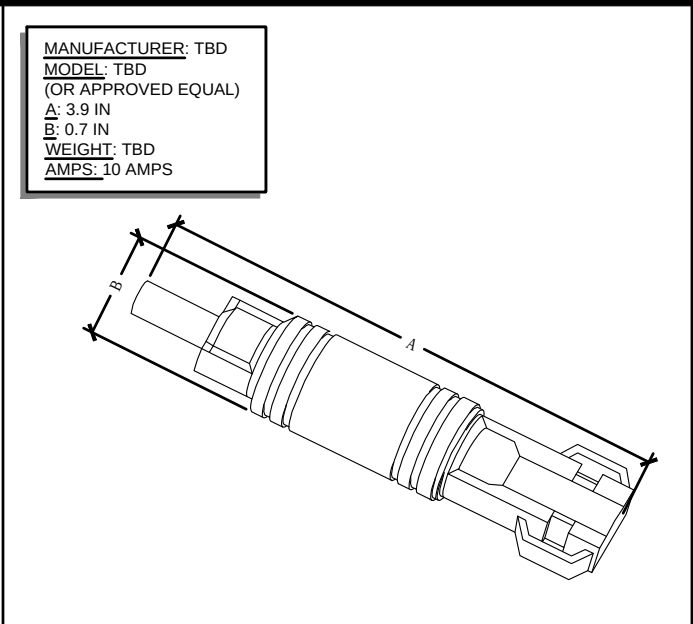
REMOTE RADIO HEAD



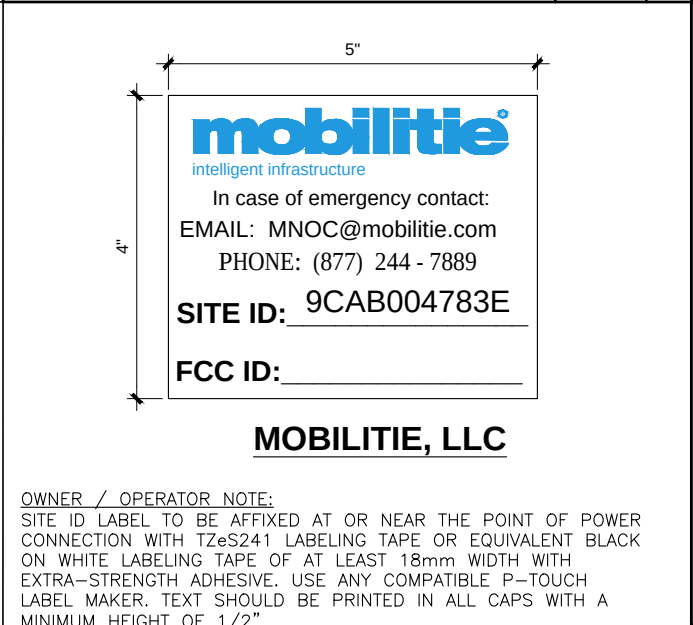
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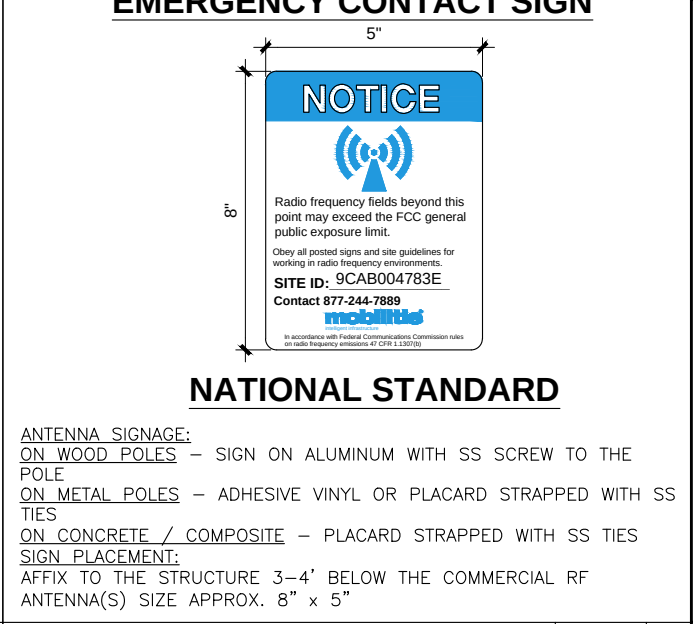
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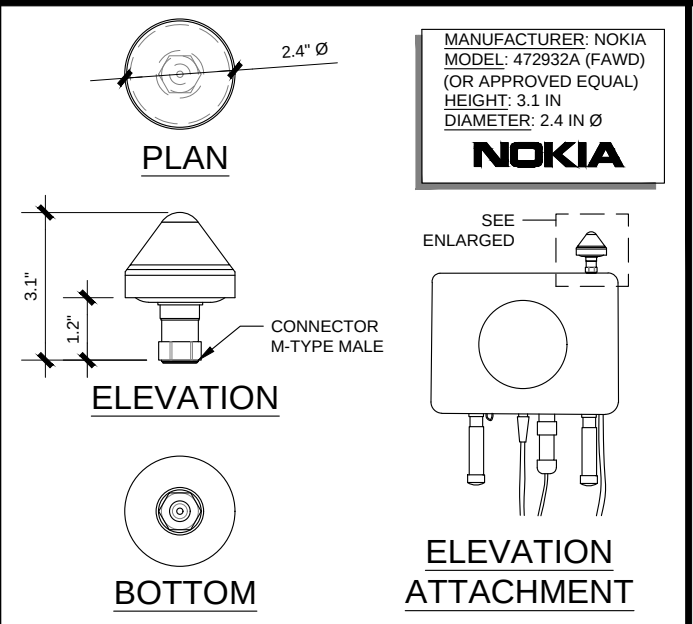
IN-LINE FUSE



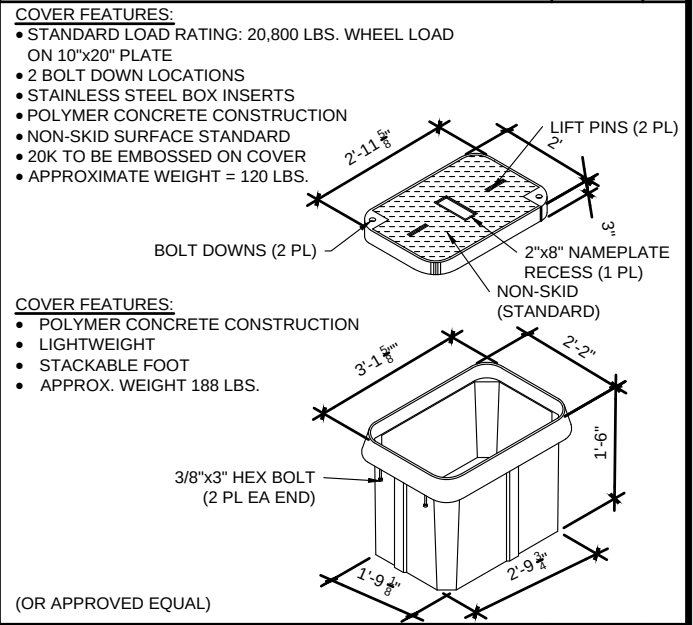
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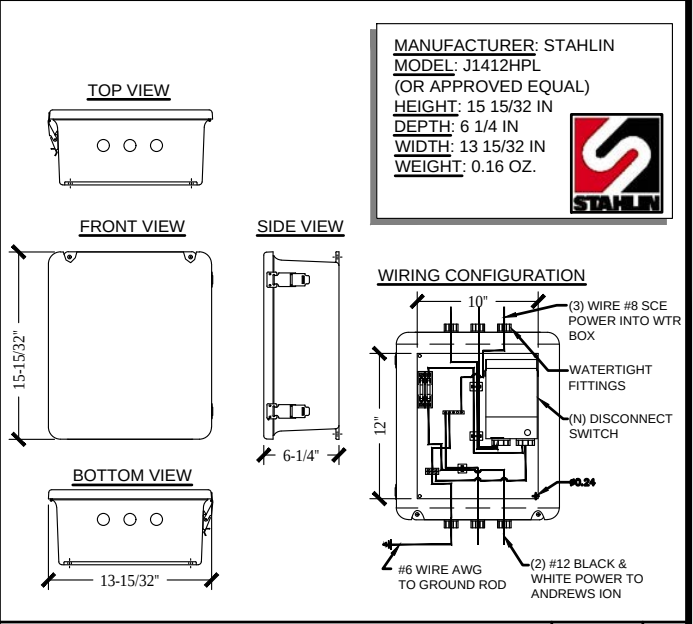
POLE MOUNTED SIGNS



GPS UNIT



UTILITY VAULT DETAIL



WTR FUSE BOX



intelligent infrastructure



1572 N. BATAVIA ST. SUITE 1D
ORANGE, CA 92867

PROJECT NO:	OG90XS141E
DRAWN BY:	IG
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11	10/02/18	CLIENT COMMENTS
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OG90XS141E
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
EQ-1

Packet Pg. 177

GENERAL CONSTRUCTION NOTES:

1.

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST ADOPTED EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
2.

CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND LATEST MOBILITIE CONSTRUCTION STANDARDS. THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER OR MOBILITIE CM PRIOR TO THE COMMENCEMENT OF WORK.
3.

CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE (N) WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED, AS SHOWN, PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER OR MOBILITIE CM PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.
4.

IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. CONTRACTOR IS REQUIRED TO FURNISH AND INSTALL ANY/ALL ITEMS FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM SUBJECT ONLY TO OWNER-SUPPLIED ITEMS. CONTRACTOR SHALL PROVIDE ANY/ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
5.

PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. OWNER PROVIDED AND CONTRACTOR INSTALLED MATERIALS WILL INCLUDE THE FOLLOWING, UNLESS NOTED OTHERWISE:

A) TRANSMITTER

B) UHF ANTENNA AND MOUNTING BRACKETS, GPS ANTENNAS AND KU ANTENNAS

C) UHF COAX AND HANGERS

D) INTEGRATED LOAD CENTER
6.

DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, (E) CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ATTENTION OF THE MOBILITIE CM, IN WRITING, PRIOR TO THE COMMENCEMENT OF WORK.
7.

DETAILS PROVIDED ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR SITE CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
8.

CONTRACTOR SHALL PAY FOR APPLICABLE PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO ORDERING MATERIALS AND THE COMMENCEMENT OF WORK.
9.

THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
10.

CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
11.

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING ACCEPTED INDUSTRY-STANDARD SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
12.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
13.

CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE MOBILITIE CM AND SCHEDULE THEIR ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
14.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
15.

CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
16.

CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT (E) SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING ETC. AND IMMEDIATE REPAIR, TO NEW CONDITION, ANY DAMAGE THAT OCCURS DURING CONSTRUCTION AT THE SOLE COST OF THE CONTRACTOR.
17.

IN DRILLING HOLES, OR CORING, INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., MUST BE CLEARLY UNDERSTOOD THAT REINFORCING

STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE LOCATED BY THE CONTRACTOR USING APPROPRIATE METHODS AND EQUIPMENT PRIOR TO ANY DRILLING OR CORING OPERATIONS IN (E) CONCRETE.

1.

CONTRACTOR SHALL REPAIR, TO NEW CONDITION, ALL (E) WALL SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.
2.

CONTRACTOR SHALL SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES OR MATERIALS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS AND SYSTEMS THAT MEET OR EXCEED THE RATING OF THE ASSEMBLY IN WHICH THE NEW PENETRATION IS PLACED.
3.

CONTRACTOR SHALL KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
4.

MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERS RECOMMENDATIONS.
5.

CONTRACTOR SHALL MINIMIZE DISTURBANCE TO (E) SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH JURISDICTIONAL OR STATE AND LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL AND COORDINATED WITH LOCAL REGULATORY AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY EROSION CONTROL MEASURES, RECORD-KEEPING, MONITORING, AND REPORTING TO THE OWNER AND REGULATORY AUTHORITIES.
6.

ALL CONSTRUCTION WORK IS TO ADHERE TO APPLICANT'S INTEGRATED CONSTRUCTION STANDARDS UNLESS STATE OR LOCAL CODE IS MORE STRINGENT.
7.

THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE PER STATE BUILDING STANDARDS CODE AND STATE CODE OF REGULATIONS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISHED WORK WILL NOT COMPLY PER STATE CODE OF REGULATIONS, A SCOPE OF WORK DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK. A CHANGE ORDER FOR THAT SCOPE SHALL BE SUBMITTED TO THE MOBILITIE CM PRIOR TO PROCEEDING WITH THE WORK.
8.

ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
9.

CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE. ANY CORRECTIVE WORK SHALL BE COMPLETED AT THE SOLE COST OF THE CONTRACTOR.

ELECTRICAL NOTES:

1.

ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY MOBILITIE CM AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE MOBILITIE CM HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2.

ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL (E) CONDITIONS OF ELECTRICAL EQUIP., ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF THEIR BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC, ALL CODES AND ORDINANCES OF THE LOCAL JURISDICTION, AND POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT ARE NOT BE LIMITED TO:

- A) UL – UNDERWRITERS LABORATORIES

B) NEC – NATIONAL ELECTRICAL CODE

C) NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOC.

D) OSHA – OCCUPATIONAL SAFETY AND HEALTH ACT

E) SBC – STANDARD BUILDING CODE

F) NFPA – NATIONAL FIRE PROTECTION AGENCY

G) ANSI – AMERICAN NATIONAL STANDARDS INSTITUTE

H) IEEE – INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS

I) ASTM – AMERICAN SOCIETY FOR TESTING MATERIALS

4.

REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH MOBILITIE CM ANY SIZES AND LOCATIONS WHEN NEEDED.
5.

(E) SERVICES: CONTRACTOR SHALL NOT INTERRUPT (E) SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
6.

CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC... ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE MOBILITIE CM, PRIOR TO BEGINNING ANY WORK.
7.

MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION, UNLESS OTHERWISE NOTED.
8.

OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
9.

IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
10.

ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY APPLICANT.
11.

ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY FUNCTIONAL AND SHALL BE APPROVED BY THE MOBILITIE CM AND LOCAL JURISDICTION. ANY DEFICIENCIES SHALL BE CORRECTED BY AN ELECTRICAL CONTRACTOR AT THE SOLE COST OF THE CONTRACTOR.
12.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.



1572 N. BATAVIA ST. SUITE 1D
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3	06/23/17	UC INCORPORATED
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1	12/08/16	DESIGN CHANGE
0	07/08/16	90% CONSTRUCTION DRAWINGS

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

OG90XS143G
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

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ELECTRICAL NOTES CONT'D

13. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED BY THE CONTRACTOR WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
14. CONTRACTOR SHALL PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
15. DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO NOTES AND REQUIREMENTS 'EXCAVATION, AND BACKFILLING.
16. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IECE.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURER'S CATALOG INFORMATION OF ANY/ALL EQUIPMENT AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE MOBILITIE CM PRIOR TO INSTALLATION.
18. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE MOBILITIE CM UPON FINAL ACCEPTANCE.
19. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
20. DISCONNECT SWITCHES SHALL BE UL-RATED, H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
21. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND KNOWN AS "NO-OXIDE A" BY DEARBORN CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
22. RACEWAYS: CONDUIT SHALL BE SCHEDULE 80 PVC MEETING OR EXCEEDING NEMA TC2 - 1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'COLD GALV'.
23. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
24. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, UNLESS OTHERWISE NOTED, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
25. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
26. SERVICE: AS SPECIFIED ON THE DRAWINGS. OWNER OR OWNER'S AGENT WILL APPLY FOR POWER. ALL PROVISIONS FOR TEMPORARY POWER WILL BE OBTAINED BY THE CONTRACTOR.
27. TELEPHONE OR FIBER SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
28. ELECTRICAL AND TELCO/FIBER RACEWAYS TO BE BURIED A MINIMUM DEPTH OF 30", UNLESS OTHERWISE NOTED.
29. CONTRACTOR SHALL PLACE 6" WIDE DETECTABLE WARNING TAPE AT A DEPTH OF 6" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOMM".
30. ALL BOLTS SHALL BE 3-16 STAINLESS STEEL

GROUNDING NOTES:

1. ALL HARDWARE SHALL BE 3-16 STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND, AS SPECIFIED, BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.
4. ALL ELECTRICAL AND GROUNDING AT THE POLE SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.

5. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
6. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #6 GROUND WIRES. FOLLOW ANTENNA AND BTS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS.
7. ALL GROUND CONNECTIONS SHALL BE #6 AWG, UNLESS OTHERWISE NOTED. ALL WIRES SHALL BE COPPER WITH THHN, UNLESS OTHERWISE NOTED. ALL GROUND WIRE SHALL BE SOLID TIN COATED OR STRANDED GREEN INSULATED WIRE.
8. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE, 10 OHMS MAXIMUM. PROVIDE SUPPLEMENT GROUNDING RODS AS REQUIRED TO ACHIEVE SPECIFIED OHMS READING. GROUNDING AND OTHER OPTIONAL TESTING WILL BE WITNESSED BY THE MOBILITIE CM.
9. NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
10. ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED A MINIMUM OF 30" BELOW GRADE/ 6" BELOW FROST-LINE IN TRENCH, UNLESS OTHERWISE NOTED. BACK FILL SHALL BE COMPACTED AS REQUIRED BY ARCHITECT/ENGINEER.
11. ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.
12. ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:
12.A.RNDY, HY-GRADE U.L. LISTED CONNECTORS FOR OUTDOOR USE OR AS APPROVED BY APPLICANT PROJECT MANAGER. CADWELD, EXOTHERMIC WELDS WELDED CONNECTIONS).
12.B.ONE (1) HOLE TINNED COPPER COMPRESSION (LONG BARREL) FITTINGS.
13. ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSED MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICES) AND WEATHER-PROOFED WITH HEAT SHRINK.
14. ALL CONNECTION HARDWARE SHALL BE TYPE 3-16 STAINLESS STEEL (NOT ATTRACTED TO MAGNETS). ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250-82 AND SHALL BOND ALL (E) AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS.
- TESTING AND EQUIPMENT TURN UP REQUIREMENTS:
1. RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT TESTING WILL COMPLY WITH CURRENT INDUSTRY STANDARDS AND OR THOSE STANDARDS OF THE EQUIPMENT MANUFACTURER OR PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
2. CONTRACTOR WILL USE THE APPROPRIATE CALIBRATED TESTING EQUIPMENT IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT THAT MEET INDUSTRY STANDARDS OF THE MANUFACTURER OR THOSE STANDARDS PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
3. CONTRACTOR TO VERIFY AND RECORD ALL TEST RESULTS AND PROVIDE THESE RESULTS WITHIN THE FINAL CLOSE OUT PACKAGE.
4. ALL PERSONNEL INVOLVED IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT WILL BE REQUIRED TO HAVE BEEN TRAINED AND OR CERTIFIED IN THE PROPER TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT.
5. ALL TEST RESULTS SHALL BE TIME STAMPED, RECORDED AND PRESENTED PRIOR TO ENERGIZING AND TURN UP OF ANY EQUIPMENT.
6. GPS EQUIPMENT IS NOT TO BE TESTED OR ATTACHED TO ANY CABLING DURING TESTING, DOING SO WILL DAMAGE THE GPS UNIT.
7. PRIOR TO TESTING IF THE CONTRACTOR HAS ANY QUESTIONS ABOUT THE TESTING PROCEDURES THEY ARE TO CALL AND OBTAIN ASSISTANCE FROM A QUALIFIED DESIGNATED TESTING REPRESENTATIVE.
8. EQUIPMENT IS NOT TO BE ENERGIZED UNTIL ALL TESTING HAS BEEN COMPLETED, APPROVED AND THE APPROPRIATE AUTHORITY HAS BEEN NOTIFIED AND GIVES APPROVAL TO ENERGIZE THE EQUIPMENT.
- SITE WORK NOTES:
1. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
2. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
3. ALL (E) UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL (E) UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING (E) UTILITIES

4. CONTRACTOR SHALL VERIFY ALL (E) UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER OR MOBILITIE CM FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT THEIR OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL UTILITY LOCATE HOT LINE, SUCH AS 811, FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
5. ALL NEW AND (E) UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK. ANY COST RELATED TO ADJUSTING (E) STRUCTURES SHALL BE BORNE SOLELY BY THE CONTRACTOR.
6. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO (E) GRADES AT THE GRADING LIMITS.
7. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.



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OG90XS143G
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
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GN-2

SITE WORK NOTES CONT'D

8. STRUCTURAL FILLS SUPPORTING PAVEMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY, UNLESS OTHERWISE NOTED.
9. NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
10. ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
11. ANY FILLS PLACED ON (E) SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE (E) SLOPE AS DIRECTED BY A GEOTECHNICAL ENGINEER.
12. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO DEBRIS, PAPER, TRASH, WEEDS, BRUSH, EXCESS FILL, OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
13. ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE PROTECTED BY THE GENERAL CONTRACTOR.
14. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

ENVIRONMENTAL NOTES:

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES AS REQUIRED BY THE LOCAL JURISDICTION WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROL MEASURES MAINTAINED ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTORS EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
7. CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
8. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE, BUT IS NOT LIMITED TO SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
10. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.

11. GC TO PLACE FILTER MATERIAL AT ALL CATCH BASINS ADJACENT TO CONSTRUCTION SITE TO PREVENT SOLID WASTE CONTAMINATION FROM ENTERING SEWER SYSTEM
- FOUNDATION, EXCAVATION AND BACKFILL NOTES:

1. ALL FINAL GRADED SLOPES SHALL BE A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE NOTED.

2. BACKFILL OF POLE SHALL BE PERFORMED IN ONE OF THREE OPTIONS:

A. PREFERRED: RAINBOW INDUSTRIES POLE SETTING FOAM SHALL BE INSTALLED PER MANUFACTURER SPECS. FOAM SHALL ALWAYS BE USED FOR POOR SOILS.

B. SECONDARY: CONCRETE (REQUIRES MOBILITIE CM WRITTEN APPROVAL) ALLOWABLE SOIL PRESSURE = 2000 PSF (ASSUMED). NON-NATIVE SOILS SHALL BE REMOVE FROM BORE AREA AND SHALL NOT BE REUSED FOR BACKFILL

3. ALL EXCAVATIONS PREPARED FOR PLACEMENT OF CONCRETE SHALL BE OF UNDISTURBED SOILS, SUBSTANTIALLY HORIZONTAL AND FREE FROM ANY LOOSE, UNSUITABLE MATERIAL OR FROZEN SOILS, AND WITHOUT THE PRESENCE OF POUNDING WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED WHEN REQUIRED. COMPACTION OF SOILS UNDER CONCRETE PAD FOUNDATIONS SHALL NOT BE LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR THE SOIL IN ACCORDANCE WITH ASTM D1557.

4. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC OR UNSUITABLE MATERIAL. IF ADEQUATE BEARING CAPACITY IS NOT ACHIEVED AT THE DESIGNED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLED WITH CONCRETE OF THE SAME TYPE SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. ANY STONE SUB BASE MATERIAL, IF USED, SHALL NOT SUBSTITUTE FOR REQUIRED THICKNESS OF CONCRETE.

5. ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH PRIOR TO BACK FILLING. BACK FILL SHALL CONSIST OF APPROVED MATERIALS SUCH AS EARTH, LOAM, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE, FREE FROM CLODS OR LARGE STONES OVER 2 1/2" MAX DIMENSIONS. ALL BACK FILL SHALL BE PLACED IN COMPACTED LAYERS.

6. ALL FILL MATERIALS AND FOUNDATION BACK FILL SHALL BE PLACED IN MAXIMUM 6" THICK LIFTS BEFORE COMPACTION. EACH LIFT SHALL BE WETTED IF REQUIRED AND COMPACTED TO NOT LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR SOIL IN ACCORDANCE WITH ASTM D1557.

7. NEWLY PLACED CONCRETE FOUNDATIONS SHALL CURE A MINIMUM OF 72 HRS PRIOR TO BACK FILLING.

8. FINISHED GRADING SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AND PREVENT STANDING WATER. THE FINAL (FINISH) ELEVATION OF SLAB FOUNDATIONS SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE CENTER. FINISH GRADE OF CONCRETE PADS SHALL BE A MAXIMUM OF 4 INCHES ABOVE FINAL FINISH GRADE ELEVATIONS. PROVIDE SURFACE FILL GRAVEL TO ESTABLISH SPECIFIED ELEVATIONS WHERE REQUIRED.

9. NEWL Y GRADED GRAVEL SURFACE AREAS TO RECEIVE GRAVEL SHALL BE COVERED WITH GEOTEXTILE FABRIC TYPE: TYPAR-3401 AS MANUFACTURED BY TYPAR GEOSYNTHETICS OR AN APPROVED EQUIVALENT, SHOWN ON PLANS. THE GEOTEXTILE FABRIC SHALL BE BLACK IN COLOR TO CONTROL THE RECURRENCE OF VEGETATIVE GROWTH AND EXTEND TO WITHIN 1 FOOT OUTSIDE THE SITE FENCING OR ELECTRICAL GROUNDING SYSTEM PERIMETER WHICH EVER IS GREATER. ALL FABRIC SHALL BE COVERED WITH A MINIMUM OF 4" DEEP COMPACTED STONE OR GRAVEL AS SPECIFIED. I.E. FDOT TYPE NO. 57 FOR FENCED COMPOUND; FDOT TYPE NO. 67 FOR ACCESS DRIVE AREA, UNLESS OTHERWISE NOTED.

10. IN ALL AREAS TO RECEIVE FILL: REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SUCH THAT FILL MATERIAL WILL BIND WITH (E)/PREPARED SOIL SURFACE.

11. WHEN SUB GRADE OR PREPARED GROUND SURFACE HAS A DENSITY LESS THAN THAT REQUIRED FOR THE FILL MATERIAL, SCARIFY THE GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION AND/OR AERATE THE SOILS AND RECOMPACT TO THE REQUIRED DENSITY PRIOR TO PLACEMENT OF FILLS.

12. IN AREAS WHICH (E) GRAVEL SURFACING IS REMOVED OR DISTURBED DURING CONSTRUCTION OPERATIONS, REPLACE GRAVEL SURFACING TO MATCH ADJACENT GRAVEL SURFACING AND RESTORED TO THE SAME THICKNESS AND COMPACTION AS SPECIFIED. ALL RESTORED GRAVEL SURFACING SHALL BE FREE FROM

CORRUGATIONS AND WAVES.

13. (E) GRAVEL SURFACING MAY NOT BE REUSED.

14. GRAVEL SUB SURFACE SHALL BE PREPARED TO REQUIRED COMPACTION AND SUB GRADE ELEVATIONS BEFORE GRAVEL SURFACING IS PLACED AND/OR RESTORED. ANY LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED AND ANY DEPRESSIONS IN THE SUB GRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUB GRADE.
15. PROTECT (E) GRAVEL SURFACING AND SUB GRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING 'MATTS' OR OTHER SUITABLE PROTECTION DESIGNED TO SPREAD EQUIPMENT LOADS AS MAY BE NECESSARY. REPAIR ANY DAMAGE TO (E) GRAVEL SURFACING OR SUB GRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTORS OPERATIONS.
16. DAMAGE TO (E) STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTORS NEGLIGENCE SHALL BE REPAIRED AND/ OR REPLACED TO THE OWNERS SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.
17. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES AT NO ADDITIONAL COST TO THE CONTRACT.



PROJECT NO:	OG90XS143G
DRAWN BY:	MR
CHECKED BY:	JF

12	10/02/18	CLIENT COMMENTS
11	08/31/18	CLIENT COMMENTS
10	01/15/18	CLIENT COMMENTS
9	11/22/17	CLIENT COMMENTS
8	11/02/17	CLIENT COMMENTS
7	08/26/17	CITY COMMENTS
6	08/05/17	CLIENT COMMENTS
5	08/07/17	CLIENT COMMENTS
4	07/12/17	CLIENT COMMENTS
3	06/23/17	UC INCORPORATED
2	02/03/17	CLIENT COMMENTS
1	12/08/16	DESIGN CHANGE
0	07/08/16	90% CONSTRUCTION DRAWINGS

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

OG90XS143G
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-3

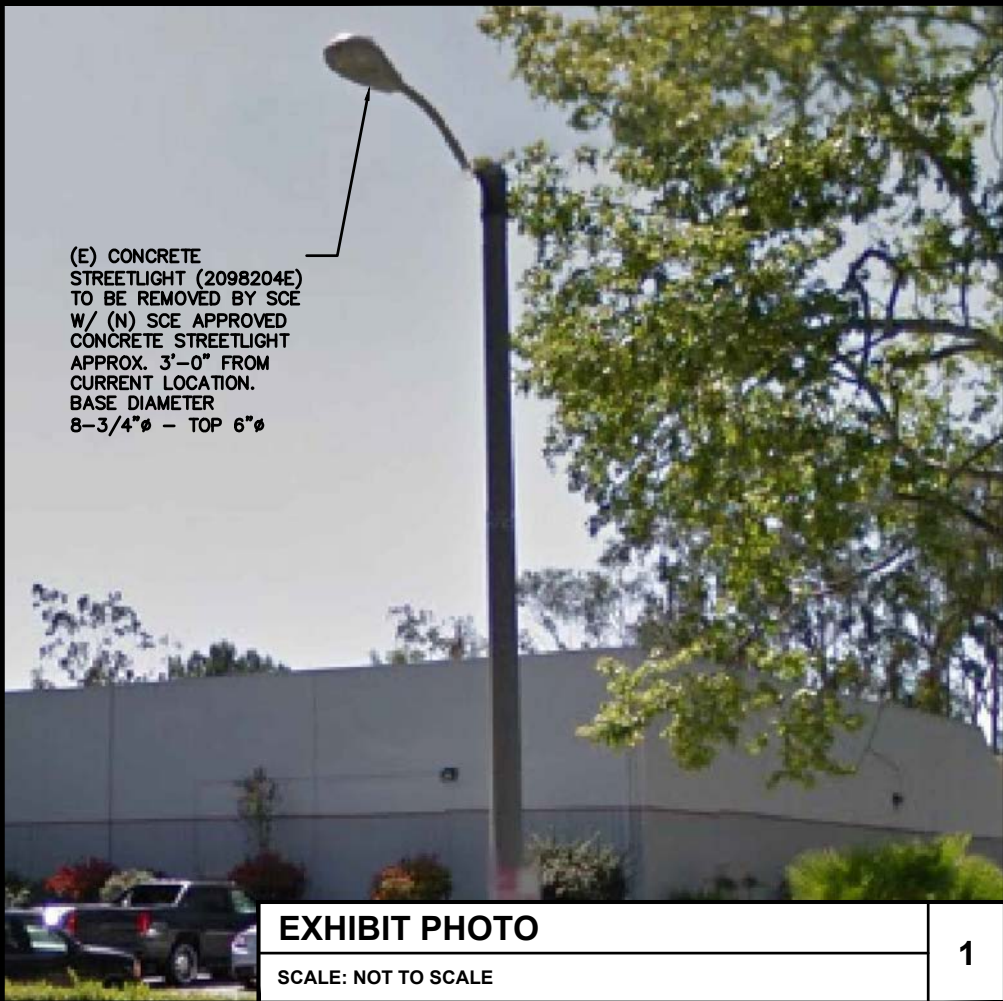
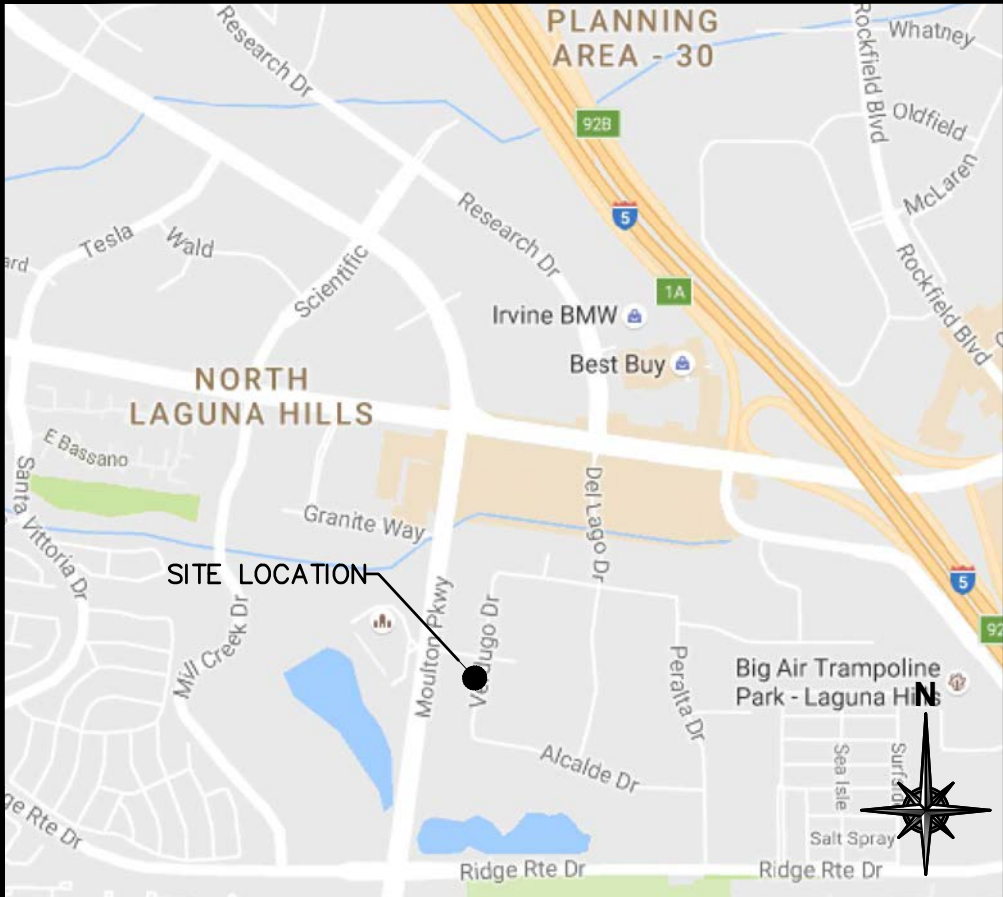


EXHIBIT PHOTO

SCALE: NOT TO SCALE

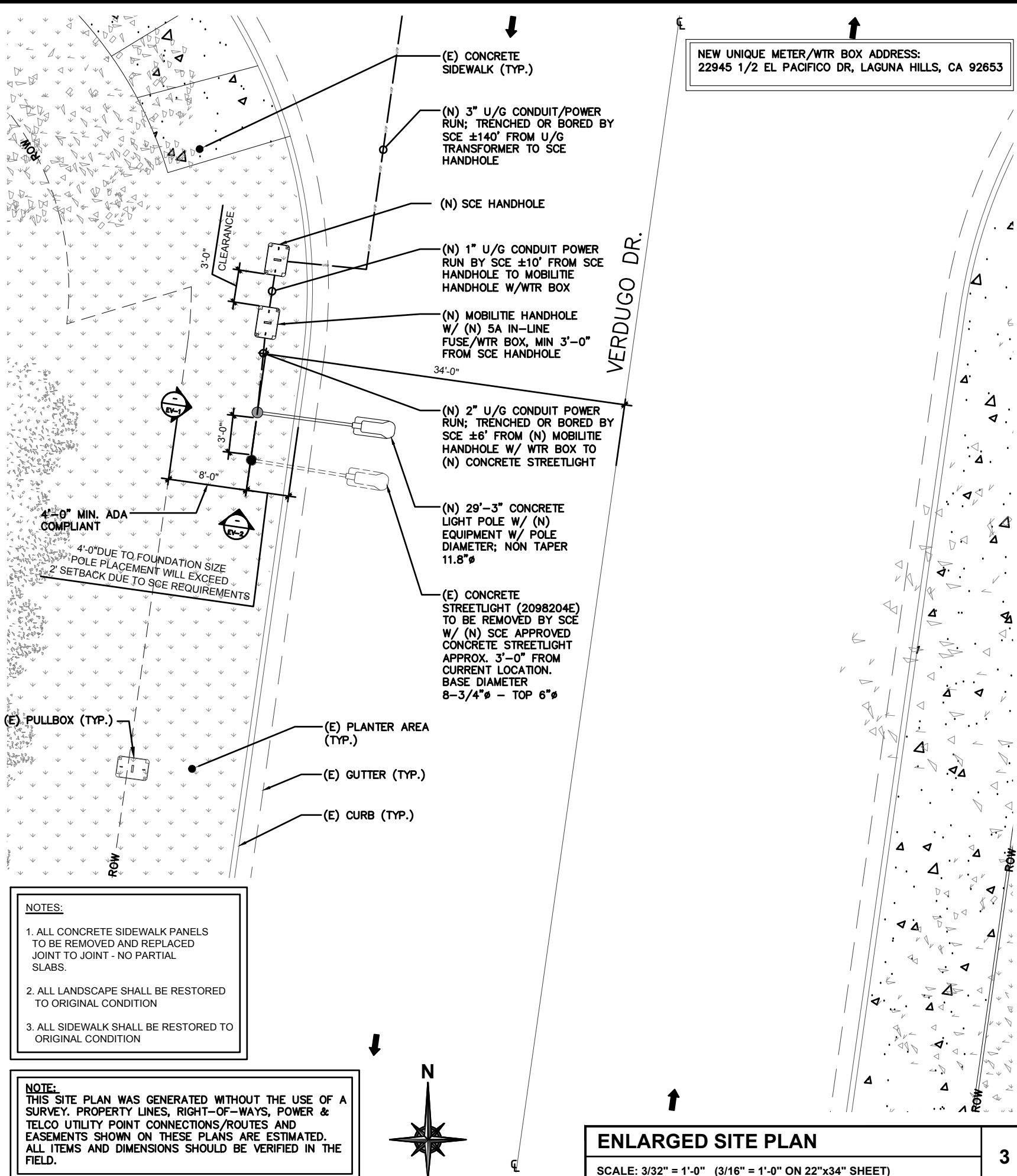
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AERIAL SITE LOCATION

SCALE: NOT TO SCALE

2



ENLARGED SITE PLAN

SCALE: 3/32" = 1'-0" (3/16" = 1'-0" ON 22"x34" SHEET)

3

4.5.1.f


intelligent infrastructure


1572 N. BATAVIA ST. SUITE 1D
ORANGE, CA 92876

PROJECT NO:	OG90XS143G
DRAWN BY:	MR
CHECKED BY:	JF

12	10/02/18	CLIENT COMMENTS
11	08/31/18	CLIENT COMMENTS
10	01/15/18	CLIENT COMMENTS
9	11/22/17	CLIENT COMMENTS
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OG90XS143G
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
EXHIBIT PHOTO
& SITE PLAN

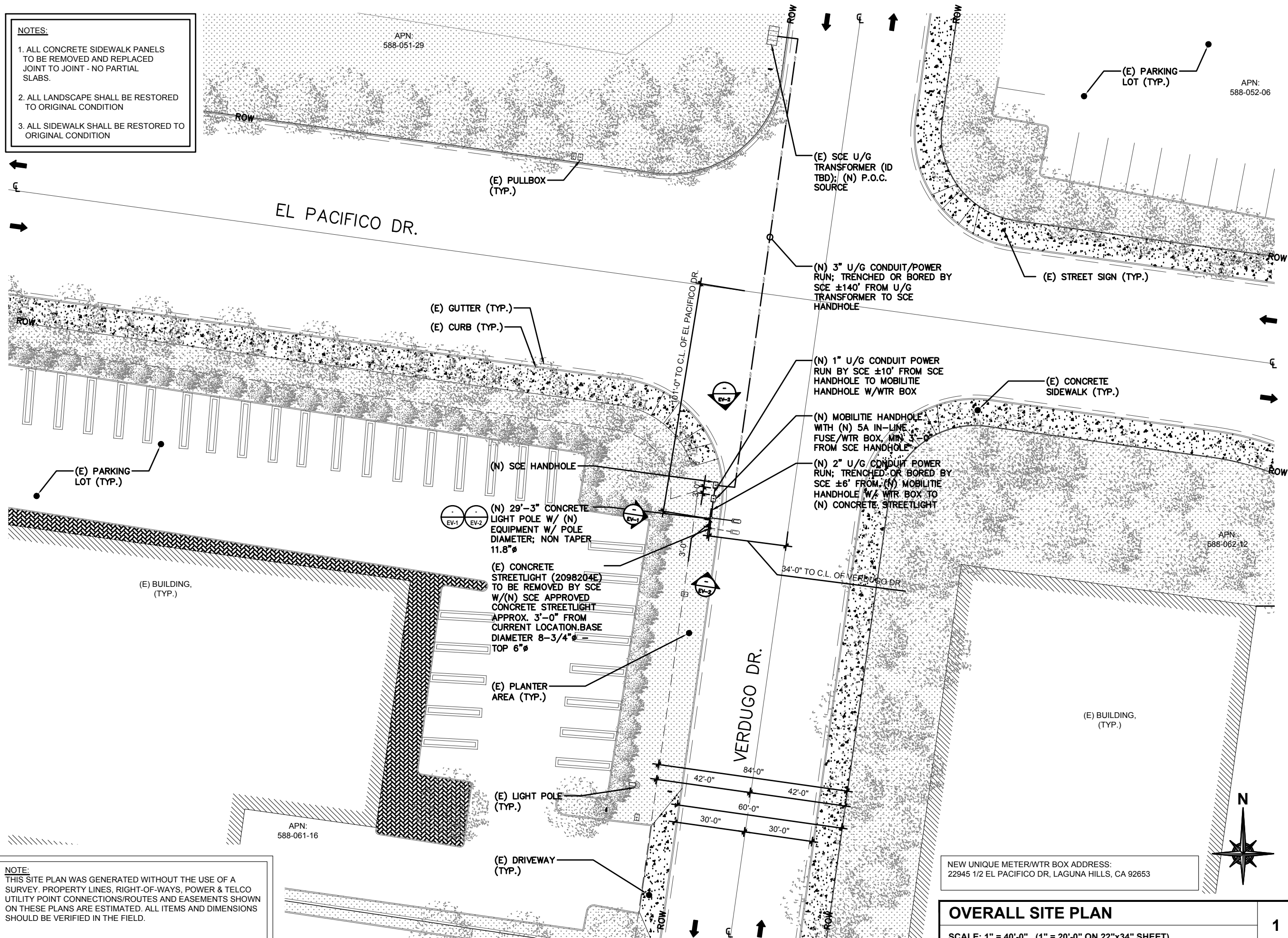
SHEET NUMBER
SP-1

Packet Pg. 183

Attachment: Attachment 6 - Plans (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie, LLC))

NOTES:

1. ALL CONCRETE SIDEWALK PANELS TO BE REMOVED AND REPLACED JOINT TO JOINT - NO PARTIAL SLABS.
2. ALL LANDSCAPE SHALL BE RESTORED TO ORIGINAL CONDITION
3. ALL SIDEWALK SHALL BE RESTORED TO ORIGINAL CONDITION

**NOTE:**

THIS SITE PLAN WAS GENERATED WITHOUT THE USE OF A SURVEY. PROPERTY LINES, RIGHT-OF-WAYS, POWER & TELCO UTILITY POINT CONNECTIONS/ROUTES AND EASEMENTS SHOWN ON THESE PLANS ARE ESTIMATED. ALL ITEMS AND DIMENSIONS SHOULD BE VERIFIED IN THE FIELD.

mobilitie
intelligent infrastructure

XD Industries

1572 N. BATAVIA ST. SUITE 1D
ORANGE, CA 92876

PROJECT NO: OG90XS143G
DRAWN BY: MR
CHECKED BY: JF

REV	DATE	DESCRIPTION
12	10/02/18	CLIENT COMMENTS
11	08/31/18	CLIENT COMMENTS
10	01/15/18	CLIENT COMMENTS
9	11/22/17	CLIENT COMMENTS
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OG90XS143G
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
SP-2



PROJECT NO:	OG90XS143G
DRAWN BY:	MR
CHECKED BY:	JF

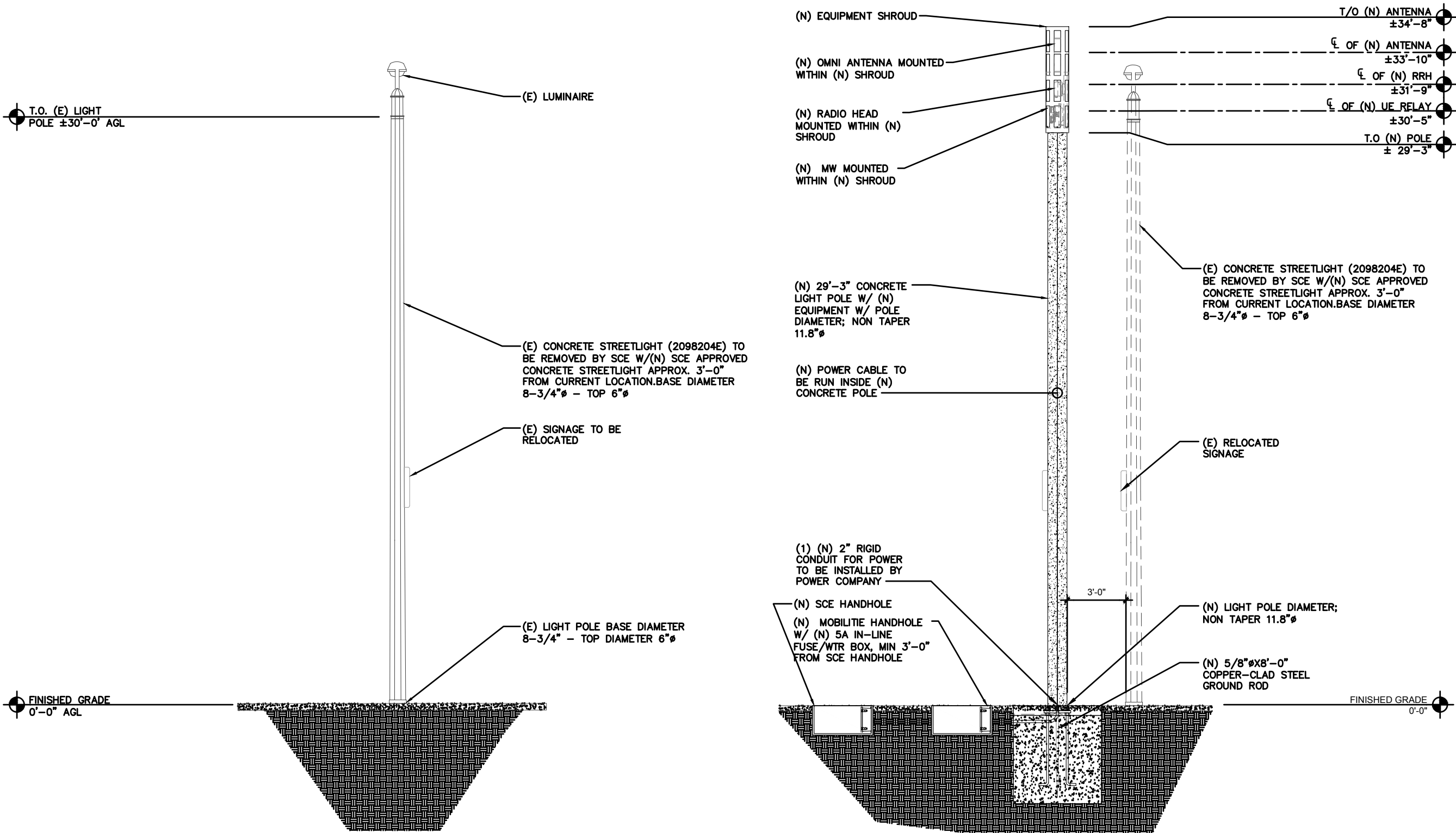
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OG90XS143G
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
POLE ELEVATIONS

SHEET NUMBER
EV-1



EXISTING REAR ELEVATION

NEW REAR ELEVATION

POLE ELEVATIONS

SCALE: 3/16" = 1'-0" (3/8" = 1'-0" ON 22"x34" SHEET)



1572 N. BATAVIA ST. SUITE 1D
ORANGE, CA 92876

PROJECT NO:	OG90XS143G
DRAWN BY:	MR
CHECKED BY:	JF

		CLIENT COMMENTS
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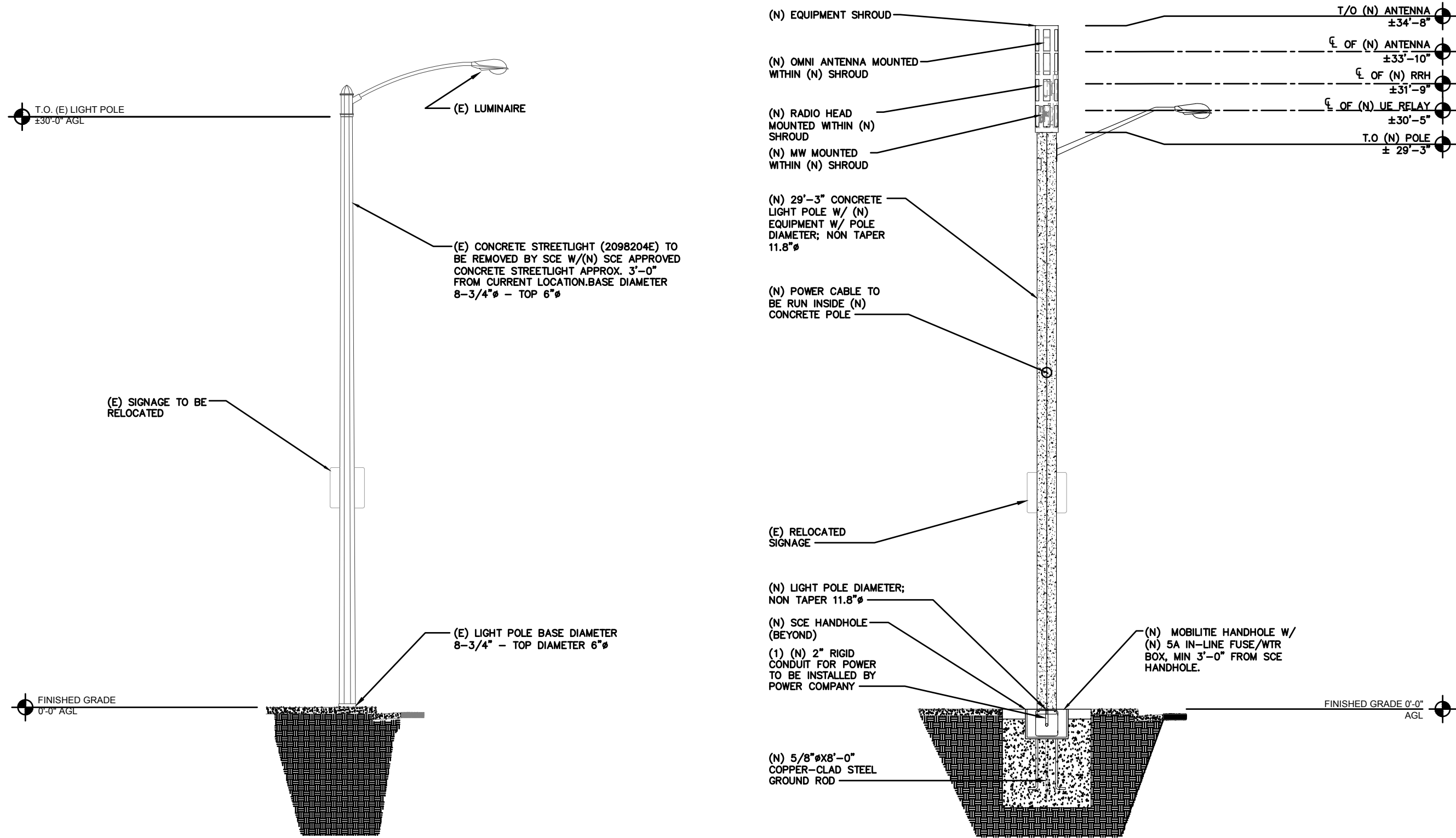
OG90XS143G
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
POLE ELEVATIONS

SHEET NUMBER
EV-2

Packet Pg. 186

Attachment: Attachment 6 - Plans (1691 : Conditional Use Permit No. 6-18-4235 (Mobilitie, LLC))



EXISTING SIDE ELEVATION

NEW SIDE ELEVATION

POLE ELEVATIONS

SCALE: 3/16" = 1'-0" (3/8" = 1'-0" ON 22"x34" SHEET)

1



PROJECT NO:	OG90XS143G
DRAWN BY:	MR
CHECKED BY:	JF

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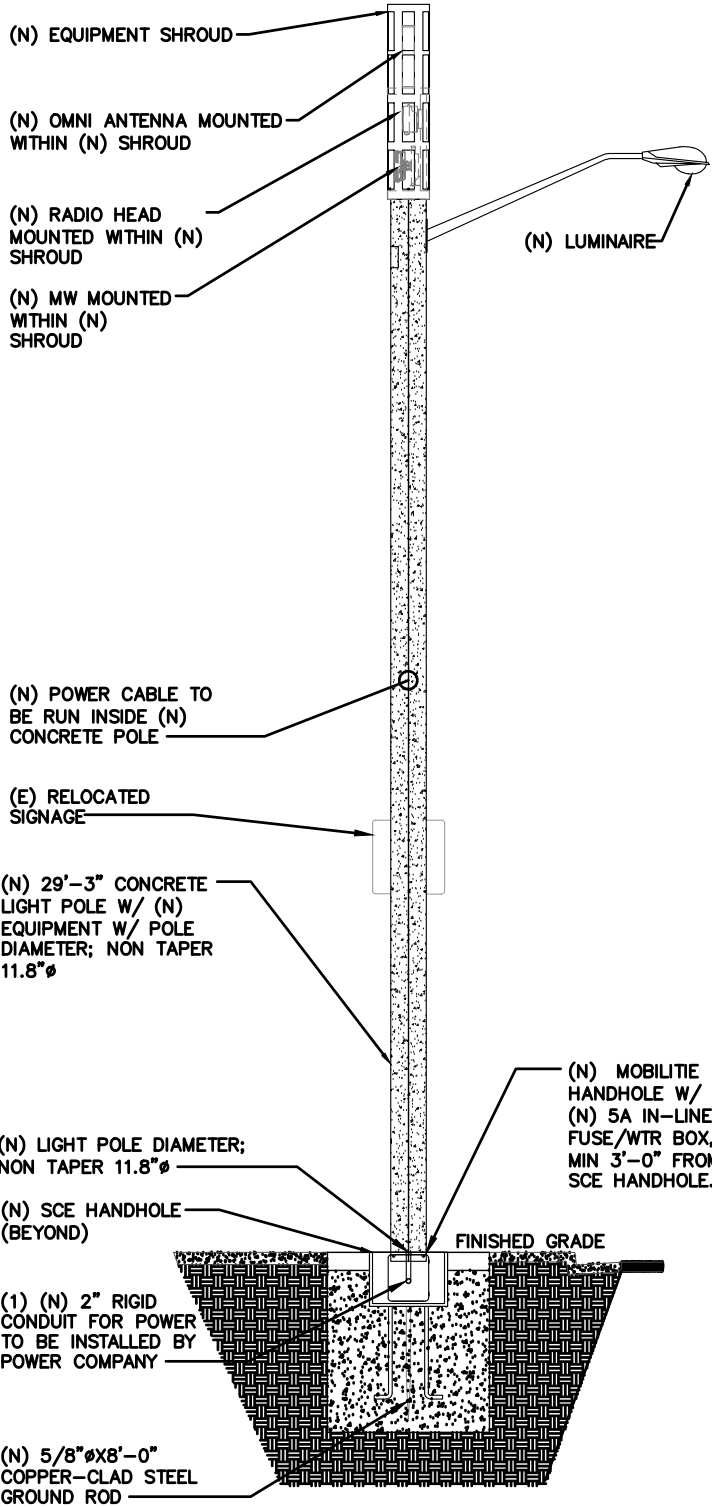
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OG90XS143G
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
PLUMBING DIAGRAM

SHEET NUMBER
PL-1

NOTE:
1. CABLING DIAGRAM IS FOR CLARITY OF CABLE ROUTE AND TERMINATION ONLY. CONTRACTOR SHALL INSTALL CABLES WITH MINIMAL VISUAL IMPACT ON (N) CONCRETE LIGHT POLE. SEE ELEVATION DRAWING FOR EQUIPMENT AND ANTENNA LOCATIONS.



CABLING NOTES:

- A) WOOD, CONCRETE AND EXISTING METALLIC POLES
I) FROM GRADE LINE TO 11'-0" ABOVE GRADE, ALL CABLES/CONDUCTORS EXCEPT GROUNDING CONDUCTOR MUST RUN IN RIGID GALVANIZED STEEL CONDUIT (RGS)
II) GROUNDING CONDUCTORS IN EXPOSED LOCATIONS MUST BE INSTALLED IN PVC.
III) IN EARTH INSTALL PVC CONDUIT FOR BACKHAUL AND ELECTRICAL SERVICE. TRANSITION TO RGS AT GRADE LINE.
IV) ABOVE 11'-0" ALL CABLES (POWER, ETHERNET, COAXIAL) MUST RUN IN PVC UTILITY POLE RISER.
(1) AT MAJOR EQUIPMENT, EXTEND UTILITY DUCT IMMEDIATELY ADJACENT TO THE EQUIPMENT. INSTALL CABLES IN THE UTILITY POLE RISER CREATING CABLE DRIP LOOPS NOT LESS THAN THE CABLE BENDING RADIUS.
(2) INSIDE THE UTILITY POLE RISER, UTILIZE ½" COAX BLOCKS WITH LAG SCREWS TO SUPPORT COAX, RADIO AND MW POWER, RF COAX, AND ETHERNET CABLES TO WITHIN 12" OF THE EQUIPMENT BEING SERVED AND ON INTERVALS NOT TO EXCEED 6'.
V) FOR UNDERGROUND HFC/PUBLIC BACKHAUL, ROUTE ETHERNET CABLE IN CONDUIT UP THE POLE AND ENTER THE UTILITY POLE RISER. SEAL EXPOSED END OF CONDUIT WITH A CABLE TERMINATION FITTING.
VI) BY APPROVAL IN SELECT CASES LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LFMC) MAY BE USED IN LENGTHS NOT TO EXCEED 36" TO EXTEND THE ELECTRICAL SERVICE CONDUIT TO THE AC DISTRIBUTION BOX. EXAMPLE: UTILITY-REQUIRED DISCONNECT ON POLE W/ AC DISTRIBUTION BOX ON OPPOSITE SIDE OF POLE.
- B) (N) METALLIC POLES
I) PROCURE (N) POLES WITH SUITABLE HAND HOLES SUCH THAT HAND HOLES EXIST AT ALL EQUIPMENT LOCATIONS.
(1) WITH CLIENT APPROVAL IN SELECT CASES TO FACILITATE IMPROVED APPEARANCE, ½" COAXIAL CABLES MAY BE "SUPERFLEX" IN LIEU OF LDF-4.
II) WHERE POSSIBLE, INSTALL POLE BASE SUCH THAT THE ELECTRICAL FEED AND BACKHAUL (IF UNDERGROUND) CIRCUIT ENTER THE POLE THROUGH THE POLE BASE. IF A DISCONNECTING MEANS SEPARATE FROM THE AC DISTRIBUTION BOX IS REQUIRED BY JURISDICTION OR UTILITY, WITH APPROVAL IN SELECT CASES LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LFMC) MAY BE USED IN LENGTHS NOT TO EXCEED 36" TO EXTEND THE ELECTRICAL SERVICE CONDUIT TO THE AC DISTRIBUTION BOX.

PLUMBING DIAGRAM

SCALE: 3/16" = 1'-0" (3/8" = 1'-0" ON 22"x34" SHEET)

BILL OF MATERIALS							
QTY.	DESCRIPTION	MANUFACTURER	MODEL NUMBER	AZIMUTH	CABLE	DIMENSIONS (HxWxD)	WEIGHT
1	ANTENNA	CCI	SCA-OM-360Fx-Q-H2			20.9" X 4" DIAMETER	3.2 LBS
						10.2" X 7.9" X 3.5"	8.8 LBS
						3.1" X 2.1" DIAMETER	TBD
1	RADIO	NOKIA	473603A	-		9.7" X 12.9" X 6.3"	24.7 LBS
-	-	-	-	-	-	-	-
						65" X 14" DIAMETER	TBD
						29'-3" X 11.8" DIAMETER	TBD

BILL OF MATERIALS

SCALE: NOT TO SCALE

NOT USED

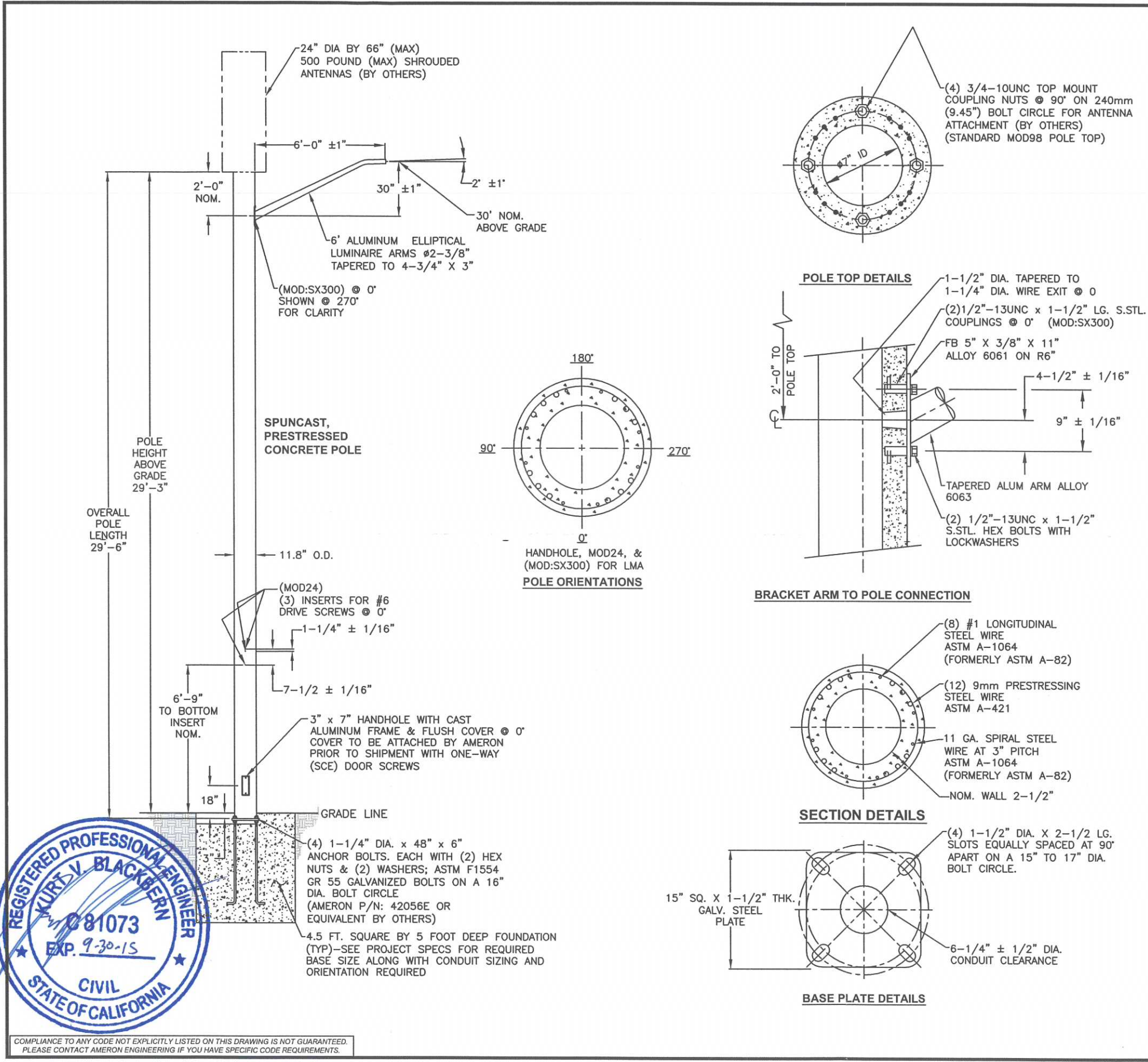
SCALE: NOT TO SCALE

SHEET NUMBER
EQ-1

Packet Pg. 188

OG90XS143G LAGUNA HILLS, CA 92653 (N) CONCRETE LIGHT POLE SHEET TITLE EQUIPMENT DETAILS SHEET NUMBER EQ-1	Attachment: Attachment
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Packet Pg. 188



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		
OPTION CLASS	ENTRY	INFO.
COATING	S	
HH COVER	66546E	
DOOR SCRS	SCE	
DRILL IN MOD	MOD24	

"P" LEVEL CONFIG CODES		
OPTION CLASS	ENTRY	INFO.
MIX	81	
FINISH	5	
BASEPLATE	63250E	
COLLAR	NONE	
POLE TOP CON.	MOD98	
CAST-IN MOD	MODSX300	

300MM NON-TAPERED BASE PLATE ROUND POLE

POLE DESIGNATION	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 (815S): SCE BLACK & WHITE, LIGHTLY EXPOSED AGGREGATE FINISH WITH FLAT WATER SEALER COATING.
 - ASTM C-150 TYPE III GRAY CEMENT.
 - f'c @ 28 DAYS=7,000 PSI, USING SPUN CYLINDER TEST.
 - f'c @ 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 Ss=1.75 & S1=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.

AMERON
POLE PRODUCTS

DRAWN: SJB DATE: 10/2003

SCALE: N.T.S. DWG. NO. 040-01277 REV D

GENERAL CONSTRUCTION NOTES:

1.

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST ADOPTED EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
2.

CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND LATEST MOBILITIE CONSTRUCTION STANDARDS. THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER OR MOBILITIE CM PRIOR TO THE COMMENCEMENT OF WORK.
3.

CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE (N) WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED, AS SHOWN, PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER OR MOBILITIE CM PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.
4.

IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. CONTRACTOR IS REQUIRED TO FURNISH AND INSTALL ANY/ALL ITEMS FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM SUBJECT ONLY TO OWNER–SUPPLIED ITEMS. CONTRACTOR SHALL PROVIDE ANY/ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
5.

PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. OWNER PROVIDED AND CONTRACTOR INSTALLED MATERIALS WILL INCLUDE THE FOLLOWING, UNLESS NOTED OTHERWISE:

A) TRANSMITTER

B) UHF ANTENNA AND MOUNTING BRACKETS, GPS ANTENNAS AND KU ANTENNAS

C) UHF COAX AND HANGERS

D) INTEGRATED LOAD CENTER
6.

DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, (E) CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ATTENTION OF THE MOBILITIE CM, IN WRITING, PRIOR TO THE COMMENCEMENT OF WORK.
7.

DETAILS PROVIDED ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR SITE CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
8.

CONTRACTOR SHALL PAY FOR APPLICABLE PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO ORDERING MATERIALS AND THE COMMENCEMENT OF WORK.
9.

THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
10.

CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
11.

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING ACCEPTED INDUSTRY–STANDARD SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
12.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
13.

CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE MOBILITIE CM AND SCHEDULE THEIR ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
14.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
15.

CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
16.

CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT (E) SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING ETC. AND IMMEDIATE REPAIR, TO (N) CONDITION, ANY DAMAGE THAT OCCURS DURING CONSTRUCTION AT THE SOLE COST OF THE CONTRACTOR.
17.

IN DRILLING HOLES, OR CORING, INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., MUST BE CLEARLY UNDERSTOOD THAT REINFORCING

STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE LOCATED BY THE CONTRACTOR USING APPROPRIATE METHODS AND EQUIPMENT PRIOR TO ANY DRILLING OR CORING OPERATIONS IN (E) CONCRETE.

1.

CONTRACTOR SHALL REPAIR, TO (N) CONDITION, ALL (E) WALL SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.
2.

CONTRACTOR SHALL SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES OR MATERIALS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS AND SYSTEMS THAT MEET OR EXCEED THE RATING OF THE ASSEMBLY IN WHICH THE (N) PENETRATION IS PLACED.
3.

CONTRACTOR SHALL KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
4.

MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERS RECOMMENDATIONS.
5.

CONTRACTOR SHALL MINIMIZE DISTURBANCE TO (E) SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH JURISDICTIONAL OR STATE AND LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL AND COORDINATED WITH LOCAL REGULATORY AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY EROSION CONTROL MEASURES, RECORD–KEEPING, MONITORING, AND REPORTING TO THE OWNER AND REGULATORY AUTHORITIES.
6.

ALL CONSTRUCTION WORK IS TO ADHERE TO APPLICANT’S INTEGRATED CONSTRUCTION STANDARDS UNLESS STATE OR LOCAL CODE IS MORE STRINGENT.
7.

THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE PER STATE BUILDING STANDARDS CODE AND STATE CODE OF REGULATIONS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISHED WORK WILL NOT COMPLY PER STATE CODE OF REGULATIONS, A SCOPE OF WORK DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK. A CHANGE ORDER FOR THAT SCOPE SHALL BE SUBMITTED TO THE MOBILITIE CM PRIOR TO PROCEEDING WITH THE WORK.
8.

ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
9.

CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE. ANY CORRECTIVE WORK SHALL BE COMPLETED AT THE SOLE COST OF THE CONTRACTOR.

ELECTRICAL NOTES:

1.

ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY MOBILITIE CM AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE MOBILITIE CM HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2.

ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL (E) CONDITIONS OF ELECTRICAL EQUIP., ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF THEIR BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC, ALL CODES AND ORDINANCES OF THE LOCAL JURISDICTION, AND POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT ARE NOT BE LIMITED TO:

- A) UL – UNDERWRITERS LABORATORIES

B) NEC – NATIONAL ELECTRICAL CODE

C) NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOC.

D) OSHA – OCCUPATIONAL SAFETY AND HEALTH ACT

E) SBC – STANDARD BUILDING CODE

F) NFPA – NATIONAL FIRE PROTECTION AGENCY

G) ANSI – AMERICAN NATIONAL STANDARDS INSTITUTE

H) IEEE – INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS

I) ASTM – AMERICAN SOCIETY FOR TESTING MATERIALS

4.

REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH MOBILITIE CM ANY SIZES AND LOCATIONS WHEN NEEDED.
5.

(E) SERVICES: CONTRACTOR SHALL NOT INTERRUPT (E) SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
6.

CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS’ CONFIRMATION, ETC... ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE MOBILITIE CM, PRIOR TO BEGINNING ANY WORK.
7.

MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION, UNLESS OTHERWISE NOTED.
8.

OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
9.

IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
10.

ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY APPLICANT.
11.

ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY FUNCTIONAL AND SHALL BE APPROVED BY THE MOBILITIE CM AND LOCAL JURISDICTION. ANY DEFICIENCIES SHALL BE CORRECTED BY AN ELECTRICAL CONTRACTOR AT THE SOLE COST OF THE CONTRACTOR.
12.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.



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3	06/23/17	UC INCORPORATED
2	03/02/17	CM COMMENTS
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0	12/06/16	90% CONSTRUCTION DRAWINGS

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

OG90XSC30C
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ELECTRICAL NOTES CONT'D

13. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED BY THE CONTRACTOR WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
14. CONTRACTOR SHALL PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
15. DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO NOTES AND REQUIREMENTS 'EXCAVATION, AND BACKFILLING.
16. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE (N) AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IECE.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURER'S CATALOG INFORMATION OF ANY/ALL EQUIPMENT AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE MOBILITIE CM PRIOR TO INSTALLATION.
18. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE MOBILITIE CM UPON FINAL ACCEPTANCE.
19. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
20. DISCONNECT SWITCHES SHALL BE UL-RATED, H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
21. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND KNOWN AS "NO-OXIDE A" BY DEARBORN CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED – NO SUBSTITUTIONS.
22. RACEWAYS: CONDUIT SHALL BE SCHEDULE 80 PVC MEETING OR EXCEEDING NEMA TC2 – 1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS – 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'COLD GALV'.
23. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
24. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, UNLESS OTHERWISE NOTED, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
25. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
26. SERVICE: AS SPECIFIED ON THE DRAWINGS. OWNER OR OWNER'S AGENT WILL APPLY FOR POWER. ALL PROVISIONS FOR TEMPORARY POWER WILL BE OBTAINED BY THE CONTRACTOR.
27. TELEPHONE OR FIBER SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
28. ELECTRICAL AND TELCO/FIBER RACEWAYS TO BE BURIED A MINIMUM DEPTH OF 30", UNLESS OTHERWISE NOTED.
29. CONTRACTOR SHALL PLACE 6" WIDE DETECTABLE WARNING TAPE AT A DEPTH OF 6" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOMM".
30. ALL BOLTS SHALL BE 3-16 STAINLESS STEEL

GROUNDING NOTES:

1. ALL HARDWARE SHALL BE 3-16 STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND, AS SPECIFIED, BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.
4. ALL ELECTRICAL AND GROUNDING AT THE POLE SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.

5. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.

6. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #6 GROUND WIRES. FOLLOW ANTENNA AND BTS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS.

7. ALL GROUND CONNECTIONS SHALL BE #6 AWG, UNLESS OTHERWISE NOTED. ALL WIRES SHALL BE COPPER WITH THHN, UNLESS OTHERWISE NOTED. ALL GROUND WIRE SHALL BE SOLID TIN COATED OR STRANDED GREEN INSULATED WIRE.

8. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE, 10 OHMS MAXIMUM. PROVIDE SUPPLEMENT GROUNDING RODS AS REQUIRED TO ACHIEVE SPECIFIED OHMS READING. GROUNDING AND OTHER OPTIONAL TESTING WILL BE WITNESSED BY THE MOBILITIE CM.

9. NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.

10. ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED A MINIMUM OF 30" BELOW GRADE/ 6" BELOW FROST-LINE IN TRENCH, UNLESS OTHERWISE NOTED. BACK FILL SHALL BE COMPACTED AS REQUIRED BY ARCHITECT/ENGINEER.

11. ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.

12. ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:
12.A.RNDY, HY-GRADE U.L. LISTED CONNECTORS FOR OUTDOOR USE OR AS APPROVED BY APPLICANT PROJECT MANAGER. CADWELD, EXOTHERMIC WELDS WELDED CONNECTIONS).
12.B.ONE (1) HOLE TINNED COPPER COMPRESSION (LONG BARREL) FITTINGS.

13. ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSED MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICES) AND WEATHER-PROOFED WITH HEAT SHRINK.

14. ALL CONNECTION HARDWARE SHALL BE TYPE 3-16 STAINLESS STEEL (NOT ATTRACTED TO MAGNETS). ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250-82 AND SHALL BOND ALL (E) AND (N) GROUNDING ELECTRODES. (N) GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS.

TESTING AND EQUIPMENT TURN UP REQUIREMENTS:

1. RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT TESTING WILL COMPLY WITH CURRENT INDUSTRY STANDARDS AND OR THOSE STANDARDS OF THE EQUIPMENT MANUFACTURER OR PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.

2. CONTRACTOR WILL USE THE APPROPRIATE CALIBRATED TESTING EQUIPMENT IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT THAT MEET INDUSTRY STANDARDS OF THE MANUFACTURER OR THOSE STANDARDS PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.

3. CONTRACTOR TO VERIFY AND RECORD ALL TEST RESULTS AND PROVIDE THESE RESULTS WITHIN THE FINAL CLOSE OUT PACKAGE.

4. ALL PERSONNEL INVOLVED IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT WILL BE REQUIRED TO HAVE BEEN TRAINED AND OR CERTIFIED IN THE PROPER TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT.

5. ALL TEST RESULTS SHALL BE TIME STAMPED, RECORDED AND PRESENTED PRIOR TO ENERGIZING AND TURN UP OF ANY EQUIPMENT.

6. GPS EQUIPMENT IS NOT TO BE TESTED OR ATTACHED TO ANY CABLING DURING TESTING, DOING SO WILL DAMAGE THE GPS UNIT.

7. PRIOR TO TESTING IF THE CONTRACTOR HAS ANY QUESTIONS ABOUT THE TESTING PROCEDURES THEY ARE TO CALL AND OBTAIN ASSISTANCE FROM A QUALIFIED DESIGNATED TESTING REPRESENTATIVE.

8. EQUIPMENT IS NOT TO BE ENERGIZED UNTIL ALL TESTING HAS BEEN COMPLETED, APPROVED AND THE APPROPRIATE AUTHORITY HAS BEEN NOTIFIED AND GIVES APPROVAL TO ENERGIZE THE EQUIPMENT.

SITE WORK NOTES:

1. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.

2. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.

3. ALL (E) UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL (E) UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY

COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING (E) UTILITIES

4. CONTRACTOR SHALL VERIFY ALL (E) UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER OR MOBILITIE CM FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT THEIR OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL UTILITY LOCATE HOT LINE, SUCH AS 811, FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

5. ALL (N) AND (E) UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK. ANY COST RELATED TO ADJUSTING (E) STRUCTURES SHALL BE BORNE SOLELY BY THE CONTRACTOR.

6. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO (E) GRADES AT THE GRADING LIMITS.

7. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.



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OG90XSC30C
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
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GN-2

SITE WORK NOTES CONT'D

8. STRUCTURAL FILLS SUPPORTING PAVEMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY, UNLESS OTHERWISE NOTED.
9. NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
10. ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
11. ANY FILLS PLACED ON (E) SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE (E) SLOPE AS DIRECTED BY A GEOTECHNICAL ENGINEER.
12. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO DEBRIS, PAPER, TRASH, WEEDS, BRUSH, EXCESS FILL, OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF–SITE BY THE GENERAL CONTRACTOR.
13. ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE PROTECTED BY THE GENERAL CONTRACTOR.
14. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

ENVIRONMENTAL NOTES:

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES AS REQUIRED BY THE LOCAL JURISDICTION WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROL MEASURES MAINTAINED ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTORS EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
7. CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
8. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE, BUT IS NOT LIMITED TO SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
10. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.

11. GC TO PLACE FILTER MATERIAL AT ALL CATCH BASINS ADJACENT TO CONSTRUCTION SITE TO PREVENT SOLID WASTE CONTAMINATION FROM ENTERING SEWER SYSTEM

FOUNDATION, EXCAVATION AND BACKFILL NOTES:

1. ALL FINAL GRADED SLOPES SHALL BE A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE NOTED.
2. BACKFILL OF POLE SHALL BE PERFORMED IN ONE OF THREE OPTIONS:

A. PREFERRED: RAINBOW INDUSTRIES POLE SETTING FOAM SHALL BE INSTALLED PER MANUFACTURER SPECS. FOAM SHALL ALWAYS BE USED FOR POOR SOILS.

B. SECONDARY: CONCRETE (REQUIRES MOBILITIE CM WRITTEN APPROVAL)

ALLOWABLE SOIL PRESSURE = 2000 PSF (ASSUMED).

NON–NATIVE SOILS SHALL BE REMOVE FROM BORE AREA AND SHALL NOT BE REUSED FOR BACKFILL
3. ALL EXCAVATIONS PREPARED FOR PLACEMENT OF CONCRETE SHALL BE OF UNDISTURBED SOILS, SUBSTANTIALLY HORIZONTAL AND FREE FROM ANY LOOSE, UNSUITABLE MATERIAL OR FROZEN SOILS, AND WITHOUT THE PRESENCE OF POUNDING WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED WHEN REQUIRED. COMPACTION OF SOILS UNDER CONCRETE PAD FOUNDATIONS SHALL NOT BE LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR THE SOIL IN ACCORDANCE WITH ASTM D1557.
4. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC OR UNSUITABLE MATERIAL. IF ADEQUATE BEARING CAPACITY IS NOT ACHIEVED AT THE DESIGNED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLED WITH CONCRETE OF THE SAME TYPE SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. ANY STONE SUB BASE MATERIAL, IF USED, SHALL NOT SUBSTITUTE FOR REQUIRED THICKNESS OF CONCRETE.
5. ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH PRIOR TO BACK FILLING. BACK FILL SHALL CONSIST OF APPROVED MATERIALS SUCH AS EARTH, LOAM, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE, FREE FROM CLODS OR LARGE STONES OVER 2 1/2” MAX DIMENSIONS. ALL BACK FILL SHALL BE PLACED IN COMPACTED LAYERS.
6. ALL FILL MATERIALS AND FOUNDATION BACK FILL SHALL BE PLACED IN MAXIMUM 6” THICK LIFTS BEFORE COMPACTION. EACH LIFT SHALL BE WETTED IF REQUIRED AND COMPACTED TO NOT LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR SOIL IN ACCORDANCE WITH ASTM D1557.
7. NEWLY PLACED CONCRETE FOUNDATIONS SHALL CURE A MINIMUM OF 72 HRS PRIOR TO BACK FILLING.
8. FINISHED GRADING SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AND PREVENT STANDING WATER. THE FINAL (FINISH) ELEVATION OF SLAB FOUNDATIONS SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE CENTER. FINISH GRADE OF CONCRETE PADS SHALL BE A MAXIMUM OF 4 INCHES ABOVE FINAL FINISH GRADE ELEVATIONS. PROVIDE SURFACE FILL GRAVEL TO ESTABLISH SPECIFIED ELEVATIONS WHERE REQUIRED.
9. NEWL Y GRADED GRAVEL SURFACE AREAS TO RECEIVE GRAVEL SHALL BE COVERED WITH GEOTEXTILE FABRIC TYPE: TYPAR–3401 AS MANUFACTURED BY TYPAR GEOSYNTHETICS OR AN APPROVED EQUIVALENT, SHOWN ON PLANS. THE GEOTEXTILE FABRIC SHALL BE BLACK IN COLOR TO CONTROL THE RECURRENCE OF VEGETATIVE GROWTH AND EXTEND TO WITHIN 1 FOOT OUTSIDE THE SITE FENCING OR ELECTRICAL GROUNDING SYSTEM PERIMETER WHICH EVER IS GREATER. ALL FABRIC SHALL BE COVERED WITH A MINIMUM OF 4” DEEP COMPACTED STONE OR GRAVEL AS SPECIFIED. I.E. FDOT TYPE NO. 57 FOR FENCED COMPOUND; FDOT TYPE NO. 67 FOR ACCESS DRIVE AREA, UNLESS OTHERWISE NOTED.
10. IN ALL AREAS TO RECEIVE FILL: REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SUCH THAT FILL MATERIAL WILL BIND WITH (E)/PREPARED SOIL SURFACE.
11. WHEN SUB GRADE OR PREPARED GROUND SURFACE HAS A DENSITY LESS THAN THAT REQUIRED FOR THE FILL MATERIAL, SCARIFY THE GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE–CONDITION AND/ OR AERATE THE SOILS AND RECOMPACT TO THE REQUIRED DENSITY PRIOR TO PLACEMENT OF FILLS.
12. IN AREAS WHICH (E) GRAVEL SURFACING IS REMOVED OR DISTURBED DURING CONSTRUCTION OPERATIONS, REPLACE GRAVEL SURFACING TO MATCH ADJACENT GRAVEL SURFACING AND RESTORED TO THE SAME THICKNESS AND COMPACTION AS SPECIFIED. ALL RESTORED GRAVEL SURFACING SHALL BE FREE FROM

CORRUGATIONS AND WAVES.

13. (E) GRAVEL SURFACING MAY NOT BE REUSED.

14. GRAVEL SUB SURFACE SHALL BE PREPARED TO REQUIRED COMPACTION AND SUB GRADE ELEVATIONS BEFORE GRAVEL SURFACING IS PLACED AND/ OR RESTORED. ANY LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED AND ANY DEPRESSIONS IN THE SUB GRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUB GRADE.

15. PROTECT (E) GRAVEL SURFACING AND SUB GRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING 'MATTS' OR OTHER SUITABLE PROTECTION DESIGNED TO SPREAD EQUIPMENT LOADS AS MAY BE NECESSARY. REPAIR ANY DAMAGE TO (E) GRAVEL SURFACING OR SUB GRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTORS OPERATIONS.

16. DAMAGE TO (E) STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTORS NEGLIGENCE SHALL BE REPAIRED AND/ OR REPLACED TO THE OWNERS SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.

17. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES AT NO ADDITIONAL COST TO THE CONTRACT.



PROJECT NO:	OG90XSC30C
DRAWN BY:	FC
CHECKED BY:	JF

12	10/02/18	CLIENT COMMENTS
11	08/31/18	CLIENT COMMENTS
10	01/15/18	CLIENT COMMENTS
9	11/22/17	CLIENT COMMENTS
8	11/01/17	CLIENT COMMENTS
7	09/26/17	CLIENT COMMENTS
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5	08/07/17	CLIENT COMMENTS
4	07/13/17	CLIENT COMMENTS
3	06/23/17	UC INCORPORATED
2	03/02/17	CM COMMENTS
1	01/27/17	UC INCORPORATED
0	12/06/16	90% CONSTRUCTION DRAWINGS

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OG90XSC30C
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

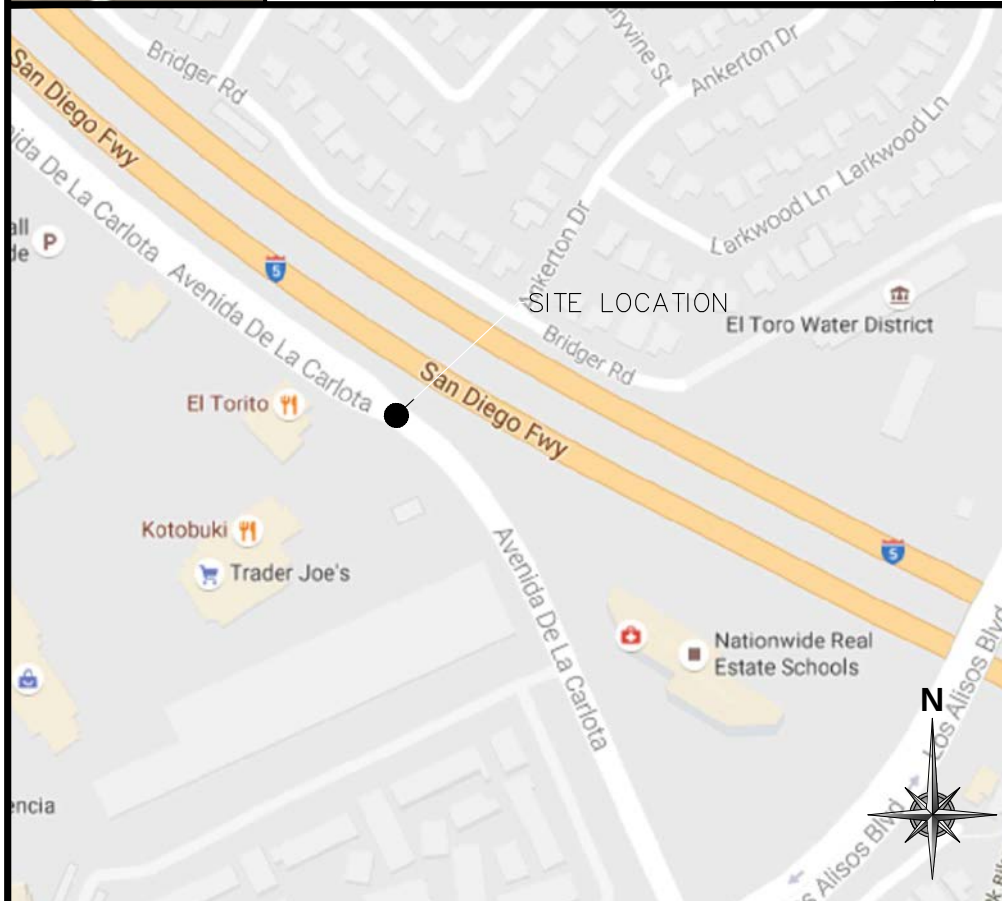
SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-3



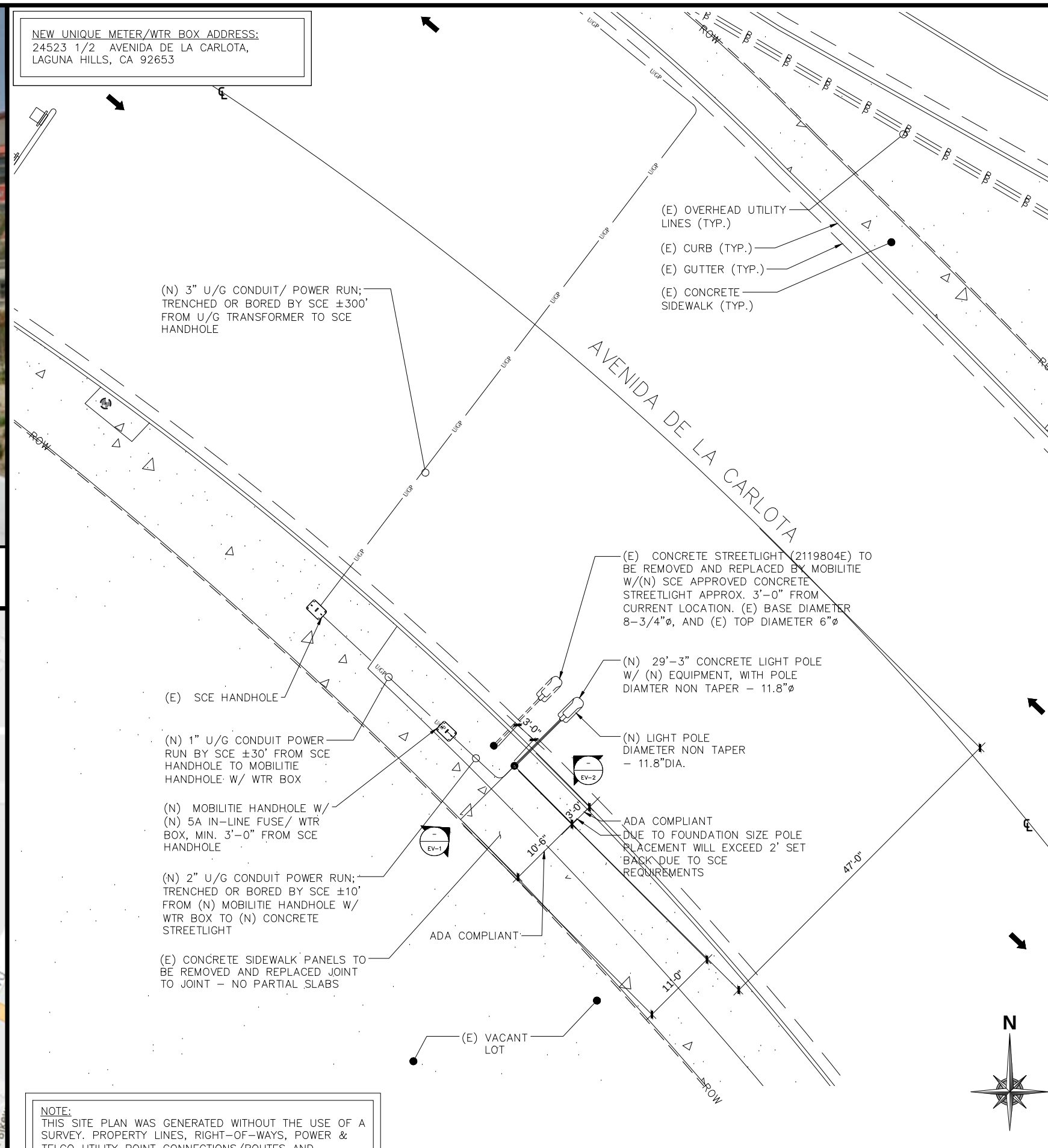
EXHIBIT PHOTO

SCALE: NOT TO SCALE



AERIAL SITE LOCATION

SCALE: NOT TO SCALE



ENLARGED SITE PLAN

SCALE: 1/16" = 1'-0" (1/8" = 1'-0" ON 22"x34" SHEET)



PROJECT NO:	OG90XSC30C
DRAWN BY:	FC
CHECKED BY:	JF

12	10/02/18	CLIENT COMMENTS
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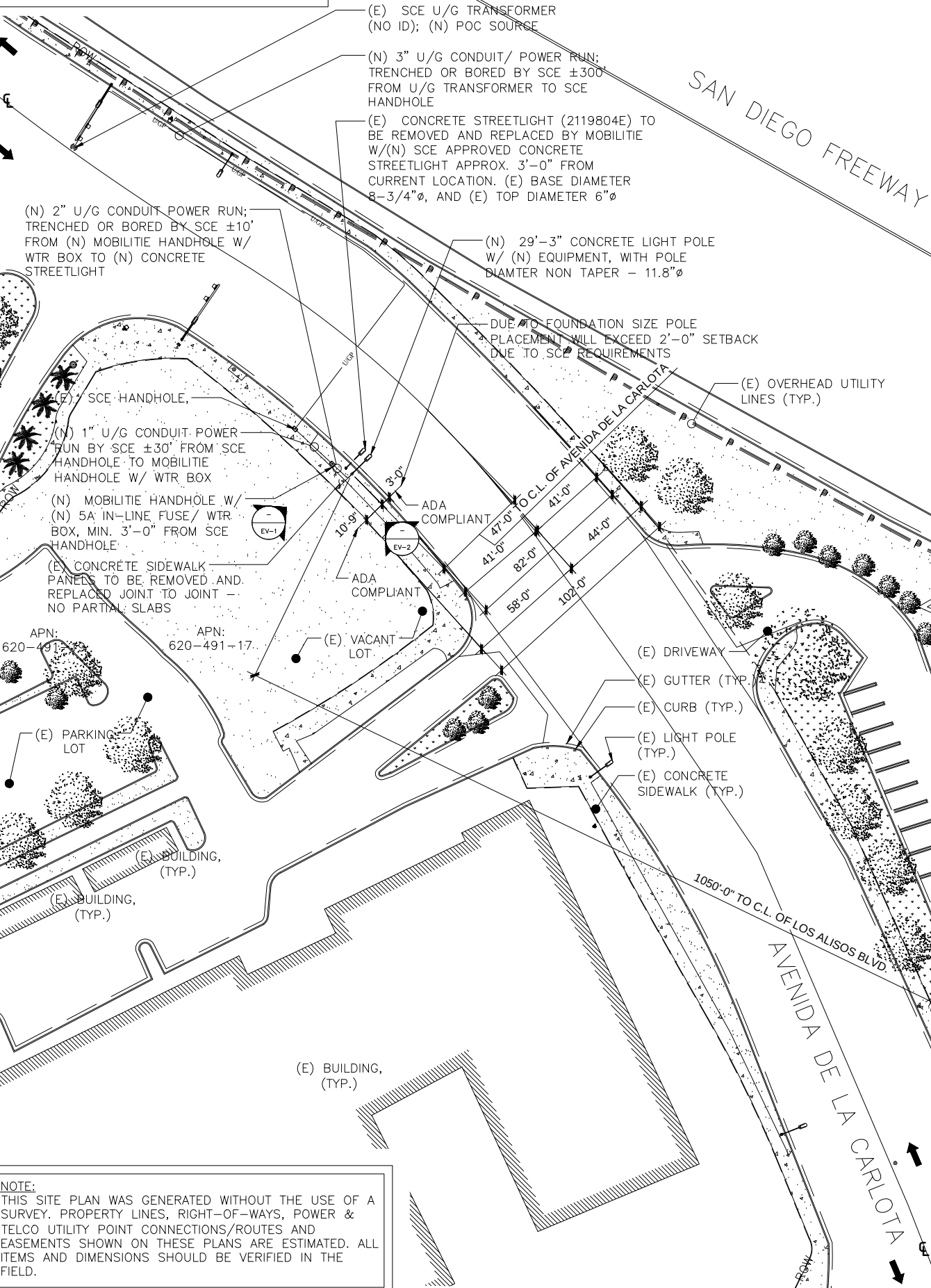
OG90XSC30C
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
EXHIBIT PHOTO & SITE PLAN

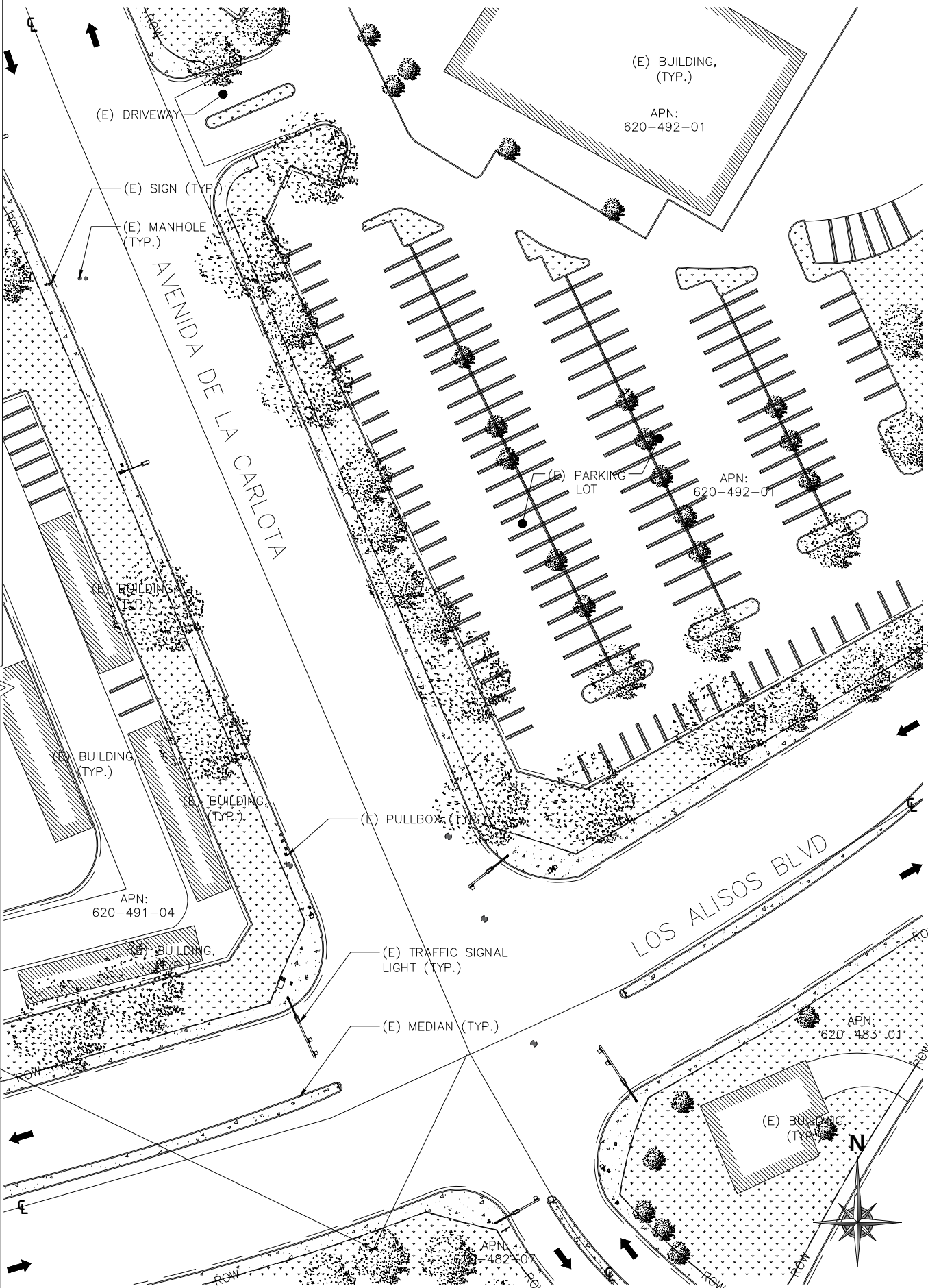
SHEET NUMBER
SP-1

Packet Pg. 194

NEW UNIQUE METER/WTR BOX ADDRESS:
24523 1/2 AVENIDA DE LA CARLOTA,
LAGUNA HILLS, CA 92653



NOTE:
THIS SITE PLAN WAS GENERATED WITHOUT THE USE OF A
SURVEY. PROPERTY LINES, RIGHT-OF-WAYS, POWER &
TELCO UTILITY POINT CONNECTIONS/ROUTES AND
EASEMENTS SHOWN ON THESE PLANS ARE ESTIMATED. ALL
ITEMS AND DIMENSIONS SHOULD BE VERIFIED IN THE
FIELD.



OVERALL SITE PLAN

SCALE: 1/64" = 1'-0" (1/32" = 1'-0" ON 22"x34" SHEET)

1



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DRAWN BY:	FC
CHECKED BY:	JF

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OG90XSC30C
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
SP-2



PROJECT NO:	OG90XSC30C
DRAWN BY:	FC
CHECKED BY:	JF

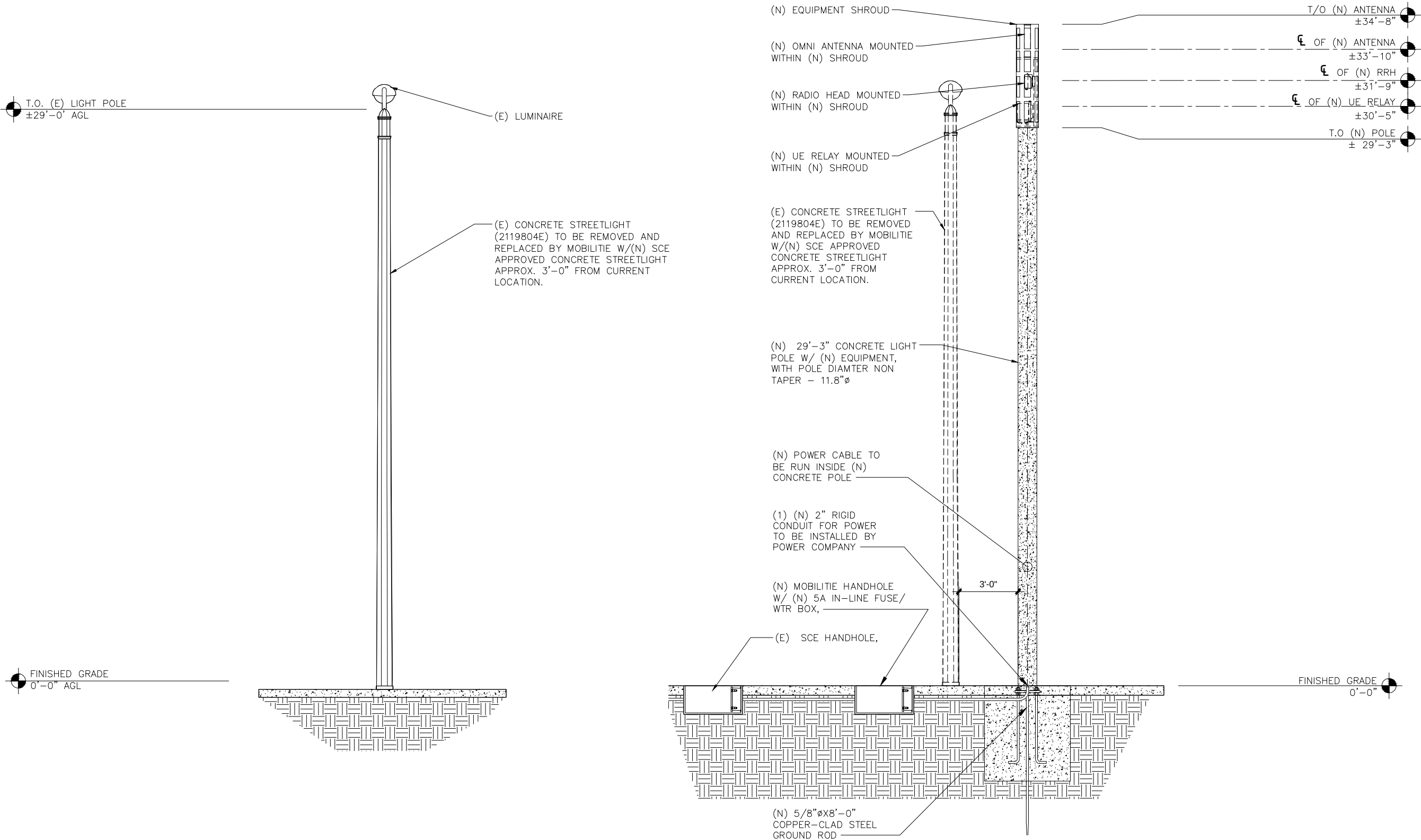
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OG90XSC30C
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
POLE ELEVATIONS

SHEET NUMBER
EV-1



EXISTING REAR ELEVATION

NEW REAR ELEVATION

POLE ELEVATIONS

SCALE: 3/16" = 1'-0" (3/8" = 1'-0" ON 22"x34" SHEET)



PROJECT NO:	OG90XSC30C
DRAWN BY:	FC
CHECKED BY:	JF

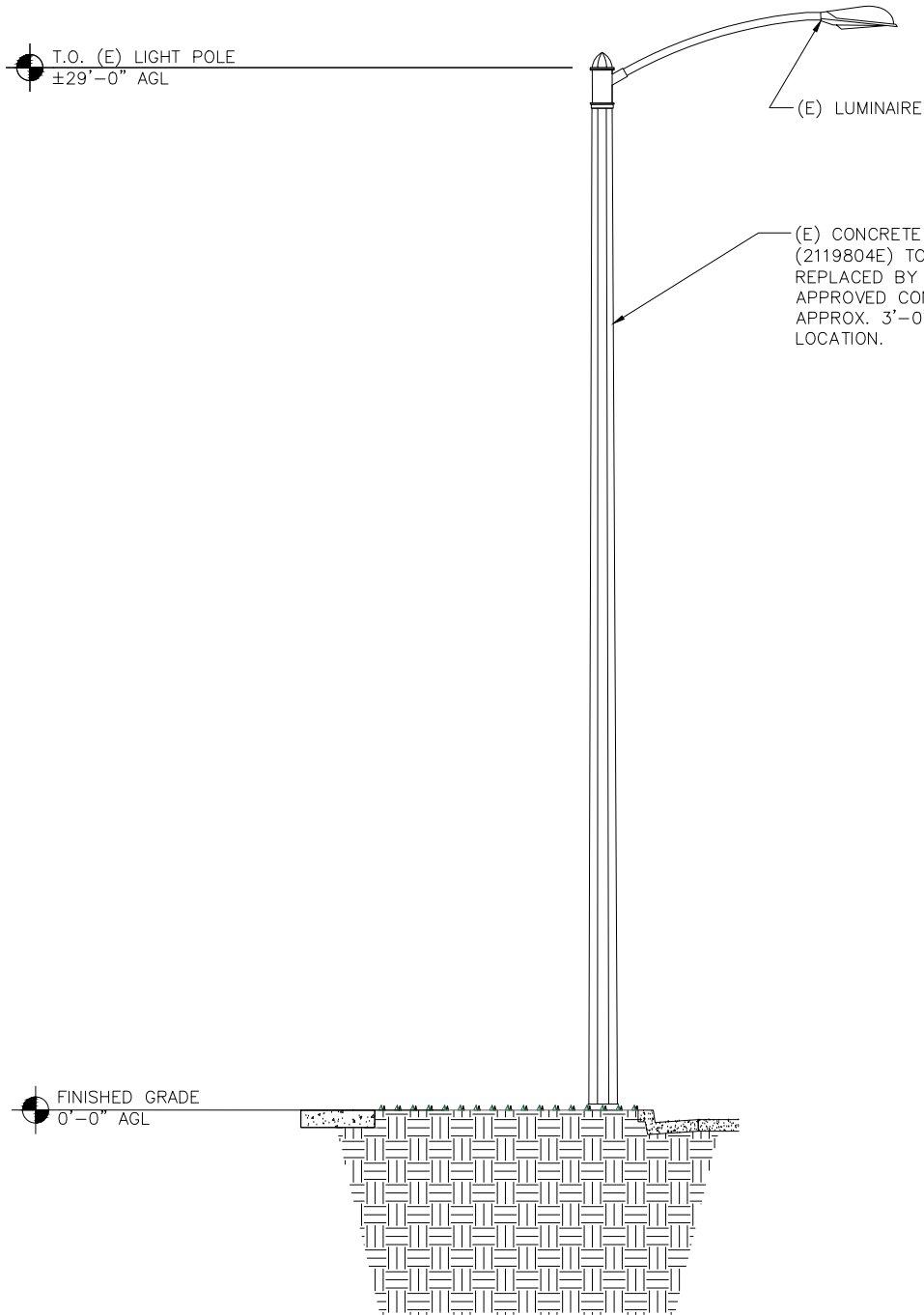
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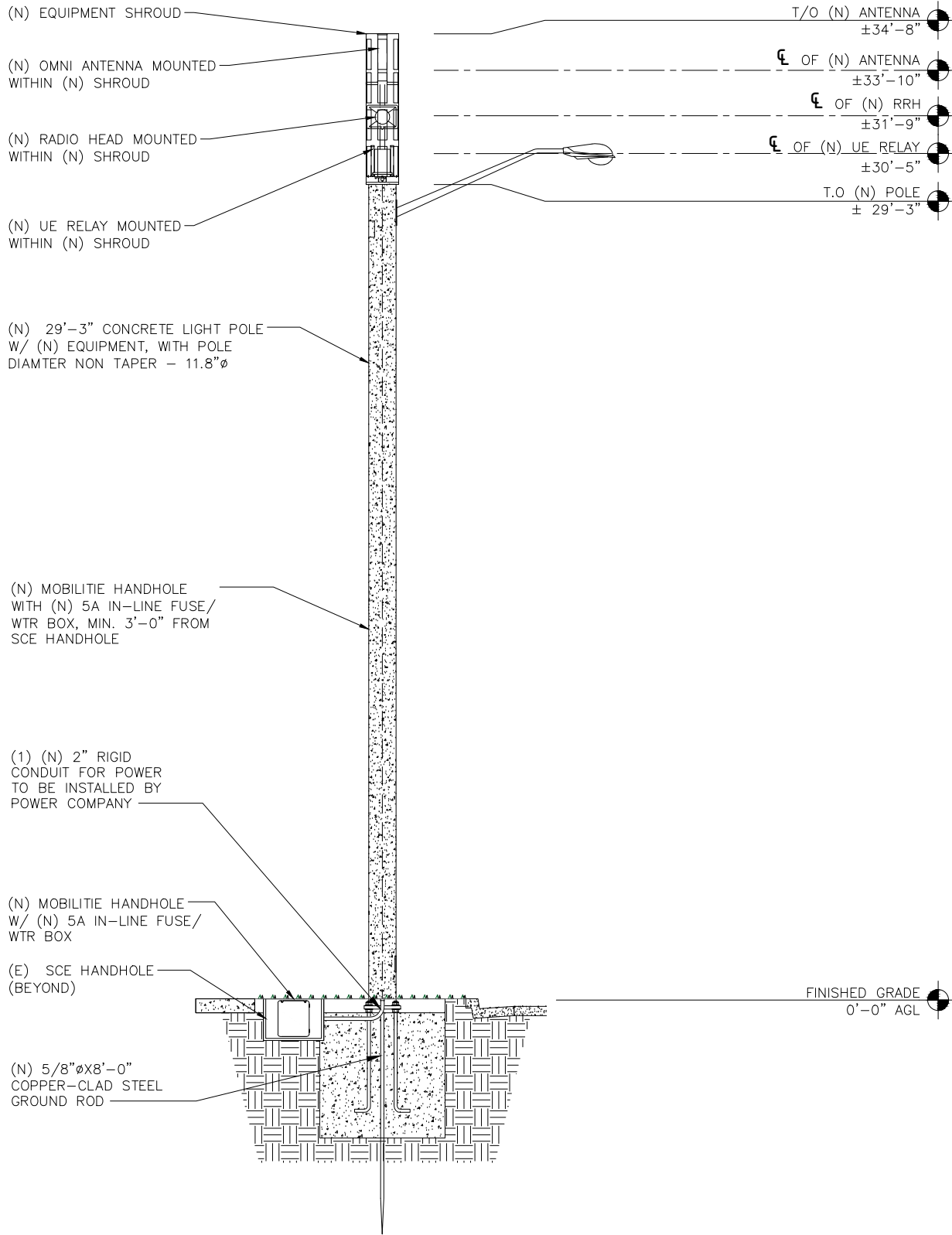
OG90XSC30C
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
POLE ELEVATIONS

SHEET NUMBER
EV-2



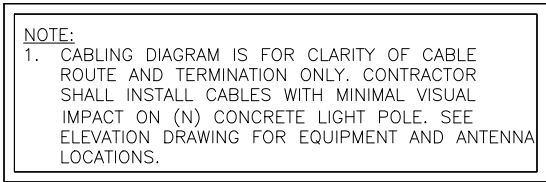
EXISTING SIDE ELEVATION



NEW SIDE ELEVATION

POLE ELEVATIONS

SCALE: 3/16" = 1'-0" (3/8" = 1'-0" ON 22"x34" SHEET)



- A) WOOD, CONCRETE AND EXISTING METALLIC POLES
- I) GROUNDING CONDUCTORS IN EXPOSED LOCATIONS MUST BE INSTALLED IN PVC.
- II) IN EARTH INSTALL PVC CONDUIT FOR BACKHAUL AND ELECTRICAL SERVICE. TRANSITION TO RGS AT GRADE LINE.
- (1) UTILIZE 1/2" COAX BLOCKS WITH LAG SCREWS TO SUPPORT COAX, RADIO AND MW POWER, RF COAX, AND ETHERNET CABLES TO WITHIN 12" OF THE EQUIPMENT BEING SERVED AND ON INTERVALS NOT TO EXCEED 6'.
- III) FOR UNDERGROUND HFC/PUBLIC BACKHAUL, ROUTE ETHERNET CABLE IN CONDUIT UP THE POLE AND ENTER THE UTILITY POLE RISER. SEAL EXPOSED END OF CONDUIT WITH A CABLE TERMINATION FITTING.
- IV) BY APPROVAL IN SELECT CASES LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LFMC) MAY BE USED IN LENGTHS NOT TO EXCEED 36" TO EXTEND THE ELECTRICAL SERVICE CONDUIT TO THE AC DISTRIBUTION BOX. EXAMPLE: UTILITY-REQUIRED DISCONNECT ON POLE W/ AC DISTRIBUTION BOX ON OPPOSITE SIDE OF POLE.
- B) (N) METALLIC POLES
- I) PROCURE (N) POLES WITH SUITABLE HAND HOLES SUCH THAT HAND HOLES EXIST AT ALL EQUIPMENT LOCATIONS.
- (1) WITH CLIENT APPROVAL IN SELECT CASES TO FACILITATE IMPROVED APPEARANCE, 1/2" COAXIAL CABLES MAY BE "SUPERFLEX" IN LIEU OF LDF-4.
- II) WHERE POSSIBLE, INSTALL POLE BASE SUCH THAT THE ELECTRICAL FEED AND BACKHAUL (IF UNDERGROUND) CIRCUIT ENTER THE POLE THROUGH THE POLE BASE. IF A DISCONNECTING MEANS SEPARATE FROM THE AC DISTRIBUTION BOX IS REQUIRED BY JURISDICTION OR UTILITY, WITH APPROVAL IN SELECT CASES LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LFMC) MAY BE USED IN LENGTHS NOT TO EXCEED 36" TO EXTEND THE ELECTRICAL SERVICE CONDUIT TO THE AC DISTRIBUTION BOX.

BILL OF MATERIALS							
QTY.	DESCRIPTION	MANUFACTURER	MODEL NUMBER	AZIMUTH	CABLE	DIMENSIONS (HxWxD)	WEIGHT
1	ANTENNA	CCI	SCA-OM-360Fx-Q-H2	TBD	-	20.9" X 4" DIAMETER	3.2 LBS
1	UE RELAY	AIRSPAN	iR460-SPB-ST-1-P-0	TBD	-	13" X 7" DIAMETER	8.8 LBS
-	-	-	-	-	-	-	-
1	GPS UNIT	NOKIA	FAWD/472932A	-	-	3.1" X 2.1" DIAMETER	TBD
1	RADIO	NOKIA	473603A	-	-	9.7" X 12.9" X 6.3"	24.7 LBS
-	-	-	-	-	-	-	-
1	ANTENNA SHROUD	CONCEALFAB	009819-000	-	1±	65" X 14" DIAMETER	TBD
1	CONCRETE LIGHT POLE	AMERON	BP300X09	-	-	29'-3" X 11.8" DIAMETER	TBD

BILL OF MATERIALS	2
SCALE: NOT TO SCALE	

PROJECT NO:	OG90XSC30C
DRAWN BY:	FC
CHECKED BY:	JF

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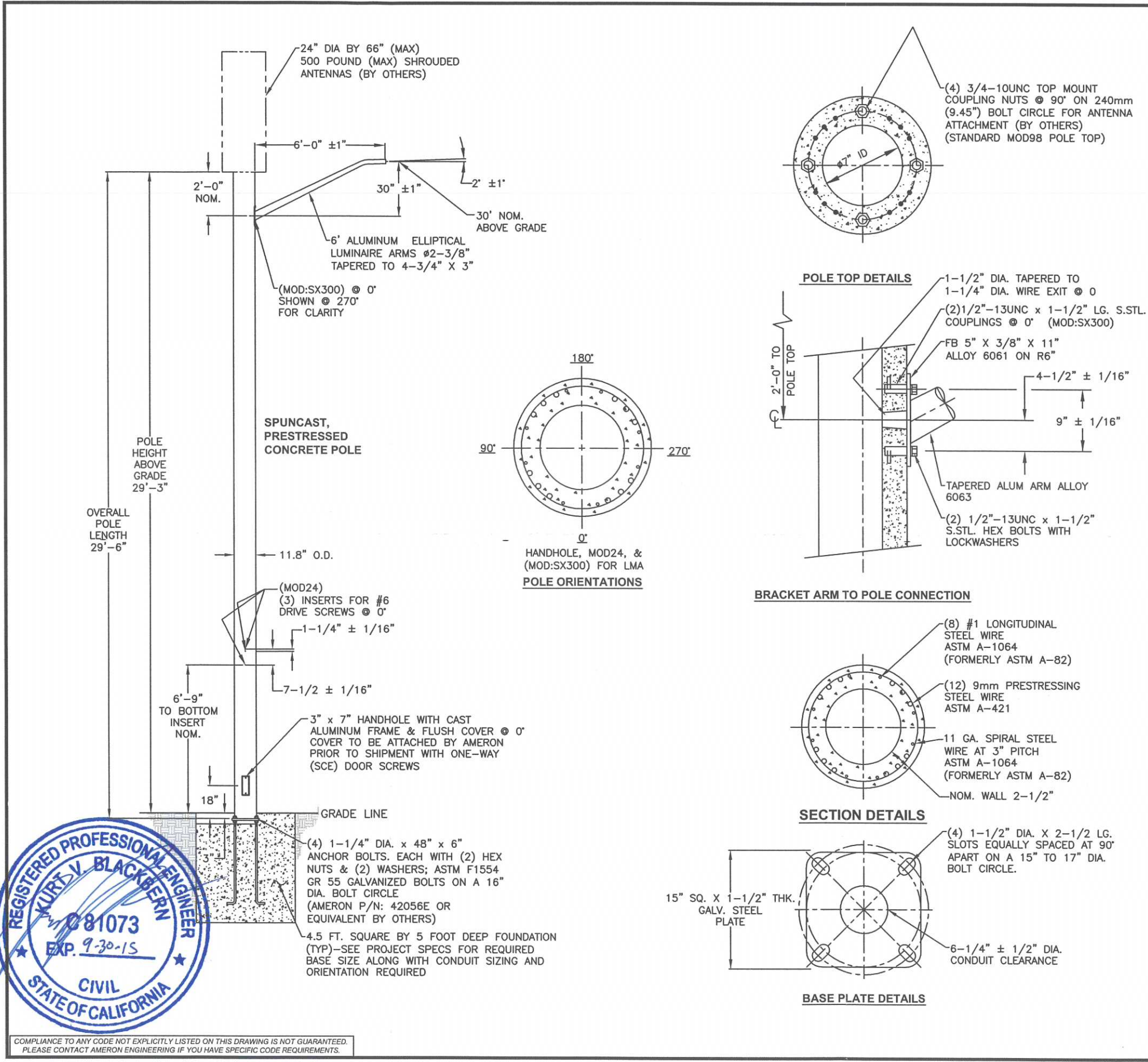
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OG90XSC30C
LAGUNA HILLS, CA 92653
(N) CONCRETE LIGHT POLE

SHEET TITLE
PLUMBING & RISER DIAGRAM

SHEET NUMBER
PL-1

Packet Pg. 1



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		
OPTION CLASS	ENTRY	INFO.
COATING	S	
HH COVER	66546E	
DOOR SCRS	SCE	
DRILL IN MOD	MOD24	

"P" LEVEL CONFIG CODES		
OPTION CLASS	ENTRY	INFO.
MIX	81	
FINISH	5	
BASEPLATE	63250E	
COLLAR	NONE	
POLE TOP CON.	MOD98	
CAST-IN MOD	MODSX300	

300MM NON-TAPERED BASE PLATE ROUND POLE

POLE DESIGNATION	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 (815S): SCE BLACK & WHITE, LIGHTLY EXPOSED AGGREGATE FINISH WITH FLAT WATER SEALER COATING.
 - ASTM C-150 TYPE III GRAY CEMENT.
 - f'c @ 28 DAYS=7,000 PSI, USING SPUN CYLINDER TEST.
 - f'c @ 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 Ss=1.75 & S1=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

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AMERON
POLE PRODUCTS

DRAWN: SJB DATE: 10/2003

SCALE: N.T.S. DWG. NO. 040-01277 REV D



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: October 9, 2018

TO: Mayor and Council Members

FROM: David Chantarangsu
Community Development Director

ISSUE: Zoning Text Amendment No. 1-17-3757, an Amendment to Title 9 (Zoning and Subdivisions) of the Laguna Hills Municipal Code to Update Regulations Related to Accessory Dwelling Units in Accordance with State Law

RECOMMENDATION: That the City Council: (1) Conduct a Public Hearing for Zoning Text Amendment No. 1-17-3757; (2) Find and determine that the proposed activity is not subject to the California Environmental Quality Act (CEQA) per Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines and Public Resources Code Section 21080.17; and (3) Introduce for first reading, read by title only, and waive further reading of an Ordinance entitled: "An Ordinance of the City of Laguna Hills, California, adopting Zoning Text Amendment No. 1-17-3757, an amendment to Title 9 (Zoning and Subdivisions) of the Laguna Hills Municipal Code, amending and restating Chapter 9-68 (Accessory Living Quarters/Second Unit Housing) and amending Section 9-04.010 and Tables 9-10.050, 9-12.020, 9-14.020, 9-16.020, 9-18.020, 9-20.020, 9-44.A and 9-92.030 to allow Accessory Dwelling Units in Residential Zoning Districts in accordance with State law, including an exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15060(C)(2) and (C)(3) and Public Resources Code Section 21080.17."

SUMMARY:

The proposed Ordinance would amend multiple sections of Title 9 of the Laguna Hills Municipal Code in response to recent updates to State law regarding regulations for accessory dwelling units, or ADUs. The new State ADU law replaced the existing term "second units" with "accessory dwelling units" and required further streamlining of local

Zoning Text Amendment 1-17-3757 (Accessory Dwelling Units)

October 9, 2018

Page 2

regulations for ADUs by relaxing local zoning, parking, and development standards, which are discussed in detail below. The proposed Ordinance will bring the City into compliance with the new law.

AUTHORITY:

Adoption of an amendment to the LHMC is a legislative act of the City Council subject to consideration and approval of an ordinance after a public hearing (LHMC § 9-90.050 and 060).

BACKGROUND:

Accessory dwelling units, also known as “second units” or “granny flats,” are additional living quarters on single-family and multi-family lots that are independent of the primary dwelling unit. ADUs may be attached to or detached from the primary dwelling unit, or may consist of repurposed living space within an existing home. They typically provide complete, independent living facilities for at least one person, including permanent provisions for living, sleeping, eating, cooking, and sanitation. The State Legislature has recognized ADUs as a valuable strategy for addressing opportunities for affordable housing in California. Legislation aimed at making it easier to develop ADUs was passed by Legislature in 2002, with additional legislation enacted in 2016 and 2017.

In 2002, Assembly Bill (AB) 1866 amended the Government Code to require cities to approve applications for second units ministerially, without discretionary review or a public hearing. The Laguna Hills Municipal Code (LHMC) includes provisions which comply with the 2002 State ADU Law. LHMC Chapter 9-68, entitled Accessory Living Quarters/Second Unit Housing, regulates second dwelling units within the City.

In September 2016, Governor Brown signed AB 2299 and Senate Bill (SB) 1069, providing additional required streamlining of local regulations for ADUs. Effective January 1, 2017, any local ADU ordinance that does not comply with the new requirements is null and void until such time as the jurisdiction adopts an ordinance that complies with the new State ADU law. Further refinements to the State ADU law were approved in October 2017 with the passage of AB 494 and SB 229. AB 2299 and SB 1069, as modified by AB 494 and SB 229, are collectively referred to herein as the “2016/2017 State ADU Law.” Accordingly, staff has prepared a draft ordinance to ensure compliance with State law (Attachment 1).

It should be noted that only one (1) permit application for an ADU has been submitted

to the Community Development Department since the effective date of the 2016/2017 State ADU Law (January 1, 2017). The application was processed in accordance with Government Code 65852.2 as required by AB 2299 and SB 1069.

PROPOSAL:Current City Standards

The City's existing second unit ordinance was last amended in 2003 to comply with the 2002 State ADU Law. Consistent with the 2002 law, the LHMC defines "accessory living quarters/second unit housing" as "a structure attached to or detached from a principal building or incorporated within such buildings located on the same lot and customarily incidental to the principal structure including living areas such as employee quarters and second unit housing subject to criteria of Chapter 9-68 of this title." The current standards have been included as Attachment 2.

Summary of 2016/2017 State ADU Law

While the 2002 legislation referred to "second units", the 2016/2017 State ADU Law replaced the existing term "second units" with "accessory dwelling units" and required further streamlining of local regulations for ADUs by relaxing local zoning, parking, and development standards. Specifically:

- Jurisdictions must designate areas where ADUs may be permitted
- Jurisdictions may impose standards on ADUs, including, but not limited to, parking, height, setback, lot coverage, architectural review, and maximum size, with certain restrictions, such as:
 - Setbacks cannot be required for conversion of an existing garage.
 - Side and rear setbacks can be no more than 5 feet for an ADU above a garage.
 - ADU maximum floor area can be 50% of existing structure.
 - Increase in floor area of up to 1,200 square feet is allowed.
 - Parking may be required, at a rate of no more than one space per unit and is limited in certain circumstances (see below).

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- The maximum parking requirements a local agency can impose on an attached or detached ADU is reduced to one space per unit; jurisdictions must eliminate parking standards for ADUs in all of the following circumstances:
 - ADU is located within one-half mile of public transit (including a bus stop).
 - ADU is located in an architecturally significant or historic district.
 - ADU is part of an existing primary residence or existing accessory structure.
 - ADU is located where on-street parking permits are required but not offered to the occupant of the ADU.
 - ADU is located within one block of a car share vehicle.
- Jurisdictions may not require fire sprinklers in an ADU if fire sprinklers are not required in the primary residence.
- The jurisdiction must approve or deny the application for an ADU ministerially within 120 days of receiving the complete application.
- The jurisdiction may require the ADU to be owner-occupied and may prohibit short term rental of ADUs.

Proposed Standards

In many cases, the City's current ADU policies are similar to the requirements of the new 2016/2017 State ADU Law. The current requirements and a comparison to the proposed requirements can be summarized as follows:

Regulations	Current Ordinance	Proposed Ordinance
Permitted Locations	ER, LDR, MLDR, MDR, HDR zones on a lot that contains at least, but not more than, one single-family dwelling unit.	ER, LDR, MLDR, MDR, HDR zones on a lot that includes a proposed or existing single-family dwelling.
Owner	Not intended for sale; may be rented. The owner of both units	No change; however, if rented, ADUs or the related primary

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Occupancy/Rental	shall occupy either the primary dwelling unit or the accessory second unit. The owner shall record a use restriction with the Orange County Recorder's Office.	residence shall not be rented for a term of less than 30 days
Maximum Size (Attached)	Shall not exceed 30% of the existing dwelling unit living area.	Shall not exceed 50% of the proposed or existing primary residence living area, or 1,200 square feet.
Maximum Size (Detached)	Shall not exceed 1,200 square feet.	No change.
Design	Shall be compatible in materials, colors, and general architecture to the existing primary dwelling unit.	No change.
Setbacks	Subject to all required setbacks, lot coverage, development standards, including applicable design standards, fees, charges, screening, and buffering, building separation distances, height limits, and all other applicable requirements of the zone in which developed.	No change; however, language added to comply with State-mandated exceptions to setbacks for converted garages and ADUs constructed above a garage.
Parking	One off-street covered parking space per bedroom, in addition to those required for the principal unit.	One off-street parking space is required for an attached or detached ADU; the proposed Ordinance provides flexibility for location of new parking spaces as required by State law. Off-street parking spaces must be replaced when a garage, carport, or other covered parking is demolished or converted in conjunction with an

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		ADU. No additional parking is required for an ADU created within the existing living area, or under several other specific circumstances.
Processing	The Community Development Director shall review and approve applications for ADUs ministerially without discretionary review or a public hearing.	The Community Development Director shall approve or deny an ADU application within 120 days of receiving the complete application.

The proposed Ordinance also includes modifications to the definitions found within the Zoning Code, as well as minor changes to the residential zoning district sections to incorporate references to the new language. A redline/strikethrough version of the proposed changes is provided as Attachment 3.

CONCLUSION:

The proposed Ordinance mirrors the new State requirements, in many cases using the exact language found in the Government Code. The proposed Ordinance does not include additional requirements beyond those mandated by the 2016/2017 State ADU Law. Where the legislation provides the ability for cities to choose how to regulate certain aspects of ADUs, the options included in the draft Ordinance are described below.

Permitted Locations

The 2016/2017 State ADU Law allows cities to designate certain areas where creation of ADUs is permitted. The designation may be based on criteria that may include, but is not limited to, the adequacy of water and sewer services and the impact on traffic flow and/or public safety. Currently, the LHMC allows ADUs in the Estate Residential, Low Density, Medium Low Density, Medium Density, and High Density residential zoning districts if at least, but not more than, one single-family dwelling unit is contained on the lot. Based on the requirements of the 2016/2017 State ADU Law, the proposed Ordinance would limit the allowable locations for an ADU to any lot in a residential zoning district that is proposed to or already contains one legally established single-

family detached dwelling unit, which does not substantially change the current location limitations.

Parking

The 2016/2017 State ADU Law requires that cities allow ADUs without additional off-street parking in several specific situations. As listed above, the only exemptions which would be likely to apply in Laguna Hills are exemptions for ADUs within a half-mile of public transit or for ADUs within an existing primary residence or accessory structure. The proposed Ordinance imposes additional off-street parking requirements for ADUs where the State law allows it and identifies specific situations listed by the 2016/2017 State ADU Law where relief from parking standards is required. Specifically, the Ordinance proposes requiring one off-street parking space for an attached or detached ADU. Additionally, off-street parking spaces must be replaced when a garage, carport or other covered parking is demolished or converted to a non-parking use in conjunction with the construction of an ADU. Any required parking space may be permitted in setback areas, or through tandem parking, on a case-by-case basis depending on property conditions.

Owner Occupancy/Rental

The 2016/2017 State ADU Law does not allow ADUs to be owned or sold separately from the primary dwelling. Further, the law allows cities to require that either the ADU or the primary unit be owner-occupied and allows cities to restrict the availability of ADUs for short term rentals. Accordingly, the proposed Ordinance includes a provision which requires that the property owner must occupy either the primary dwelling or the ADU as his or her primary residence and, if rented, ADUs or the related principal dwelling shall not be rented for a term shorter than 30 days. To ensure this provision is understood and runs with the land, the proposed Ordinance requires a deed restriction to be recorded on the property. Staff and the City's Attorney's Office will revise the deed restriction form currently used for ADUs to reflect the new Ordinance

PUBLIC NOTICE:

This project was advertised in an adjudicated newspaper of general circulation on September 27, 2018. To date, no comments have been received. Any written comments received will be handed out at the City Council hearing.

CEQA FINDINGS:

Environmental review is not required under the Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3, Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) because it has no potential for resulting in physical change to the environment, directly or indirectly. Approval of the proposed Ordinance would not approve any development project. Approval of the proposed Ordinance would amend the Laguna Hills Municipal Code in accordance with the requirements of the 2016/2017 State ADU Law to streamline local regulations for the construction of new Accessory Dwelling Units; Pursuant to Section 21080.17 of the California Public Resources Code, CEQA does not apply to the adoption of an ordinance by a city to implement the provisions of the 2016/2017 State ADU Law.

ATTACHMENTS:

- Attachment 1 - Proposed Ordinance
- Attachment 2 - Current Ordinance
- Attachment 3 - Summary of Changes in Strikethrough/Underline Format

ORDINANCE NO. 2018 - X

AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING ZONING TEXT AMENDMENT NO. 1-17-3757, AN AMENDMENT TO TITLE 9 (ZONING AND SUBDIVISIONS) OF THE LAGUNA HILLS MUNICIPAL CODE, AMENDING AND RESTATING CHAPTER 9-68 (ACCESSORY LIVING QUARTERS/SECOND UNIT HOUSING) AND AMENDING SECTION 9-04.010 AND TABLES 9-10.050, 9-12.020, 9-14.020, 9-16.020, 9-18.020, 9-20.020, 9-44.A AND 9-92.030 TO ALLOW ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONING DISTRICTS IN ACCORDANCE WITH STATE LAW, INCLUDING AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER CEQA GUIDELINES SECTIONS 15060(C)(2) AND (C)(3) AND PUBLIC RESOURCES CODE SECTION 21080.17

THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, HEREBY FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, Title 9 (Zoning and Subdivisions) of the Laguna Hills Municipal Code (LHMC) establishes allowable uses of property within all zoning districts in the City; and

WHEREAS, in 2016, the State Legislature adopted two bills pertaining to accessory dwelling units, Assembly Bill 2299 and Senate Bill 1069, which modified Government Code Sections 68582.150 and 65852.2 and took effect January 1, 2017; in October 2017, the State Legislature approved two additional bills, Assembly Bill 494 and Senate Bill 229, which further modified Government Code Sections 68582.150 and 65852.2 (collectively, the “State ADU Law”); and

WHEREAS, an “accessory dwelling unit” or “ADU” is an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. An accessory dwelling unit includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling; and

WHEREAS, the State ADU Law requires amendments to the City’s existing zoning regulations regarding accessory living quarters/second unit housing; and

WHEREAS, this Ordinance is a City-initiated zoning text amendment subject to Chapter 9-90 of the LHMC. Adoption of an amendment to the LHMC is a legislative act of the City Council subject to consideration and approval of an ordinance after a public hearing (LHMC § 9-90.050 and 060); and

WHEREAS, the City Council of the City of Laguna Hills has held a duly noticed public hearing and considered public comments and written and oral information

and testimony presented by City staff, community residents, and other interested parties at a public hearing held on October 9, 2018.

THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA,
DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The above recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The City Council of the City of Laguna Hills hereby finds and determines that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 14, Chapter 3, Sections 15060 (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) because it has no potential for resulting in physical change to the environment, directly or indirectly. Approval of the Ordinance does not approve any development project. Approval of the Ordinance would amend the Laguna Hills Municipal Code in accordance with the requirements of the State ADU Law to streamline local regulations for the construction of new Accessory Dwelling Units; Pursuant to Section 21080.17 of the California Public Resources Code, CEQA does not apply to the adoption of an ordinance by a city to implement the provisions of the State ADU Law.

SECTION 3. Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions), Chapter 9-04 (Definitions), Section 9-04.010 ("A" Definitions), is hereby amended by deleting the definition of "Accessory living quarters/second unit housing" in its entirety and replacing the same with the definition of "Accessory dwelling unit" to read as follows:

"Accessory dwelling unit" means an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons subject to the criteria of Chapter 9-68 of this title. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit also includes an efficiency unit, as defined in California Health and Safety Code § 17958.1, and a manufactured home, as defined in California Health and Safety Code § 18007.

SECTION 4. Table 9-10.050 (Land Use Matrix) of Chapter 9-10 (Zoning Districts Established) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions) is hereby amended by replacing "Accessory living quarters/second unit housing" with "Accessory dwelling unit."

SECTION 5. Table 9-12.020 (Estate Residential Uses) of Chapter 9-12 (ER Estate Residential District) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions) is hereby amended by replacing "Accessory living quarters/second unit housing" with "Accessory dwelling unit."

SECTION 6. Table 9-14.020 (Low Density Residential Uses) of Chapter 9-14 (LDR Low Density Residential District) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions) is hereby amended by replacing “Accessory living quarters/second unit housing” with “Accessory dwelling unit.”

SECTION 7. Table 9-16.020 (Medium Low Density Residential Uses) of Chapter 9-16 (MLDR Medium Low Density Residential District) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions) is hereby amended by replacing “Accessory living quarters/second unit housing” with “Accessory dwelling unit.”

SECTION 8. Table 9-18.020 (Medium Density Residential Uses) of Chapter 9-18 (MDR Medium Density Residential District) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions) is hereby amended by replacing “Accessory living quarters/second unit housing” with “Accessory dwelling unit.”

SECTION 9. Table 9-20.020 (High Density Residential Uses) of Chapter 9-20 (HDR High Density Residential District) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions) is hereby amended by replacing “Accessory living quarters/second unit housing” with “Accessory dwelling unit.”

SECTION 10. Table 9-44.A (Number of Parking Stalls Required) of Chapter 9-44 (Access and Parking) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions) is hereby amended by (1) replacing “Accessory living quarters/second unit housing” with “Accessory dwelling unit”, and (2) replacing “1 covered per bedroom” with “See Chapter 9-68.”

SECTION 11. Chapter 9-68 (Accessory Living Quarters/Second Unit Housing) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions) is hereby amended and restated in its entirety to read as follows:

Chapter 9-68 ACCESSORY DWELLING UNITS

Sections:

- 9-68.010 Purpose and intent.
- 9-68.020 Conforming ADUs.
- 9-68.030 Permitted use.
- 9-68.040 Permit procedures.
- 9-68.050 Standards and criteria.

9-68.010 Purpose and intent.

The purpose and intent of this chapter is to provide regulations concerning the development of accessory dwelling units (ADUs) within the city. In doing so, the city

acknowledges its commitment to provide opportunities for development of low- and moderate-income housing for the community in keeping with its housing element and state law. It is the intent of this chapter to permit ADUs in conformance with State law subject to standards that will ensure the units contribute to a suitable living environment for people of all ages and economic levels, while preserving the integrity and character of single-family residential neighborhoods. It is not the intent of this chapter to override lawful use restrictions as may be set forth in any applicable deed restrictions or covenants affecting real property.

9-68.020 Conforming ADUs.

An ADU that conforms to this chapter shall:

- A. Be deemed an accessory use or an accessory building and not be considered to exceed the allowable density for the lot upon which it is located;
- B. Be deemed a residential use that is consistent with the General Plan and the zoning designation for the lot upon which it is located;
- C. Not be considered in the application of any ordinance, policy, or program to limit residential growth; and
- D. Not be considered a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service.

9-68.030 Permitted use.

- A. A maximum of one ADU may be permitted within the estate residential, low density, medium low density, medium density and high density residential zones on a lot that includes a proposed or existing single-family dwelling.
- B. The City shall ministerially approve an application for a building permit to create within a zone for single-family use one ADU per single-family lot if the ADU is contained within the building envelope of (1) an existing legally established single-family residence, or (2) an existing legally established accessory structure, including, but not limited to, a studio, pool house, or other similar structure, that has independent exterior access from the existing residence, and the Community Development Director determines that the side and rear setbacks are sufficient for fire safety.

9-68.040 Permit procedures.

Prior to the issuance of a building permit for an ADU, the applicant shall obtain approval from the Community Development Director. ADUs are subject to the following processing procedures.

- A. An application must be submitted on a form approved by the Community Development Director. The application must demonstrate compliance with the

requirements of Sections 9-68.030 and 9-68.050 of this chapter and shall be submitted with the appropriate fee as may be approved by resolution of the City Council.

B. The Community Development Director will review and approve complete ADU applications that comply with the requirements of Sections 9-68.030 and 9-68.050 of this chapter. The application shall be considered ministerially with no discretionary review or public hearing.

C. The Community Development Director shall approve or deny an ADU application within 120 days of receiving the complete application.

D. Construction of an ADU is subject to any applicable fee adopted under the California Government Code, Title 7, Division 1, Chapter 5 (commencing with § 66000) and Chapter 7 (commencing with § 66012).

9-68.050 Standards and criteria.

The following standards and criteria shall apply to all ADUs proposed for development:

- A. An ADU shall be either:
 - 1. Detached from the proposed or existing primary residence, but located on the same lot;
 - 2. Attached to the proposed or existing primary residence;
 - 3. Located within the living area of the proposed or existing primary residence (living area is defined as the interior habitable area of a dwelling unit, including basements and attics, but not including the garage); or
 - 4. Located within an existing accessory structure, such as a converted garage, carport, or other covered parking space, which conforms with all applicable building and safety standards for habitability.
- B. ADUs shall conform to the development standards for the zoning district in which they are located, including, but not limited to, setbacks, lot coverage, and height.
 - 1. No setback shall be required for an existing garage that is converted to an ADU.
 - 2. A setback of five feet from the side and rear property lines shall be required for an ADU constructed above an existing garage.
- C. ADUs located within the living area of the proposed or existing primary residence must have exterior access independent from the primary residence.
- D. ADUs must conform to the most recent building, engineering, and fire codes, including but not limited to the Mechanical Code, National Electrical Code, and Uniform Plumbing Code.
- E. The total floor area of floorspace of an attached ADU shall not exceed 50 percent of the proposed or existing primary residence living area or 1, 200 square feet.

F. The total area of floorspace for a detached ADU shall not exceed 1,200 square feet.

G. ADUs shall not be required to provide fire sprinklers if they are not required for the primary residence.

H. One off-street parking space shall be provided for an attached or detached ADU. The required parking space may be permitted in setback areas in locations approved by the Community Development Director or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

I. Off-street parking spaces shall be replaced when a garage, carport or other covered parking is demolished or converted to a non-parking use in conjunction with the construction of an ADU. Replacement spaces may be located in any configuration on the same lot as the ADU, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by use of mechanical automobile parking lifts.

J. Additional parking for the ADU is not required in any of the following circumstances. It is the responsibility of the applicant to demonstrate the applicable circumstance(s).

1. The ADU is located within one-half mile of public transit.
2. The ADU is located within an architecturally and historically significant historic district.
3. The ADU is part of the proposed or existing primary residence or an existing accessory structure.
4. When on-street parking permits are required but are not offered to the occupant of the ADU.
5. When there is a car share vehicle located within one block of the ADU.

K. The design, materials, and overall appearance of the ADU shall be generally consistent with the primary residence.

L. Occupancy and ownership.

1. An ADU shall remain under the same ownership as that of the primary residence and shall not be sold or owned separately from the primary residence.
2. The property owner must occupy either the primary residence or the ADU as his or her domicile.
3. If rented, ADUs or the related primary residence shall not be rented for a term of less than 30 days.
4. Prior to issuance of a building permit for the ADU, a deed restriction shall be recorded against the title of the property in the County Recorder's office and a

copy filed with the Community Development Director. Said deed restriction shall run with the land and shall bind all future owners, heirs, successors, or assigns. The form of the deed restriction shall be provided by the City and shall provide that:

- a. The property shall include no more than one ADU;
- b. The ADU may not be sold, mortgaged, or transferred separately from the primary residence;
- c. The owner of the property shall occupy either the primary residence or ADU as his or her domicile;
- d. The ADU may not be rented on a short-term basis of less than 30 days;
- e. The ADU is restricted to the approved size and other attributes as allowed by this chapter;
- f. The deed restriction runs with the land and may be enforced against future property owners; and
- g. The deed restriction may not be modified or terminated without the prior written consent of the Community Development Director.

M. Utility connections. An ADU shall have utility connections that conform to the City's building and plumbing requirements.

1. For an ADU described in subsection B of Section 9-68.030, an applicant shall not be required to install a new or separate utility connection directly between the ADU and the utility and the City shall not impose a related connection fee or capacity charge.
2. For an ADU that is not described in subsection B of Section 9-68.030, the City may require a new or separate utility connection directly between the ADU and the utility and the connection may be subject to a connection fee or capacity charge.

N. Passageway. No passageway shall be required in conjunction with the construction of an ADU. "Passageway" means a pathway that is unobstructed clear to the sky and extends from the street to one entrance of the ADU.

SECTION 12. Table 9-92.030 (Application Information) of Chapter 9-92 (Application Process and Submittal Requirements) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions) is hereby amended by replacing "Accessory living quarters/second unit housing" with "Accessory dwelling unit."

SECTION 13. This Ordinance shall take effect on _____, 2018, the 31st day following the adoption of this Ordinance by the City Council.

SECTION 14. Upon the effective date of this Ordinance, the provisions hereof shall supersede any inconsistent or conflicting provisions of the Laguna Hills Municipal Code.

SECTION 15. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more section, subsection, subdivision, sentence, clause, phrase, or portion thereof be declared invalid or unconstitutional.

SECTION 16. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duly designated posting places within the City and published once within fifteen days after passage and adoption as may be required by law; or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five days prior to the date of adoption of this Ordinance; and, within fifteen days after adoption, the City Clerk shall cause to be published, the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2018.

MELODY CARRUTH, MAYOR

ATTEST:

MELISSA AU-YEUNG, CITY CLERK

Ordinance No. 2018-x

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing Ordinance No. 2018-X was duly introduced and
placed upon its first reading at a Regular Meeting of the City Council on the 10th day of
October 2018, and that thereafter, said Ordinance was duly adopted and passed at a
Regular Meeting of the City Council held on the _____ day of
_____ 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

MELISSA AU-YEUNG, CITY CLERK
Laguna Hills, California

Attachment: Attachment 1 - Proposed Ordinance (1696 : Zoning Text Amendment 1-17-3757 (Accessory Dwelling Units))

STATE OF CALIFORNIA)
 COUNTY OF ORANGE) ss
 CITY OF LAGUNA HILLS)

AFFIDAVIT OF POSTING
 AND PUBLICATION

MELISSA AU-YEUNG, being first duly sworn, deposes and says:

That she is the duly appointed and qualified City Clerk of the City of Laguna Hills;

That in compliance with State Laws of the State of California, ORDINANCE NO. 2018-X, being:

AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING ZONING TEXT AMENDMENT NO. 1-17-3757, AN AMENDMENT TO TITLE 9 (ZONING AND SUBDIVISIONS) OF THE LAGUNA HILLS MUNICIPAL CODE, AMENDING AND RESTATING CHAPTER 9-68 (ACCESSORY LIVING QUARTERS/SECOND UNIT HOUSING) AND AMENDING TABLES 9-04.010, 9-10.050, 9-12.020, 9-14.020, 9-16.020, 9-18.020, AND 9-20.020 TO ALLOW ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONING DISTRICTS IN ACCORDANCE WITH STATE LAW, INCLUDING AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER CEQA GUIDELINES SECTIONS 15060(C)(2) AND (C)(3) AND PUBLIC RESOURCES CODE SECTION 21080.17

on the ____ day of _____ 2018, was published in the Saddleback Valley News; and was, in compliance with City Resolution No. 2004-05-25-2, on the ____ day of _____ 2018, caused to be posted in three places in the City of Laguna Hills, to wit:

Laguna Hills City Hall
 Laguna Hills Community Center
 La Paz Center

 MELISSA AU-YEUNG, CITY CLERK
 Laguna Hills, California

Attachment: Attachment 1 - Proposed Ordinance (1696 : Zoning Text Amendment 1-17-3757 (Accessory Dwelling Units))

Chapter 9-68**ACCESSORY LIVING QUARTERS/
SECOND UNIT HOUSING****Sections:**

- 9-68.010 Purpose and intent.**
9-68.020 Applicability.
9-68.030 Permitted use.
9-68.040 Standards and criteria.

9-68.010 Purpose and intent.

The purpose and intent of this chapter is to provide regulations concerning the development of accessory living quarters/second unit housing within the city. In doing so, the city acknowledges its commitment to provide opportunities for development of low- and moderate-income housing for the community in keeping with its housing element and state law. It is the intent of this chapter to permit second residential units in conformance with State law subject to standards that will ensure the units contribute to a suitable living environment for people of all ages and economic levels, while preserving the integrity and character of single-family residential neighborhoods. It is not the intent of this chapter to override lawful use restrictions as may be set forth in any applicable deed restrictions or covenants affecting real property. (Ord. 2003-5 Exh. A § A (part); Ord. 98-8 § 2 (part); prior code § 9-52.010)

9-68.020 Applicability.

Accessory living quarters/second unit housing may be developed by an owner occupant within the estate residential, low density, medium low density, medium density and high density residential zones subject to the criteria and limitations of this chapter. (Ord. 2003-5 Exh. A § A (part); Ord. 98-8 § 2 (part); prior code § 9-52.020)

9-68.030 Permitted use.

An accessory living quarters/second housing unit is a permitted use in any residential zone, if the proposed accessory living quarters/second housing unit complies with Section 9-68.040 of this chapter. The Community Development Director shall approve an application for accessory living quarters/second housing unit if the Director finds that the application fully complies with each and every standard and criteria contained in Section 9-68.040. (Ord. 2003-5 Exh. A § A (part); Ord. 98-8 § 2 (part); prior code § 9-52.030)

9-68.040 Standards and criteria.

The following standards and criteria shall apply to all accessory living quarters/second housing units proposed for development:

A. The second unit is not intended for sale and may be rented;

B. The residentially zoned lot upon which the quarters or unit is developed must contain, at the time an application for the quarters or unit is filed, at least, but not more than, one single-family dwelling unit;

C. Attached quarters or units shall not exceed thirty (30) percent of the existing dwelling unit living area. For purpose of this section existing living area means the floor area of the primary dwelling unit excluding garages, bathrooms, kitchens, utility rooms, guest quarters, hallways, vestibules, and porches;

D. Detached secondary units shall not exceed one thousand two hundred (1,200) square feet of floor area inclusive of all rooms, hallways, and utility areas;

E. The quarters or unit shall be compatible in materials, colors, and general architecture to the existing primary dwelling unit;

F. The quarters or unit shall be subject to all required setbacks, lot coverage, development standards, including applicable design standards, fees, charges, screening, and buffering, building separation distances, height limits, and all other applicable requirements of the zone in which developed;

G. Parking shall meet the standards and requirements of Chapter 9-44 of this title;

H. The owner of both units shall occupy either the primary dwelling unit or the accessory second unit. The owner shall record a use restriction with the Orange County Recorder's Office, approved in form by the City Attorney, which shall set forth the requirements of this section so that all present and future property owners understand the obligations and limitations imposed by Section 9-68 of the Development Code. (Ord. 2003-5 Exh. A § A (part); Ord. 98-8 § 2 (part); prior code § 9-52.040)

Chapter 9-68

ACCESSORY DWELLING~~LIVING-QUARTERS/SECOND UNITS~~-HOUSING

Sections:

- 9-68.010 Purpose and intent.
- 9-68.020 Conforming ADUs~~Applicability.~~
- 9-68.030 Permitted use.
- 9-68.040 Permit procedures~~Standards and criteria.~~
- 9-68-050 Standards and criteria.

9-68.010 Purpose and intent.

The purpose and intent of this chapter is to provide regulations concerning the development of accessory dwelling~~living-quarters/second units~~ (ADUs)~~housing~~ within the city. In doing so, the city acknowledges its commitment to provide opportunities for development of low- and moderate-income housing for the community in keeping with its housing element and state law. It is the intent of this chapter to permit ADUs ~~second residential units~~ in conformance with State law subject to standards that will ensure the units contribute to a suitable living environment for people of all ages and economic levels, while preserving the integrity and character of single-family residential neighborhoods. It is not the intent of this chapter to override lawful use restrictions as may be set forth in any applicable deed restrictions or covenants affecting real property. ~~(Ord. 2003-5 Exh. A § A (part); Ord. 98-8 § 2 (part); prior code § 9-52.010)~~

9-68.020 Conforming ADUs~~Applicability.~~

An ADU that conforms to this chapter shall:~~Accessory living quarters/second unit housing may be developed by an owner-occupant within the estate residential, low density, medium-low density, medium density and high density residential zones subject to the criteria and limitations of this chapter. (Ord. 2003-5 Exh. A § A (part); Ord. 98-8 § 2 (part); prior code § 9-52.020)~~

- A. Be deemed an accessory use or an accessory building and not be considered to exceed the allowable density for the lot upon which it is located;
- B. Be deemed a residential use that is consistent with the General Plan and the zoning designation for the lot upon which it is located;
- C. Not be considered in the application of any ordinance, policy, or program to limit residential growth; and
- D. Not be considered a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service.

9-68.030 Permitted use.

A. ~~An maximum of one ADU accessory living quarters/second housing unit may be is a permitted use within the estate residential, low density, medium low density, medium density and high density any residential zones on a lot that includes a proposed or existing single-family dwelling, if the proposed accessory living quarters/second housing unit complies with Section 9-68.040 of this chapter. The Community Development Director shall approve an application for accessory living quarters/second housing unit if the Director finds that the application fully complies with each and every standard and criteria contained in Section 9-68.040. (Ord. 2003-5 Exh. A § A (part); Ord. 98-8 § 2 (part); prior code § 9-52.030)~~

B. ~~The City shall shall ministerially approve an application for a building permit to create within a zone for single-family use one ADU per single-family lot if the ADU is contained within the building envelope of (1) an existing legally established single-family residence, or (2) an existing legally established accessory structure, including, but not limited to, a studio, pool house, or other similar structure, that has independent exterior access from the existing residence, and the Community Development Director determines that the side and rear setbacks are sufficient for fire safety.~~

9-68.040 Permit procedures.

~~Prior to the issuance of a building permit for an ADU, the applicant shall obtain approval from the Community Development Director. ADUs are subject to the following processing procedures.~~

A. ~~An application must be submitted on a form approved by the Community Development Director. The application must demonstrate compliance with the requirements of Sections 9-68.030 and 9-68.050 of this chapter and shall be submitted with the appropriate fee as may be approved by resolution of the City Council.~~

B. ~~The Community Development Director will review and approve complete ADU applications that comply with the requirements of Sections 9-68.030 and 9-68.050 of this chapter. The application shall be considered ministerially with no discretionary review or public hearing.~~

C. ~~The Community Development Director shall approve or deny an ADU application within 120 days of receiving the complete application.~~

D. ~~Construction of an ADU is subject to any applicable fee adopted under the California Government Code, Title 7, Division 1, Chapter 5 (commencing with § 66000) and Chapter 7 (commencing with § 66012).~~

9-68.0540 Standards and criteria.

The following standards and criteria shall apply to all ADUs ~~accessory living quarters/second housing units~~ proposed for development:

A. An ADU shall be either:

1. Detached from the proposed or existing primary residence, but located on the same lot;

2. Attached to the proposed or existing primary residence;

3. Located within the living area of the proposed or existing primary residence (living area is defined as the interior habitable area of a dwelling unit, including basements and attics, but not including the garage); or

4. Located within an existing accessory structure, such as a converted garage, carport, or other covered parking space, which conforms with all applicable building and safety standards for habitability.

B. ADUs shall conform to the development standards for the zoning district in which they are located, including, but not limited to, setbacks, lot coverage, and height.

1. No setback shall be required for an existing garage that is converted to an ADU.

2. A setback of five feet from the side and rear property lines shall be required for an ADU constructed above an existing garage.

C. ADUs located within the living area of the proposed or existing primary residence must have exterior access independent from the primary residence.

D. ADUs must conform to the most recent building, engineering, and fire codes, including but not limited to the Mechanical Code, National Electrical Code, and Uniform Plumbing Code.

E. The total floor area of floorspace of an attached ADU shall not exceed 50 percent of the proposed or existing primary residence living area or 1,200 square feet.

F. The total area of floorspace for a detached ADU shall not exceed 1,200 square feet.

G. ADUs shall not be required to provide fire sprinklers if they are not required for the primary residence.

H. One off-street parking space shall be provided for an attached or detached ADU. The required parking space may be permitted in setback areas in locations approved

by the Community Development Director or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

I. Off-street parking spaces shall be replaced when a garage, carport or other covered parking is demolished or converted to a non-parking use in conjunction with the construction of an ADU. Replacement spaces may be located in any configuration on the same lot as the ADU, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by use of mechanical automobile parking lifts.

J. Additional parking for the ADU is not required in any of the following circumstances. It is the responsibility of the applicant to demonstrate the applicable circumstance(s).

1. The ADU is located within one-half mile of public transit.
2. The ADU is located within an architecturally and historically significant historic district.
3. The ADU is part of the proposed or existing primary residence or an existing accessory structure.
4. When on-street parking permits are required but are not offered to the occupant of the ADU.
5. When there is a car share vehicle located within one block of the ADU.

K. The design, materials, and overall appearance of the ADU shall be generally consistent with the primary residence.

L. Occupancy and ownership.

1. An ADU shall remain under the same ownership as that of the primary residence and shall not be sold or owned separately from the primary residence.
2. The property owner must occupy either the primary residence or the ADU as his or her domicile.
3. If rented, ADUs or the related primary residence shall not be rented for a term of less than 30 days.

4. Prior to issuance of a building permit for the ADU, a deed restriction shall be recorded against the title of the property in the County Recorder's office and a copy filed with the Community Development Director. Said deed restriction shall run with the land and shall bind all future owners, heirs, successors, or assigns. The form of the deed restriction shall be provided by the City and shall provide that:

- a. The property shall include no more than one ADU;
- b. The ADU may not be sold, mortgaged, or transferred separately from the primary residence;
- c. The owner of the property shall occupy either the primary residence or ADU as his or her domicile;
- d. The ADU may not be rented on a short-term basis of less than 30 days;
- e. The ADU is restricted to the approved size and other attributes as allowed by this chapter;
- f. The deed restriction runs with the land and may be enforced against future property owners; and
- g. The deed restriction may not be modified or terminated without the prior written consent of the Community Development Director.

M. Utility connections. An ADU shall have utility connections that conform to the City's building and plumbing requirements.

- 1. For an ADU described in subsection B of Section 9-68.030, an applicant shall not be required to install a new or separate utility connection directly between the ADU and the utility and the City shall not impose a related connection fee or capacity charge.
- 2. For an ADU that is not described in subsection B of Section 9-68.030, the City may require a new or separate utility connection directly between the ADU and the utility and the connection may be subject to a connection fee or capacity charge.

N. Passageway. No passageway shall be required in conjunction with the construction of an ADU. "Passageway" means a pathway that is unobstructed clear to the sky and extends from the street to one entrance of the ADU.

- ~~A. The second unit is not intended for sale and may be rented;~~
- ~~B. The residentially zoned lot upon which the quarters or unit is developed must contain, at the time an application for the quarters or unit is filed, at least, but not more than, one single family dwelling unit;~~
- ~~C. Attached quarters or units shall not exceed thirty (30) percent of the existing dwelling unit living area. For purpose of this section existing living area means the floor area of the primary dwelling unit excluding garages, bathrooms, kitchens, utility rooms, guest quarters, hallways, vestibules, and porches;~~
- ~~D. Detached secondary units shall not exceed one thousand two hundred (1,200) square feet of floor area inclusive of all rooms, hallways, and utility areas;~~
- ~~E. The quarters or unit shall be compatible in materials, colors, and general architecture to the existing primary dwelling unit;~~
- ~~F. The quarters or unit shall be subject to all required setbacks, lot coverage, development standards, including applicable design standards, fees, charges, screening, and buffering, building separation distances, height limits, and all other applicable requirements of the zone in which developed;~~
- ~~G. Parking shall meet the standards and requirements of Chapter 9-44 of this title;~~
- ~~H. The owner of both units shall occupy either the primary dwelling unit or the accessory second unit. The owner shall record a use restriction with the Orange County Recorder's Office, approved in form by the City Attorney, which shall set forth the requirements of this section so that all present and future property owners understand the obligations and limitations imposed by Section 9-68 of the Development Code. (Ord. 2003-5 Exh. A § A (part); Ord. 98-8 § 2 (part); prior code § 9-52.040)~~

Land Use	Zones
Accessory dwelling unit living quarters/second unit housing	Estate Residential (ER)
	Low Density Residential (LDR)
	Medium Low Density Residential (MLDR)
	Medium Density Residential (MDR)
	High Density Residential (HDR)
	Office Professional (OP)
	Village Commercial (VC)
	Freeway Commercial (FC)
	Community Commercial (CC)
	Mixed Use (MXU)
	Neighborhood Mixed Use (NMU)
	Community/Private Institution (C/P)
	Open Space-1 (OS-1) Parks
	Open Space-2 (OS-2)/ Drainage Facilities
	Open Space-3 (OS-3)/ Landscape Corridors
	Planned Community (PC)
	Planned Community Residential (PCR)
	Reference

Table 9-12.020
ESTATE RESIDENTIAL USES

Uses	Permitted	Accessory	Reference
Accessory <u>dwelling unit</u> living quarters/second-unit housing	P		See Chapter <u>9-68</u>

Proposed Change to Table 9-14.020 (Low Density Residential Uses) of Chapter 9-14 (LDR Low Density Residential District) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions)

Table 9-14.020
LOW DENSITY RESIDENTIAL USES

Uses	Permitted	Accessory	Reference
Accessory <u>dwelling unit</u> living quarters/ second-unit housing	P		See Chapter <u>9-68</u>

Proposed Change to Table 9-16.020 (Medium Low Density Residential Uses) of Chapter 9-16 (MLDR Medium Low Density Residential District) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions)

Table 9-16.020
MEDIUM LOW DENSITY RESIDENTIAL USES

Uses	Permitted	Accessory	Reference
Accessory <u>dwelling unit</u> living quarters/ second-unit housing	P		See Chapter <u>9-68</u>

Proposed Change to Table 9-18.020 (Medium Density Residential Uses) of Chapter 9-18 (MDR Medium Density Residential District) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions)

Table 9-18.020

MEDIUM DENSITY RESIDENTIAL USES

Uses	Permitted	Accessory	Reference
Accessory <u>dwelling unit</u> living quarters/ second unit housing	P		See Chapter <u>9-68</u>

Proposed Change to Table 9-20.020 (High Density Residential Uses) of Chapter 9-20 (HDR High Density Residential District) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions).

Table 9-20.020

HIGH DENSITY RESIDENTIAL USES

Uses	Permitted	Accessory	Reference
Accessory <u>dwelling unit</u> living quarters/ second unit housing	P		See Chapter <u>9-68</u>

Proposed Change to Table 9-44.A (Number of Parking Stalls Required) of Chapter 9-44 (Access and Parking) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions).

Table 9-44.A

NUMBER OF PARKING STALLS REQUIRED

Use	Required Number of Stalls
Residential Uses	
Accessory dwelling unit/ second-unit housing	1 covered per bedroom <u>See Chapter 9-68</u>

Proposed Change to Table 9-92.030 (Application Information) of Chapter 9-92 (Application Process and Submittal Requirements) of Title 9 of the Laguna Hills Municipal Code (Zoning and Subdivisions).

Table 9-92.030

APPLICATION INFORMATION

Application Type	Notice Required	Radius Map Distance	Review Body	How Adopted/Granted
Accessory <u>dwelling unit</u> living quarters/ second-unit housing	No	N/A	CDD	Letter